

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1070	3/29/2021	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000319400	109	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,685	86,765	89,450		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1968	Construction Date :
Floor:	Floor Sq. Ft. : 1,406	Floor Sq. Ft. :
Building Cost New:	Cost : 189,410	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

Assessor Comments and Reason for Adjustment:

DEED OF DISTRIBUTION; BETWEEN PARENT & CHILD

Comments from

Comments:

000319400

(Continue on back)

Real Estate Transfer Statement

109

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 03 Day 29 Yr. 21	4 Date of Deed Mo. 03 Day 29 Yr. 21
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rosaleen Gianakos, PR of Estate of Bradley Gianakos Street or Other Mailing Address 210 North Payne St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 429-6105 Email Address gianakoslr@gmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Larry E. Gianakos and Rosaleen Gianakos Street or Other Mailing Address 210 North Payne St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 429-6105 Email Address gianakoslr@gmail.com	
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

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

8 Type of Deed

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

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

Buyer Seller No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$76,980

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

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

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

18 Address of Property
210 North Payne St., Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Rosaleen Gianakos
210 North Payne St., Blue Hill, NE 68930

18a No address assigned 18b Vacant land

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

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15

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

Douglas L. Kerns, Attorney for PR Rosaleen Gianakos

Print or Type Name of Grantee or Authorized Representative _____ (402) 464-5529
Signature of Grantee or Authorized Representative *Douglas L. Kerns* Title _____ Phone Number _____
Date 04/26/2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 29 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK 2021 Pg 1070

BK2021, Pg 1070

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 29 day
of April A.D., 2021, at 10:15
o'clock AM. Recorded in Book 2021
on Page 1070
Rosaleen Gianakos County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-29-21
\$ Exempt 15 By AB

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 hereunto signed this 29th day of March, 2021.

Estate of Bradley Gianakos, Deceased, by:

Rosaleen Gianakos
Rosaleen Gianakos, Personal Representative,
Grantor

STATE OF NEBRASKA)
)ss
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on the 29 day of March, 2021, by Rosaleen Gianakos, Personal Representative of the Estate of Bradley Gianakos.

GENERAL NOTARY - State of Nebraska
MCKAYLA L. SVOBODA
My Comm. Exp. August 1, 2023

Mckayla L Svoboda
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1094	5/3/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000169500		110		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10115		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
700		16,780		17,480		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1920	Construction Date :
Floor:		Floor Sq. Ft. : 1,074	Floor Sq. Ft. :
Building Cost New:		Cost : 107,575	Cost :
Single Family Style: 101		Residential Condition: 10	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home		(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other			(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:		Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000169500	

(Continue on back)

Real Estate Transfer Statement

110

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 5 Day 3 Yr. 2021	4 Date of Deed Mo. 5 Day 2 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donald G. and Diane A. Hoffman Street or Other Mailing Address 541 N. Jefferson St. City Red Cloud State NE Zip Code 68970 Phone Number		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) VanBeber Properties, LLC Street or Other Mailing Address 217 Glenview Rd City Greeley State CO Zip Code 80631 Phone Number	
Email Address n/a		Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$33,000

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

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

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

18 Address of Property
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 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	22	\$	15,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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 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.

Merna C. Van Beber, Member, Van Beber Properties, LLC

Print or Type Name of Grantee or Authorized Representative

Merna C. Van Beber Signature of Grantee or Authorized Representative

Grantee

9703529418 Phone Number

5/2/2021 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 3 Yr. 21	27 Value of Stamp or Exempt Number \$ 33.75	28 Recording Data Bl 2021, Pg 1094

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

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., 2021, at 8:48 o'clock A M. Recorded in Book 2021 on Page 1094
Louise Petsch County Clerk
ID.00 LD Deputy
Ind. Comp Assessor Carded

BL 2021, Pg 1094

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-3-21
\$ 33.75 By LD

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
Donald G. Hoffman

Diane A. 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

Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1095	5/2/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000169400		111		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10115		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
725		29,725		30,450		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1890	Construction Date :
Floor:		Floor Sq. Ft. : 1,068	Floor Sq. Ft. :
Building Cost New:		Cost : 131,050	Cost :
Single Family Style: 101		Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
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(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
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(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000169400	

(Continue on back)

Real Estate Transfer Statement

111

• To be filed with the Register of Deeds. • Read instructions on reverse side.
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1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 5 Day 2 Yr. 2021	4 Date of Deed Mo. 5 Day 2 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donald Witte, Kelly Witte and Barbara Crumley Street or Other Mailing Address 746 County Road 12 Blvd City Scribner State NE Zip Code 68057		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Van Beber Properties, LLC Street or Other Mailing Address 417 Glenston Rd City Groesby State CO Zip Code 80631	
Phone Number (402) 719-5644		Phone Number (308) 832-7200	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address NA		Email Address NA	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$33,000

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

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

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

18 Address of Property
426 North Jefferson, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	33,000.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	33,000.00

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

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

sign here

Merna C. Van Beber
 Print or Type Name of Grantee or Authorized Representative

Merna C. Van Beber
 Signature of Grantee or Authorized Representative

Grantee

9703529418
 Phone Number

05/04/2021
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 3 Yr. 21	27 Value of Stamp or Exempt Number \$ 74.25	28 Recording Data BX 2021, Pg 1095	

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., 2021, at 8:52 o'clock A. M. Recorded in Book 221 on Page 1095
Louise Detsch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

BY 2021, Pg 1095

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-3-21
\$ 74.25 By LD

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.

Executed May 2 2021.

Donald A. Witte
Donald Witte

Kelly Witte
Kelly Witte

Barbara Jane Crumley by Kelly Sue Witte Atty. in fact.
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 2 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 Nebraska
DON E. THEOBALD
My Comm. Exp. October 23, 2024

Don E. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1103	4/29/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001919000	112	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	35	0	00000	000	9110	
Land	Improvements	Total		Date of Sale Property Classification Code								
15,000	72,855	87,855		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 3			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL								
3D				Roads								
4D1				Farm Sites								
4D				Home Sites				0.610			15,000	
				Recreation								
Dwellings			54,585	Other								
Outbuildings			18,270	Non-AG TOTAL				0.610			15,000	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001919000	

(Continue on back)

Real Estate Transfer Statement

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

112

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>29</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>04</u> Day <u>28</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Erica M. Fimbrez F/K/A Lolly M. Fimbrez Street or Other Mailing Address 11 E. Bell Rd, Apt 209 City Phoenix State AZ Zip Code 85022 Phone Number 209-606-9696 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Benita Mitchem Street or Other Mailing Address 1146 Road GH City Red Cloud State NE Zip Code 68970 Phone Number 512-468-0814 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$80,000

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

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

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

18 Address of Property
**1146 Road GH
 Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

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

20 Legal Description (Attach additional pages, if needed.)
Lot Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12) and Thirteen (13), Block Three (3), Yeiser's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed	22	\$ 80,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 80,000.00

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

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

Danielle L. Kelley (402) 463-4198
 Print or Type Name of Grantee or Authorized Representative Phone Number

Danielle L. Kelley Escrow Closing Agent
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>3</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>180.⁰⁰</u>	28 Recording Data BK 2021 Pg 1103

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/03/21
\$ 180.00 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 03 day of May A.D., 2021, at 09:17 o'clock AM. Recorded in Book 2021 on Page 1103

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

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

Warranty Deed

The Grantor, ERICA M. FIMBREZ F/K/A LOLLY M. FIMBREZ, A SINGLE PERSON, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to BENITA MITCHEM, A SINGLE PERSON, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lot Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12) and Thirteen (13), Block Three (3), Yeiser's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEE 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.

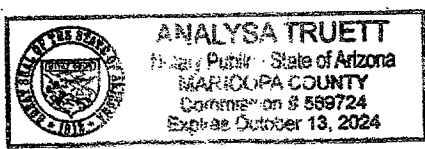
Executed 4/28/ 2021.

Erica M. Fimbrez
Erica M. Fimbrez f/k/a Lolly M. Fimbrez

STATE OF ~~NEBRASKA~~ Arizona }
COUNTY OF Maricopa } ss.

On this 28 day of April, 2021, before me personally appeared Erica M. Fimbrez f/k/a Lolly M. Fimbrez.

[Signature]
Notary Public -



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1113	4/28/2021	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001601201	113	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000	3	10	4	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
193,545		193,545		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	52.160	67,545						
1A				1G	21.760	28,180						
2A1				2G1	75.540	97,820						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	149.460	193,545						
3D				Roads	3.880							
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
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)

Real Estate Transfer Statement

113

FORM
521

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 4 Day 28 Yr. 2021	4 Date of Deed Mo. 4 Day 27 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Philip A. Trausch and Thomas J. Trausch		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kevin J. Bonifas and Kimberly D. Bonifas, husband and wife	
Street or Other Mailing Address 8575 West Sundown Road		Street or Other Mailing Address 10300 S. Prosser Ave.	
City Roseland	State NE	Zip Code 68973	City Roseland, NE. 68973
Phone Number 402-469-7314		Phone Number 402-469-9241	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$325,400.00

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

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

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

18 Address of Property

19 Name and Address of Person to Whom Tax Statement Should be Sent
Kevin J. Bonifas and Kimberly D. Bonifas, husband and wife
Same as #6

18a No address assigned 18b Vacant Land

20 Legal Description
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.

21 If agricultural, list total number of acres _____

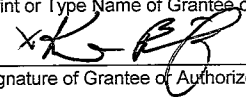
22 Total purchase price, including any liabilities assumed	22	\$ 325,400 00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 325,400 00

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

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

sign here

▶ Kevin J. Bonifas and Kimberly D. Bonifas, husband and wife
 Print or Type Name of Grantee or Authorized Representative

▶ 
 Signature of Grantee or Authorized Representative

402-469-9241
Phone Number

April 28, 2021
Date

Grantee or Authorized Representative
Title

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 3 Yr. 21	27 Value of Stamp or Exempt Number \$ 733.50	28 Recording Data BK 2021, Pg 1113	

BK 2021, Pg 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., 2021, at 1:03
o'clock PM. Recorded in Book 2021
on Page 1113-1114
Laure Petrich County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-3-21
\$ 733.50 By ad

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 21st day of April, 2021.

Philip A. Trausch
Philip A. Trausch

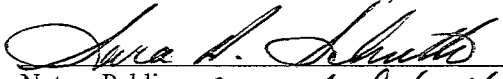
Teresa Trausch
Teresa Trausch

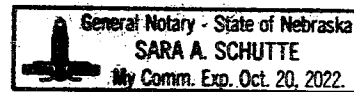
Thomas J. Trausch
Thomas J. Trausch

BK 2021, Pg 1114

STATE OF Nebraska
COUNTY OF Adams

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


Notary Public Sara A. Schutte



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1122	4/29/2021	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000803200	114	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373			00	0	50005		012	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
875	3,635	4,510		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: COWLES (COW)				A) 1	B) 01	C) 1	D) 1	E) 8	F) 4			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1880	Construction Date :
Floor:	Floor Sq. Ft. : 912	Floor Sq. Ft. :
Building Cost New:	Cost : 90,935	Cost :
Single Family Style: 101	Residential Condition: 10	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
PERSONAL REP DEED	
Comments from	Comments:
000803200	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>04</u> Day <u>29</u> Yr. <u>21</u>	4 Date of Deed Mo. <u>04</u> Day <u>29</u> Yr. <u>21</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sandra Larkey, PR Est. Teddy A. Morrow Street or Other Mailing Address PO Box 93 City Guide Rock State NE Zip Code 68942		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Thomas Sutton, SR. Street or Other Mailing Address 478 3rd Street City Cowles State NE Zip Code 68930	
Phone Number (402) 257-2037		Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address N/A		Email Address N/A	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$5,420

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

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

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

18 Address of Property
**201 Cowles Main Street
Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

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

Lots 1,2,3,4,5,6,7,8,9,10,11,12,13,14,and 15, Block 12, Original Town of Cowles, Webster County, Nebraska

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

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

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

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.

Thomas Sutton, Sr.
Print or Type Name of Grantee or Authorized Representative

Thomas Sutton, Sr.
Signature of Grantee or Authorized Representative

Grantee
Title

402577731
Phone Number

04/29/2021
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>4</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>13.50</u>	28 Recording Data BK 2021, Pg 1122

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

BK 2021, Pg 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 4 day of May A.D., 2021, at 11:31 o'clock PM. Recorded in Book 2021 on Page 1122
Louise Patach County Clerk
10.00 Deputy
Ind ___ Compo ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-4-21
\$ 13.50 By DS

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 29, 2021.

Sandra A Larkey, Personal Representative
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

Don E Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1123	5/4/2021	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001000301	115	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000	1	9	2	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
594,925		594,925		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: PIVOT / WELL				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	2.510	11,495		GRASSLAND 1G1	0.080	105						
1A	33.360	152,790		1G								
2A1	29.710	136,070		2G1								
2A	12.780	55,845		2G								
3A1	12.960	55,210		3G1	0.100	130						
3A				3G								
4A1	14.790	62,560		4G1								
4A	24.990	105,710		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	1.160	2,865		Accretion								
2D1	1.090	2,700		Waste	14.430	2,885						
2D	1.300	2,830		Other								
3D1	0.330	720		AG LAND TOTAL	151.560	594,925						
3D				Roads	1.650							
4D1				Farm Sites								
4D	1.970	3,010		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	1.650							

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
WD			
Comments from		Comments:	
001000301			

(Continue on back)

Real Estate Transfer Statement

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FORM 521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>04</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>05</u> Day <u>04</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David and Louise Petsch Street or Other Mailing Address 655 Rd 2500 City Guide Rock State NE Zip Code 68942 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David & Sherry Gebers, Steven & Diane Gebers. trustees Street or Other Mailing Address 4061 Rd M City Nora State NE Zip Code 68961 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

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

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

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

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

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

14 What is the current market value of the real property?
\$850,000

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

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

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

18 Address of Property
NE 1/4 of 2-1-9, except home tract and highway Guide Rock, NE 68942

18a No address assigned **18b** Vacant land

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

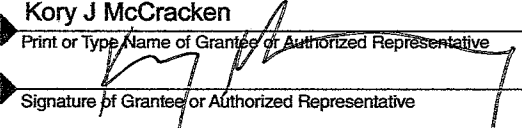
20 Legal Description
See attached

21 If agricultural, list total number of acres 153 +/-

22 Total purchase price, including any liabilities assumed	22	\$	875,000.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	25,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	850,000.00

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

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

sign here **Kory J McCracken** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney Date
 Signature of Grantee or Authorized Representative Title 05/04/2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>4</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>1912.50</u>	28 Recording Data <u>BK 2021 Pg 1123</u>

The Northeast Quarter (NE $\frac{1}{4}$) 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 $\frac{1}{4}$ CORNER; NE $\frac{1}{4}$) AND BEING THE POINT OF BEGINNING, THENCE N00°27'16"E (ASSUMED BEARING) ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE $\frac{1}{4}$) 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 (NE $\frac{1}{4}$); 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.

BK 2021, Pg 1123

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 4 day
of May A.D., 2021 at 2:06
o'clock P.M. Recorded in Book 2021
on Page 1123
Louise A. Petsch County Clerk
10.00 AS Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-4-21
\$ 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 4, 2021.

David A. Petsch Louise A. Petsch
David A. Petsch Louise A. Petsch

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 4, 2021, by David A. Petsch & Louise A. Petsch, husband and wife.

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

[Signature]
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1132	4/30/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000142600		116		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		010	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
830		57,475		58,305		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
Residential					Commercial									
Multiple Improvements:					Multiple Improvements. :									
Construction Date:					Construction Date : 1976									
Floor:					Floor Sq. Ft. : 1,332									
Building Cost New:					Cost : 141,420									
Single Family Style: 101					Residential Condition: 30									
(100) <input type="checkbox"/> Mobile Home					(10) <input type="checkbox"/> Worn Out									
(101) <input checked="" type="checkbox"/> One Story					(20) <input type="checkbox"/> Badly Worn									
(102) <input type="checkbox"/> Two Story					(30) <input checked="" type="checkbox"/> Average									
(103) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good									
(104) <input type="checkbox"/> 1 1/2 Story					(50) <input type="checkbox"/> Very Good									
(111) <input type="checkbox"/> Bi-Level					(60) <input type="checkbox"/> Excellent									
(106) <input type="checkbox"/> Other														
Townhouse or Duplex Style:					Residential Quality: 20									
(301) <input type="checkbox"/> One Story					(10) <input type="checkbox"/> Low									
(302) <input type="checkbox"/> Two Story					(20) <input checked="" type="checkbox"/> Fair									
(307) <input type="checkbox"/> 1 1/2 Story					(30) <input type="checkbox"/> Average									
(308) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good									
(309) <input type="checkbox"/> 2 1/2 Story					(50) <input type="checkbox"/> Very Good									
(304) <input type="checkbox"/> One Story Duplex					(60) <input type="checkbox"/> Excellent									
(305) <input type="checkbox"/> Two Story Duplex														
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
PERSONAL REP DEED														
Comments from					Comments:									
000142600														

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91, 2 County Number, 3 Date of Sale/Transfer Mo. 04 Day 30 Yr. 2021, 4 Date of Deed Mo. 04 Day 24 Yr. 2021, 5 Grantor's Name Rick Gestring, PR of Est of Tamara Jean Gestring, 6 Grantee's Name Robert A. Johnson and Janet Johnson, 7 Property Classification Number.

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

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

9 Was transfer part of IRS like-kind exchange? 10 Type of Transfer: Auction, Court Decree, Exchange, Grantor Trust, Partition, Irrevocable Trust, Life Estate, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other.

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? Yes, No, Aunt or Uncle, Brothers and Sisters, Ex-spouse, Family Corp., Grandparents, Parents, Self, Spouse, Step-parent.

14 What is the current market value of the real property? \$124,000. 15 Was the mortgage assumed? No.

16 Does this conveyance divide a current parcel of land? No. 17 Was transfer through a real estate agent or a title company? Yes GTA.

18 Address of Property: 810 N Cherry St, Red Cloud, NE 68970. 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Grantees.

20 Legal Description: 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.

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, 124,000.00. Row 23: Non-real property included, 0. Row 24: Adjusted purchase price, 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.

Signatures: Bridget Daehue (Grantee), Brian Daehue (Grantee), Reed Estate Agent (Title). Includes phone number and date.

Register of Deed's Use Only: 26 Date Deed Recorded Mo. 5 Day 4 Yr. 21, 27 Value of Stamp or Exempt Number \$ 279.00, 28 Recording Data BK2021 Pg 1132.

BK 2021, pg 1132

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 4 day of May A.D., 2021, at 2:23 o'clock P. M. Recorded in Book 2021 on Page 1132-1134
Louise Petach County Clerk
22.00 AS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>5-4-21</u>
\$ <u>279.00</u>	By <u>AS</u>

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 April 24, 2021.

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

BK2021, Pg 1133

STATE OF)
)ss.
COUNTY OF)

The foregoing instrument was acknowledged before me on _____, 2021,
by Rick Gestring, Personal Representative of the Estate of Tamara Jean Gestring,
Deceased.

See attached
Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

County of LOS ANGELES

}

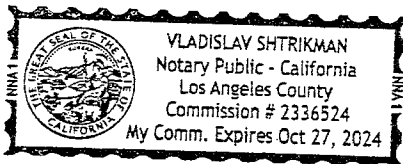
On April 24, 2021 before me Vladislav Shtrikman, Notary Public,

personally appeared Rick Gestring

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

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

Witness my hand and official seal.



Place Notary Seal Above

Signature Vladislav Shtrikman

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of the form to another document.

Description of Attached Document

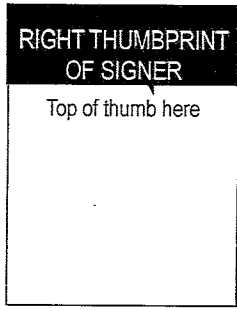
Title or Type of Document: Personal Representative's Deed

Document Date: April 24, 2021 Number of Pages: 1

Signer(s) Other Than Named Above: Theobald Law office

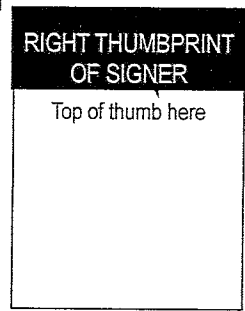
Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer is Representing: _____

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer is Representing: _____

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1135	5/3/2021	Base: 91-0074			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
001601200	117	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	4	0	00000	1	000	5300
Land	Improvements	Total		Date of Sale Property Classification Code								
464,730	28,655	493,385		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	111.660	144,595						
1A				1G	22.790	29,515						
2A1				2G1	60.520	78,375						
2A				2G	26.000	33,670						
3A1				3G1	8.000	10,360						
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	29.000	71,630		Accretion								
2D1	0.050	125		Waste								
2D	11.000	23,925		Other								
3D1	6.090	13,245		AG LAND TOTAL	308.210	456,080						
3D				Roads	1.990							
4D1	11.390	17,425		Farm Sites	1.000	8,650						
4D	21.710	33,215		Home Sites								
				Recreation								
Dwellings				Other	3.000							
Outbuildings		28,655		Non-AG TOTAL	5.990	8,650						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
SURVIVORSHIP WD	
Comments from	Comments:
001601200 001711000	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. <u>5</u> Day <u>3</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>4</u> Day <u>27</u> Yr. <u>2021</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Philip A. Trausch and Teresa Trausch and Thomas J. Trausch Street or Other Mailing Address 8575 West Sundown Road City Roseland State NE Zip Code 68973		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Alan M. Bonifas and Nicole A. Bonifas, husband and wife Street or Other Mailing Address 9520 S. Conestoga Ave. City Roseland, NE. 68973 State Zip Code	
Phone Number n/a		Phone Number 402-984-2957	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$650,800.00

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

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

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

18 Address of Property

19 Name and Address of Person to Whom Tax Statement Should be Sent
Alan M. Bonifas and Nicole A. Bonifas, husband and wife
Same as #6

18a No address assigned 18b Vacant Land

20 Legal Description
 Tract 1:
 Tract 2: **See Attached Exhibit**

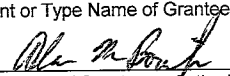
21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 650,800.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 650,800.00

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.

▶ Alan M. Bonifas and Nicole A. Bonifas, husband and wife
 Print or Type Name of Grantee or Authorized Representative

▶ 
 Signature of Grantee or Authorized Representative

402-984-2957
 Phone Number

May 3, 2021
 Date

Grantee or Authorized Representative
 Title

sign
here

Register of Deeds' Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>5</u> Day <u>5</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>1464.75</u>	28 Recording Data <u>BK 2021, Pg 1135</u>
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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.

BK 2021, 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 5 day of May A.D., 2021, at 10:20 o'clock AM. Recorded in Book 2021 on Page 1135-1136
Quinn Petrich County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-5-21
\$ 1464.75 By AD

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 27th day of April, 2021.

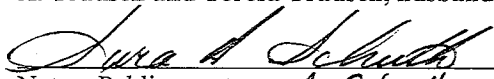
Philip A. Trausch
Philip A. Trausch

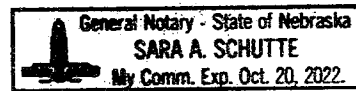
Teresa Trausch
Teresa Trausch

Thomas J. Trausch
Thomas J. Trausch

STATE OF Nebraska
COUNTY OF Adams

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


Notary Public Sara A. Schutte



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1170	5/6/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number	Useability & Code #		Parcel Number									
002106100		118	4	05	GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value					4131	4	11	1	4	00000	1	000	9990	
Land	Improvements		Total		Date of Sale Property Classification Code									
1,168,085			1,168,085		Status	Property Type		Zoning	Location		City Size	Parcel Size		
Irrigation Type:					A) 2	B) 05		C) 5	D) 3		E) 0	F) 10		
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:						
IRRIGATED 1A1	49.440		226,435		GRASSLAND 1G1									
1A	99.790		457,040		1G	11.720		15,180						
2A1					2G1	4.980		6,450						
2A	12.480		54,535		2G									
3A1					3G1									
3A	1.000		4,260		3G									
4A1	3.260		13,790		4G1									
4A	34.930		147,755		4G									
DRYLAND 1D1	33.840		83,585		Shelterbelt/Timber									
1D	49.080		121,225		Accretion									
2D1					Waste	0.020		5						
2D	12.000		26,100		Other									
3D1	0.360		785		AG LAND TOTAL		315.380		1,160,940					
3D					Roads	8.620								
4D1					Farm Sites	1.000		7,145						
4D	2.480		3,795		Home Sites									
					Recreation									
Dwellings					Other									
Outbuildings					Non-AG TOTAL		9.620		7,145					

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

JTWD; SALE BETWEEN BROTHER & SISTERS

Comments from

Comments:

002106100 002109500 002109600

(Continue on back)

Real Estate Transfer Statement

118

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 5 Day 6 Yr. 2021	4 Date of Deed Mo. 5 Day 6 Yr. 2021
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Nicole S. Dietz and James D. Dietz Street or Other Mailing Address 2129 W 15th City Grand Island NE Zip Code 68803 Phone Number 308-379-5086 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael R. Karr and Diane R. Karr Street or Other Mailing Address 6480 W Blue Valley Road City Blue Hill NE Zip Code 68870 Phone Number 402-756-3190 Email Address n/a	
---	--	--	--

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

8 Type of Deed	10 Type of Transfer							
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--	--

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

14 What is the current market value of the real property? 600,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property Ag Land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
-----------------------------------	---

18a No address assigned 18b Vacant land

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

See Attached

21 If agricultural, list total number of acres transferred in this transaction 435 + -

22 Total purchase price, including any liabilities assumed	22	\$	600,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	600,000.00

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.

Michael R. Karr
Print or Type Name of Grantee or Authorized Representative

Michael R. Karr
Signature of Grantee or Authorized Representative

402-756-3190
Phone Number

Grantee

5/6/2021
Date

26 Date Deed Recorded Mo. 5 Day 7 Yr. 21		27 Value of Stamp or Exempt Number \$ 1350.00	28 Recording Data BK 2021, Pg 1170	For Dept. Use Only
---	--	--	---------------------------------------	--------------------

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

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 (NE $\frac{1}{4}$ SE $\frac{1}{4}$) 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 (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twelve (12), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

The Northeast Quarter (NE $\frac{1}{4}$) and the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) 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 SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section; EXCEPT a tract of land located in the NE $\frac{1}{4}$ of said Section 1; described as follows: Beginning at a point 1740.0 feet North of the Southeast corner of said NE $\frac{1}{4}$; thence West at a right angle with the approximate East line of said NE $\frac{1}{4}$ 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 NE $\frac{1}{4}$; thence South along the approximate East line of said NE $\frac{1}{4}$ a distance of 225.0 feet to the point of beginning; AND EXCEPT a tract of land in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ 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 tracts 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.

BK 2021, Pg 1170

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of May A.D., 2021, at 9:54 o'clock am. Recorded in Book 2021 on Page 1170-1172
Louise Petrich County Clerk
22.00 AS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-7-21
\$ 1350.00 By AS

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

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

Executed May 6, 2021.

Vonda M. Tubbs
Vonda M. Tubbs

David T. Tubbs
David T. Tubbs

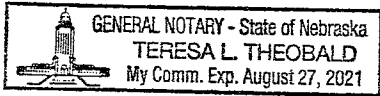
Nicole S. Dietz
Nicole S. Dietz

James D. Dietz
James D. Dietz

BK2021, Pg 1171

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on May 6, 2021
by Vonda M. Tubbs, formerly Vonda M. Schmidt, wife of David T. Tubbs.

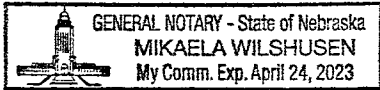


Teresa L. Theobald
Notary Public

My commission expires: 8/27/2021

STATE OF NEBRASKA)
) ss.
COUNTY OF Merrick)

The foregoing instrument was acknowledged before me on April 30, 2021
by David T. Tubbs, husband of Vonda M. Tubbs, formerly Vonda M. Schmidt.

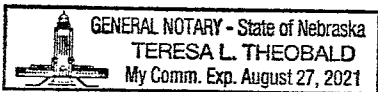


Mikaela Wilshusen
Notary Public

My commission expires: April 24, 2023

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on May 6, 2021
by Nicole S. Dietz, formerly Nicole S. Karr and James D. Dietz, wife and husband.



Teresa L. Theobald
Notary Public

My commission expires: 8/27/2021

EXHIBIT "A"

Legal Description

An undivided one-half interest in and to:

The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) 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 (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twelve (12), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

The Northeast Quarter (NE $\frac{1}{4}$) and the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) 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 SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section; EXCEPT a tract of land located in the NE $\frac{1}{4}$ of said Section 1; described as follows: Beginning at a point 1740.0 feet North of the Southeast corner of said NE $\frac{1}{4}$; thence West at a right angle with the approximate East line of said NE $\frac{1}{4}$ 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 NE $\frac{1}{4}$; thence South along the approximate East line of said NE $\frac{1}{4}$ a distance of 225.0 feet to the point of beginning; AND EXCEPT a tract of land in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ 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 (SE $\frac{1}{4}$) of Section Thirty-one (31), Township Five (5) North, Range Ten (10) West of the 6th P.M., Adams County, Nebraska

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1173	5/6/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002313800		119		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	34	3	00000	1	000	2295		
Land		Improvements		Total		Date of Sale Property Classification Code								
255,240		86,255		341,495		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	12.490	44,025	GRASSLAND	1G1	3.180	4,115							
	1A	33.770	119,040		1G	0.100	130							
	2A1	1.280	4,510		2G1									
	2A				2G									
	3A1				3G1									
	3A				3G									
	4A1				4G1									
	4A	7.100	22,295		4G									
DRYLAND	1D1	4.880	12,055	Shelterbelt/Timber										
	1D	1.770	4,370	Accretion										
	2D1	5.990	14,825	Waste										
	2D			Other										
	3D1			AG LAND TOTAL		74.630	231,590							
	3D			Roads		1.970								
	4D1			Farm Sites		1.000	8,650							
	4D	4.070	6,225	Home Sites		1.000	15,000							
				Recreation										
	Dwellings		79,540	Other										
	Outbuildings		6,715	Non-AG TOTAL		3.970	23,650							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
002313800	

(Continue on back)

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Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>6</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>5</u> Day <u>6</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Cynthia Shannon Street or Other Mailing Address 5711 Clear Creek Drive City Lincoln State NE Zip Code 68516 Phone Number 402-767-0079 Email Address 4027670079				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nelson P. Trambly and Kelly E. Trambly Street or Other Mailing Address 1314 Road 100 City Campbell State NE Zip Code 68932 Phone Number 402-746-4485 Email Address n/a			
				Is the grantee a 501(c)(3) organization?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
				If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$301,000

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

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

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

18 Address of Property
**418 Hwy 136
Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

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

20 Legal Description (Attach additional pages, if needed.)
The 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 74.

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

22 Total purchase price, including any liabilities assumed	22	\$	301,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	301,000.00

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.

Nelson P. Trambly
Print or Type Name of Grantee or Authorized Representative

Nelson P. Trambly
Signature of Grantee or Authorized Representative

Grantee
Title

Phone Number **516 /2021**
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>7</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ 677.25	28 Recording Data BK2021, Pg 1173	

BK 2021, pg 1173

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of May A.D., 2021, at 11:18 o'clock AM. Recorded in Book 2021 on Page 1173
Deise Peter County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-7-21
\$ 677.25 By AD

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.

Executed May 6, 2021.

Cynthia Shannon
Cynthia Shannon

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on May 6, 20201 by Cynthia Shannon, a single person.

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

Teresa L. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1185	5/10/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001801600		120		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	2	0	00000	000	7370			
Land		Improvements		Total		Date of Sale Property Classification Code								
15,000		80,140		95,140		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 4					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL								
3D						Roads								
4D1						Farm Sites								
4D						Home Sites		0.880					15,000	
						Recreation								
Dwellings				58,570		Other								
Outbuildings				21,570		Non-AG TOTAL		0.880					15,000	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001801600	

(Continue on back)

Real Estate Transfer Statement

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

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

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

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

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

14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent, 18a No address assigned, 18b Vacant land, 20 Legal Description, 21 If agricultural, list total number of acres transferred in this transaction.

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

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

Teresa Theobald

Print or Type Name of Grantee or Authorized Representative

(402) 746-2246

Phone Number

sign here

Signature of Grantee or Authorized Representative

Title

Closing Agent

5/4/2021

Date

Register of Deed's Use Only

For Dept. Use Only

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

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 $S2^{\circ}12'28''W$, on the East line of said tract, a distance of One Hundred Forty-three feet (143'); Thence $N89^{\circ}51'52''W$, parallel with the North line of said tract, a distance of Ten feet (10'); Thence $N02^{\circ}12'28''E$, 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 $S89^{\circ}51'59''E$, 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 }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 10 day
of May A.D., 2021 at 1:27
o'clock P.M. Recorded in Book 2021
on Page 1185
Jaime Patoch County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-10-21
\$ 20.25 By JA

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):

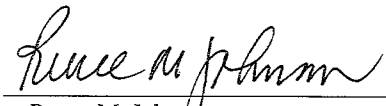
A tract of land located in the North Three (3) acres of County Surveyor's Lot Three (3) in the Northwest Quarter (NW1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT the West 100 feet thereof, EXCEPT the East 75 feet thereof, and 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 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.

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.

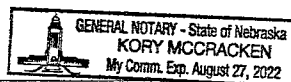

Bruce L. Johnson

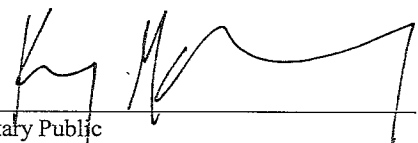

Renee M. Johnson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires




Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1188	5/10/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001801600		121		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	2	0	00000		000	7370		
Land		Improvements		Total		Date of Sale Property Classification Code								
15,000		80,140		95,140		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 4					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL								
	3D					Roads								
	4D1					Farm Sites								
	4D					Home Sites		0.880					15,000	
						Recreation								
	Dwellings					Other								58,570
	Outbuildings					Non-AG TOTAL		0.880						21,570

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED	
Comments from	Comments:
001801600	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>10</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>4</u> Day <u>26</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Anne L. Craig, Trustee, Anne L. Craig Survivor's Trust Street or Other Mailing Address 407 Steven St City Perryville State MO Zip Code 63775				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael L. Greene Street or Other Mailing Address 1131 Hwy 1336 City Red Cloud State NE Zip Code 68971			
Phone Number n/a		Phone Number n/a		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$125,000

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

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

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

18 Address of Property
**1131 Hwy 136
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.)
See attached

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

22 Total purchase price, including any liabilities assumed	22	\$ 125,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 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 statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

~~Michael L. Greene~~ **Teresa L Theobald**
Print or Type Name of Grantee or Authorized Representative

402-746-2246
Phone Number

5/4/2021
Date

Teresa L Theobald - Closing **Grantee Agent**
Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>10</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>281.25</u>	28 Recording Data BK 2021 Pg 1188	

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

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

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 $S2^{\circ}12'28''W$, 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 $N89^{\circ}51'52''W$, parallel with the North line of said County Surveyor's Lot 3, a distance of Ten (10) feet; thence $N02^{\circ}12'28''E$, 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 $S89^{\circ}51'59''E$, 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.	Book	Page	Sale Date	School District Code										
91	2021	1219	5/11/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000326600		122		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20035		002	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,540		258,995		261,535		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
						Residential			Commercial					
Multiple Improvements:						Multiple Improvements. :			Multiple Improvements. :					
Construction Date:						Construction Date : 1910			Construction Date :					
Floor:						Floor Sq. Ft. : 2,413			Floor Sq. Ft. :					
Building Cost New:						Cost : 346,460			Cost :					
Single Family Style: 106						Residential Condition: 40			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input checked="" type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input checked="" type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:						Residential Quality: 50			(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low			Cost Rank: Condition:					
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average					
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input checked="" type="checkbox"/> Very Good			(40) <input type="checkbox"/> High					
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent			(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000326600														

(Continue on back)

Real Estate Transfer Statement

122

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 5 Day 11 Yr. 21	4 Date of Deed Mo. 5 Day 4 Yr. 21
---------------	---------------------------------	--	--------------------------------------

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roger & Karen Anderson, husband and wife Street or Other Mailing Address 924 University City Hastings State NE Zip Code 68901 Phone Number (402) 469-6274 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Travis J. & Jolene Adams, husband and wife Street or Other Mailing Address 210 West Nemaha St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 705-7407 Email Address N/A	
--	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$210,000

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

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

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

18 Address of Property
210 West Nemaha, Blue Hill, NE

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
See Exhibit "A"

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

22 Total purchase price, including any liabilities assumed	22	\$	210,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	210,000	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.

Michael W. Kassebaum (402) 463-4198

sign here

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

Title Agent
Title

Phone Number
Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 5 Day 12 Yr. 21	27 Value of Stamp or Exempt Number \$ 472.50	28 Recording Data BK2021, pg 1219
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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 _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/12/21
\$ 472.50 By AS

State of Nebraska }
County of Webster } ss.

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

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

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

Warranty Deed

The Grantors, **ROGER ANDERSON AND KAREN ANDERSON, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **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

Roger Anderson

Karen Anderson

Karen Anderson

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 4th day of May, 2021, before me personally appeared **Roger Anderson and Karen Anderson**.

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

Darla J Bruna

Notary Public -

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1232	5/12/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002109500		123		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	12	0	00000	1	000	0290		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,168,085				1,168,085		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		49.440	226,435		GRASSLAND 1G1									
1A		99.790	457,040		1G		11.720	15,180						
2A1						2G1		4.980	6,450					
2A		12.480	54,535		2G									
3A1						3G1								
3A		1.000	4,260		3G									
4A1		3.260	13,790		4G1									
4A		34.930	147,755		4G									
DRYLAND 1D1		33.840	83,585		Shelterbelt/Timber									
1D		49.080	121,225		Accretion									
2D1						Waste		0.020	5					
2D		12.000	26,100		Other									
3D1		0.360	785		AG LAND TOTAL		315.380	1,160,940						
3D						Roads		8.620						
4D1						Farm Sites		1.000	7,145					
4D		2.480	3,795		Home Sites									
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		9.620	7,145					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; SALE BETWEEN BROTHERS	
Comments from	Comments:
002109500 002109600 002106100	

(Continue on back)

Real Estate Transfer Statement

123

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

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

1 County Name 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 5 Day 12 Yr. 2021 4 Date of Deed Mo. 5 Day 12 Yr. 2021

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Daniel R. Karr and Amanda Karr Michael R. Karr and Diane R. Karr

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

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

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

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

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

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

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

18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 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 435+-

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 400,000.00. Row 23: Was non-real property included in the purchase? \$ 0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 400,000.00.

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. Michael R. Karr (402) 756-3190

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

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

An undivided one-fourth interest in and to:

The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) 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 (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twelve (12), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

The Northeast Quarter (NE $\frac{1}{4}$) and the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) 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 SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section; EXCEPT a tract of land located in the NE $\frac{1}{4}$ of said Section 1; described as follows: Beginning at a point 1740.0 feet North of the Southeast corner of said NE $\frac{1}{4}$; thence West at a right angle with the approximate East line of said NE $\frac{1}{4}$ 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 NE $\frac{1}{4}$; thence South along the approximate East line of said NE $\frac{1}{4}$ a distance of 225.0 feet to the point of beginning; AND EXCEPT a tract of land in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ 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 (SE $\frac{1}{4}$) of Section Thirty-one (31), Township Five (5) North, Range Ten (10) West of the 6th P.M., Adams County, Nebraska

State of Nebraska } 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 1:58
o'clock P.M. Recorded in Book 222
on Page 1232-1234
Louise Petsch County Clerk
2200 LO Deputy
Ind Comp Assessor Carded

BK 2021, Pg 1232

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>5-12-21</u>
\$ <u>90.00</u>	By <u>LO</u>

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.

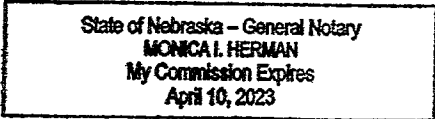
Executed May 12, 2021.

Daniel R. Karr
Daniel R. Karr

Amanda Karr
Amanda Karr

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

The foregoing instrument was acknowledged before me on *May 11*, 2021
by Amanda Karr, wife of Daniel R. Karr.



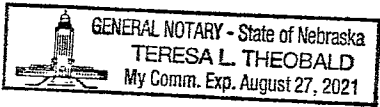
Monica L. Herman

Notary Public

My commission expires: *4-10-2023*

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

The foregoing instrument was acknowledged before me on *May 12*, 2021
by Daniel R. Karr, husband of Amanda Karr.



Teresa L. Theobald

Notary Public

My commission expires: *8/27/2021*

EXHIBIT "A"

Legal Description

An undivided one-fourth interest in and to:

The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) 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 (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twelve (12), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

The Northeast Quarter (NE $\frac{1}{4}$) and the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) 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 SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section; EXCEPT a tract of land located in the NE $\frac{1}{4}$ of said Section 1; described as follows: Beginning at a point 1740.0 feet North of the Southeast corner of said NE $\frac{1}{4}$; thence West at a right angle with the approximate East line of said NE $\frac{1}{4}$ 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 NE $\frac{1}{4}$; thence South along the approximate East line of said NE $\frac{1}{4}$ a distance of 225.0 feet to the point of beginning; AND EXCEPT a tract of land in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ 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 (SE $\frac{1}{4}$) 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.	Book	Page	Sale Date	School District Code										
91	2021	1280	5/17/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000307800		124		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		017	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
4,515		53,520		58,035		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3					
Residential					Commercial									
Multiple Improvements:			Multiple Improvements. :			Multiple Improvements. :								
Construction Date:			Construction Date : 1890			Construction Date :								
Floor:			Floor Sq. Ft. : 1,416			Floor Sq. Ft. :								
Building Cost New:			Cost : 138,055			Cost :								
Single Family Style: 101			Residential Condition: 25			Commercial Occupancy Code:								
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:								
(101) <input checked="" type="checkbox"/> One Story			(20) <input checked="" type="checkbox"/> Badly Worn			Commercial Construction Class:								
(102) <input type="checkbox"/> Two Story			(30) <input checked="" type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls								
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls								
Townhouse or Duplex Style:			Residential Quality: 30			(6) <input type="checkbox"/> Pole Frame								
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low			Cost Rank:			Condition:					
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTWD														
Comments from					Comments:									
000307800														

(Continue on back)

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>17</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>5</u> Day <u>17</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary K. Schlesinger Street or Other Mailing Address P O Box 103 City Blue Hill State NE Zip Code 68930				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Daniel John Mackin and Nicole Suzanne Mackin Street or Other Mailing Address 202 SW Railway St City Blue Hill State NE Zip Code 68930			
Phone Number (269) 953-3418		Phone Number 402-756-3874		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$75,000

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

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

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

18 Address of Property
202 SW Railway Ave St.
Blue Hill, NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots 1, 2, 3 and 4, Block 17, Original Town of Blue Hill, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	75,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	75,000.00

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

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

Daniel John Mackin
 Print or Type Name of Grantee or Authorized Representative

[Signature]
 Signature of Grantee or Authorized Representative

402-756-3874
 Phone Number

5/17/2021
 Date

Grantee
 Title

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>18</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>168.75</u>	28 Recording Data BK 2021, Pg 1280

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

BK 2021, Pg 1280

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of May A.D., 2021, at 9:07 o'clock AM. Recorded in Book 2021 on Page 1280
Lauree Peterson County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-18-21
\$ 168.75 By ds

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

JOINT TENANCY WARRANTY DEED

Mary K. Schlesinger, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Daniel John Mackin and Nicole Suzanne Mackin, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots 1, 2, 3 and 4, Block 17, Original Town of Blue Hill, Webster County, Nebraska

Grantors 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.

Executed May 17, 2021.

Mary K Schlesinger
Mary K. Schlesinger

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on May 17, 2021 by Mary K. Schlesinger, a single person,

Teresa L Theobald
Notary Public

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

My commission expires: 8/27/2021

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1293	5/18/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001112400		125		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4375	2	9	28	3	00000	000	6157	
Land		Improvements		Total		Date of Sale Property Classification Code								
30,395		163,120		193,515		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 01	C) 5	D) 3	E) 0	F) 6			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D						Other							
	3D1					AG LAND TOTAL								
	3D						Roads			0.240				
	4D1						Farm Sites			1.000		8,650		
	4D						Home Sites			4.460		21,745		
							Recreation							
	Dwellings				139,220		Other							
	Outbuildings				23,900	Non-AG TOTAL				5.700		30,395		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from 001112400	Comments:

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 5 Day 18 Yr. 2021	4 Date of Deed Mo. 5 Day 18 Yr. 2021
---------------	---------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dustin D. Gay Street or Other Mailing Address 1400 E 3rd City Superior State NE Zip Code 68978 Phone Number NA Email Address dusting@gtmc.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Patricia Cornell Street or Other Mailing Address 810 Road 2100 City Guide Rock State NE Zip Code 68942 Phone Number (402) 984-1980 Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No Email Address thecomells05@hotmail.com	
--	--	--	--

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

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

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

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

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

14 What is the current market value of the real property? \$107,673	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 810 Road 2100 Guide Rock, NE 68942	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
---	---

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	107,673.37
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	107,673.37

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

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

sign here	Print or Type Name of Grantee or Authorized Representative Jennifer M. Jensen	(402) 879-4341
	Signature of Grantee or Authorized Representative <i>Jennifer M. Jensen</i>	Title/Closing Agent
		Phone Number 05/18/2021
		Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 18 Yr. 21	27 Value of Stamp or Exempt Number \$ 243.00	28 Recording Data BK 2021, Pg 1293

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/18/21
\$ 243.00 By AS

State of Nebraska }
County of Webster } ss.

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

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

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

WARRANTY DEED

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;
- (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;

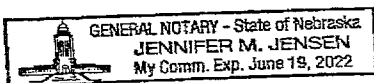
Executed the 18th day of May 2021.

Dustin D. Gay

Dustin D. Gay

STATE OF NEBRASKA)
COUNTY OF NUCKOLLS) ss.

The foregoing instrument was acknowledged before me by Dustin D. Gay, a single person, on the 18th day of May 2021.



(SEAL)

Jennifer M. Jensen

Public Notary Signature
Jennifer M. Jensen

Print Name
My Commission Expires: 6-19-2022

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1316	5/18/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001555100		126		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	12	2	00000	1	000	4680		
Land		Improvements		Total		Date of Sale Property Classification Code								
332,705				332,705		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	6.000		7,770				
	1A						1G							
	2A1						2G1	5.000		6,475				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G	12.000		10,920				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	82.000		202,540		Accretion								
	2D1					Waste		3.000		600				
	2D	48.000		104,400		Other								
	3D1					AG LAND TOTAL		156.000		332,705				
	3D					Roads		4.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001555100	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>18</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>05</u> Day <u>10</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Patricia E. Funke Street or Other Mailing Address 1200 Harwood Dr. S City Fargo State ND Zip Code 58104 Phone Number (701) 235-3959 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lanny Greenhalgh and Kristin Greenhalgh Street or Other Mailing Address 1910 Road M City Guide Rock State NE Zip Code 68942 Phone Number (402) 984-6375 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$300,000

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

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

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

18 Address of Property

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Northwest Quarter (NW1/4) of Section Twelve (12), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$ 300,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 300,000.00

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

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

Danielle L. Kelley (402) 463-4198
 Print or Type Name of Grantee or Authorized Representative Phone Number

Danielle L. Kelley Escrow Closing Agent
 Signature of Grantee or Authorized Representative Title Date
 05-18-2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>19</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>675.00</u>	28 Recording Data <u>BK 2021, Pg 1316</u>

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/19/21
\$ 675.00 By AS

Bk 2021, Pg 1316

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of May A.D., 2021, at 09:59 o'clock AM. Recorded in Book 2021 on Page 1316

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

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

Warranty Deed

The 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 (NW¼) 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 5-10, 2021.

~~STATE OF NEBRASKA~~ ^{NORTH DAKOTA} }
COUNTY OF Cass } ss.

Patricia E. Funke
Patricia E. Funke

On this 10th day of May, 2021, before me personally appeared **Patricia E. Funke**.

Carolyn Meehl
Notary Public - Carolyn Meehl

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1331	5/14/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001917500		127		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	36	4	00000		000	9185		
Land		Improvements		Total		Date of Sale Property Classification Code								
15,000		70,350		85,350		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 3					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL								
	3D					Roads								
	4D1					Farm Sites								
	4D					Home Sites		0.600					15,000	
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		0.600					15,000	

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

Real Estate Transfer Statement

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 5 Day 14 Yr. 21		Mo. 5 Day 17 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Lanny Lambrecht, trustee, Laverne Lambrecht Rev Trust				Grantee's Name (Buyer) Lanny Lambrecht			
Street or Other Mailing Address 35595 N Hwy 13				Street or Other Mailing Address 35595 N Hwy 13			
City		State		City		State	
Craig		CO		Craig		CO	
Zip Code		81625		Zip Code		81625	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

14 What is the current market value of the real property?
\$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 of the agent or title company contact.)
 Yes No

18 Address of Property
1264 Hwy 136
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
See attached

21 If agricultural, list total number of acres _____

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

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

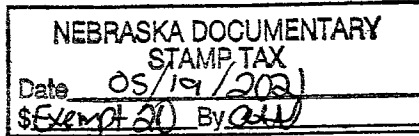
sign here	<p>Kory J McCracken Print or Type Name of Grantee or Authorized Representative</p> <p> Signature of Grantee or Authorized Representative</p>	<p>Attorney</p> <p>Title</p>	<p>(402) 746-3613 Phone Number</p> <p>5/13/21 Date</p>
------------------	--	------------------------------	--

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 5 Day 19 Yr. 21	\$ Exempt 20	BK2021 Pg 1331	

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 Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 17th day of May A.D., 2021, at 11:56 o'clock A M. Recorded in Book 2021 on Page 1331
Louise Patsch County Clerk
\$10.00 Deputy
Ind Comp Assessor Carded



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.

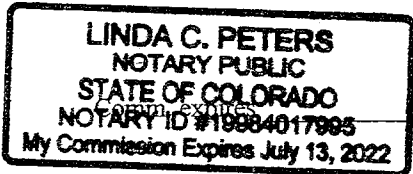
Executed May 17th, 2021.

Laverne M. Lambrecht Revocable Trust

Lanny J. Lambrecht
Lanny J. Lambrecht, Successor Trustee

STATE OF COLORADO, COUNTY OF Morgan ss.

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



Linda C. Peters
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1332	5/14/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001917500		128		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	36	4	00000	000	9185	
Land		Improvements		Total		Date of Sale Property Classification Code								
15,000		70,350		85,350		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 01	C) 5	D) 3	E) 0	F) 3			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1					GRASSLAND 1G1									
1A					1G									
2A1					2G1									
2A					2G									
3A1					3G1									
3A					3G									
4A1					4G1									
4A					4G									
DRYLAND 1D1					Shelterbelt/Timber									
1D					Accretion									
2D1					Waste									
2D					Other									
3D1					AG LAND TOTAL									
3D					Roads									
4D1					Farm Sites									
4D					Home Sites		0.600				15,000			
					Recreation									
Dwellings				70,150	Other									
Outbuildings				200	Non-AG TOTAL		0.600				15,000			

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

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 5 Day 14 Yr. 21		4 Date of Deed Mo. 5 Day 17 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lanny Lambrecht Street or Other Mailing Address 35595 N Hwy 13 City State Zip Code Craig CO 81625 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Curtis L Jensen and Tammy A Jensen Street or Other Mailing Address 1264 Hwy 136 City State Zip Code Red Cloud NE 68970 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

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

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

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

14 What is the current market value of the real property? \$83,885		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
---	--	--	--

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

18 Address of Property 1264 Hwy 136 Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

20 Legal Description
See attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 160,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 160,000.00

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

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

sign here	Print or Type Name of Grantee or Authorized Representative Kory J McCracken Signature of Grantee or Authorized Representative	(402) 746-3613 Phone Number 5/13/21 Date
	Attorney Title	

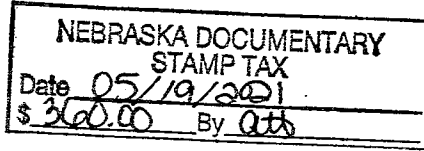
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 19 Yr. 21	27 Value of Stamp or Exempt Number \$ 3100.00	28 Recording Data BK2021 Pg 1332

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

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 Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 19th day of May A.D., 2021, at 12:00 o'clock P. M. Recorded in Book 2021 on Page 1332
Louise Aetsch County Clerk
\$10.00 cta Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

Lanny J. Lambrecht, a married person who along with his spouse are domiciliaries of the State of Colorado, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Curtis L. Jensen and Tammy A. Jensen, husband and wife, as joint tenants, GRANTEEES, 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 GRANTEEES 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.

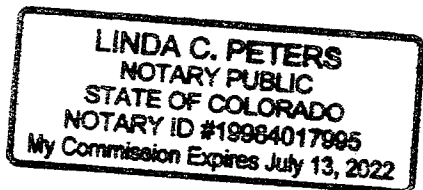
Lanny J. Lambrecht
Lanny J. Lambrecht

STATE OF COLORADO, COUNTY OF Morgan) ss.

The foregoing instrument was acknowledged before me on May 17th, 2021, by Lanny J. Lambrecht, a married person.

Comm. expires _____

Linda C. Peters
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1335	4/27/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001903901		129		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						0000			00	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
9,965				9,965		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 0			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	2.580		3,340				
	1A						1G	4.180		5,415				
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		7.550		9,965				
	3D					Roads		0.420						
	4D1					Farm Sites								
	4D	0.790		1,210		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		0.420						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001903901	

(Continue on back)

Real Estate Transfer Statement

129

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 04 Day 27 Yr. 2021		4 Date of Deed Mo. 05 Day 18 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Larry Joe Parr and Marcia E Parr Street or Other Mailing Address 1184 Road M City RED CLOUD State NE Zip Code 68970 Phone Number (402) 746-3523 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Matthew L and Casey R Kenny Street or Other Mailing Address 519 W 8th City RED CLOUD State NE Zip Code 68970 Phone Number (308) 440-2887 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
RURAL, WEBSTER COUNTY, NEBRASKA

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

18a No address assigned 18b Vacant land

20 Legal Description
SEE DESCRIPTION ATTACHED

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 15,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 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 statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

David B. Garwood (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney
Signature of Grantee or Authorized Representative Title
Date **5-18-21**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 19 Yr. 21	27 Value of Stamp or Exempt Number \$ 33.75	28 Recording Data BK 2021 Pg 1335

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

A tract of land located in the Northeast corner of the Northeast Quarter (NE $\frac{1}{4}$) 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 NE $\frac{1}{4}$; 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;

BK2021, pg 1335

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 2:41 o'clock PM. Recorded in Book 202 on Page 1335
Casey R. Kenny County Clerk
10-00 AB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-19-21
\$ 33.75 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 18, 2021.

Larry Joe Parr
Larry Joe Parr

Marcia E. Parr
Marcia E. Parr

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 18, 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 10-22-2022

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	1366	5/21/2021	Base: 01-0123		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
002107301		130	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4131	4	11	5	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code							
697,170				697,170		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Irrigation Type:					A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:			
IRRIGATED	1A1	139.600		639,370		GRASSLAND	1G1						
	1A						1G						
	2A1						2G1						
	2A						2G						
	3A1						3G1						
	3A						3G						
	4A1						4G1						
	4A	10.000		42,300			4G						
DRYLAND	1D1					Shelterbelt/Timber							
	1D	6.000		14,820		Accretion							
	2D1					Waste		3.400		680			
	2D					Other							
	3D1					AG LAND TOTAL		159.000		697,170			
	3D					Roads		5.000					
	4D1					Farm Sites							
	4D					Home Sites							
						Recreation							
	Dwellings					Other							
	Outbuildings					Non-AG TOTAL		5.000					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REP DEED	
Comments from	Comments:
002107301	

(Continue on back)

Real Estate Transfer Statement 130

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 5 Day 21 Yr. 21
4 Date of Deed Mo. 5 Day 18 Yr. 21
5 Grantor's Name, Address, and Telephone (Please Print) Chad R. Timm, Per Rep Est of Jeffrey V. Soucek, Dec
6 Grantee's Name, Address, and Telephone (Please Print) Chad R Timm
Street or Other Mailing Address 10820 E Turquoise Ave
City Scottsdale State AZ Zip Code 85259
Phone Number (402) 460-8218
Email Address n/a

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
10 Type of Transfer: Distribution, Foreclosure, Irrevocable Trust, Revocable Trust, Auction, Easement, Gift, Life Estate, Sale, Court Decree, Exchange, Grantor Trust, Partition, Satisfaction of Contract, Other (Explain)

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

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

14 What is the current market value of the real property? \$200,000
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property Ag Land
19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a No address assigned
18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The 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: Undivided 1/3 interest

21 If agricultural, list total number of acres transferred in this transaction 160

Table with 2 columns: Question, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 200,000.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 200,000.00.

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Chad R. Timm (402) 460-8218
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Grantee Title 5/21/2021 Date

Register of Deed's Use Only
26 Date Deed Recorded Mo. 5 Day 21 Yr. 21
27 Value of Stamp or Exempt Number \$ 450.00
28 Recording Data BK 2021, Pg 1366
For Dept. Use Only

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/21/21
\$ 450.00 By AS

Bk 2021, Pg 1366

State of Nebraska }
County of Webster } ss.

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

Louise Petsch County Clerk
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.

Executed May 18, 2021.

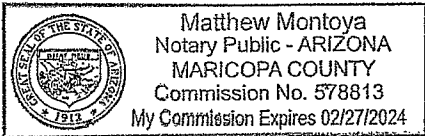


Chad R. Timm, Personal Representative of
the Estate of Jeffrey V. Soucek, Deceased

STATE OF ARIZONA)
)ss.
COUNTY OF *Maricopa*)

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 *Matthew Montoya*



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1369	5/21/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000135500		131		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
830		14,285		15,115		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1910				Construction Date :						
Floor:				Floor Sq. Ft. : 1,296				Floor Sq. Ft. :						
Building Cost New:				Cost : 159,980				Cost :						
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000135500														

(Continue on back)

Real Estate Transfer Statement

131

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 5 Day 21 Yr. 2021		4 Date of Deed Mo. 5 Day 20 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles R. Mitten and Kathleen A. Mitten Street or Other Mailing Address 312 4th Terrace City Nebraska, NE State NE Zip Code 68410 Phone Number (402) 813-4926 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael A. Hasty Street or Other Mailing Address 2912 N 173rd St City Omaha State NE Zip Code 68116 Phone Number (402) 670-8227 Email Address n/a			
Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$20,000

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

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

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

18 Address of Property
405 N Walnut Street
Red Cloud NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
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 Total purchase price, including any liabilities assumed	22	\$	20,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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.

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

Teresa L. Theobald
Signature of Grantee or Authorized Representative

Closing Agent
Title

(402) 746-2246
Phone Number

5/ 1/2021
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 21 Yr. 21	27 Value of Stamp or Exempt Number \$ 45.00	28 Recording Data BK 2021 Pg 1369	

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1403	5/26/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000118000	132	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10005		031	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
565	35,295	35,860		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :				
Construction Date:				Construction Date :				Construction Date : 1900				
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 4,802				
Building Cost New:				Cost :				Cost : 563,850				
Single Family Style:				Residential Condition:				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 350 Other1: Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 3				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: 20		Condition: 20		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input checked="" type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
WD												
Comments from					Comments:							
000118000												

(Continue on back)

Real Estate Transfer Statement

132

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

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

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

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

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

10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?

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

14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?

18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent, 18a No address assigned, 18b Vacant land

20 Legal Description, 21 If agricultural, list total number of acres

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

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

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

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

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

BK 2021, Pg 1403

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of May A.D., 2021, at 3:45 o'clock PM. Recorded in Book 2021 on Page 1403
Jessie Petrich County Clerk
10:00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-26-21
\$ 45.00 By ab

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 26, 2021.

Ryan Minnick
Ryan Minnick

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 26, 2021, by Ryan Minnick, a single person.

Comm. expires _____


Kory McCracken
Notary Public