# Agricultural Land Sales Worksheet

Cnty No. Book Page				Salo	Date				S	School District Code									
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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
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Comments from	Comments:
002303400	
	(Continue on back)

### NEBRASKA

### Real Estate Transfer Statement

**FORM** 521

Good Life, Great Service

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

. If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer. 2 County Number 1 County Name 4 Date of Deed Mo. \_ 6 2021 2021 • WEBSTER - 91 Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Michael D. Delka and Mary M. Delka William Garth Wentworth and Katherine A. Wentworth Street or Other Mailing Address 1028 N Seward St et or Other Mailing Address 516 N Main Avenue Zip Code 68952 State Red Cloud State Zip Code **68970** Inavale Phone Number Is the grantee a 501(c)(3) organization? Phone Number (402) 767-0065 V No Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address n/a Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Commercial IOLL Recreational Distribution Land Contract/Memo 8 Type of Deed Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep Trust/Trustee Death Certificate - Transfer on Death Quit Claim Cemetery Executor Mineral Warranty 9 Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Yes Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$235,000 V No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) 

Yes Southern Titlle, LLC Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to Webster County in Deed recorded in Book 11, Page 187. 21 If agricultural, list total number of acres transferred in this transaction 22 22 Total purchase price, including any liabilities assumed . . . . . . 235.000<sup>l</sup>.00 23 Was non-real property included in the purchase?

25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 402-746-336 Michael D. Delka Phone Number Grantee 6/ /2021 Title Date of Grantee or Authorized Represe here For Dept. Use Only

Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded \$528 Day

Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions).

23

24

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

235,000,00

Nebraska Department of Revenue

BK2021, fg 1426

State of Nebraska SSS County of Webster	Entered on the
	ed for record in the bunty this day 031, at 2:46 ded in Book 2021
on Page 19-00 Nove Pets 10.00 Ind_Comp_Asse	Ch County Clerk  Deputy  Carded  Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date (ター1ース)
\$ 538-75 By 仏太

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

#### JOINT TENANCY WARRANTY DEED

William Garth Wentworth and Katherine A. Wentworth, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Michael D. Delka and Mary M. Delka, 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):

The Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT tract conveyed to Webster County in Deed recorded in Book 11, Page 187.

Grantors reserve a non-transferable right to locate an irrigation well on this property, and in the event of said well being developed, shall purchase one acre of the above described land on which to locate the well, and be granted an access easement for use and maintenance. This right shall be binding upon the Grantees, and their heirs, successors and assigns.

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;

, 2021.

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

William Garth Wentworth

Katherine A. Wentworth

STATE OF NEBRASKA
) ss.

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on  $\$  , 2021 by William Garth Wentworth and Katherine A. Wentworth, husband and wife.

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

Notary Public A Mobeld

My commission expires: 8/27/2021

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### NEBRASKA

**Real Estate Transfer Statement** 

134

FORM **521** 

Good Life, Great Service

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

DEPARTMENT OF REVENUE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 06 Day WEBSTER - 91 2021 2021 01 05 Mo. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Daniel S. Vodicka and Lindsay N. Todd Terry W. Hoit and Fawn L. Hoit; Patrick D. Hoit Street or Other Mailing Address 1815 Rd L Street or Other Mailing Address 340 S. 2nd St. City Red Cloud State NF Zip Code 68970 City Springfield Zip Code 68059 State NE Phone Number (402) 469-0264 Phone Number (402) 450-8082 Is the grantee a 501(c)(3) organization? Yes √ No If Yes, is the grantee a 509(a) foundation? Email Address N.A. Email Address N.A. 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Bill of Sale √ Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Exchange) by buyer or seller? Easement Gift Life Estate Trustee to Beneficiary Buyer ☐ Seller ✓ No Court Decree Exchange Satisfaction of Contract Other (Explain) Corrective 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ☐ No √ Yes ☐ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew ☐ Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$31,235 V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Adams Land Title Co. Yes Yes **V** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 56 N. Cherry St. See Grantee Red Cloud, NE 68970 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 0,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{4}{3}$ 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 or Type Name of Grantee or Autho Phone Number sign **Escrow Closing Agent** 06-01-2021 Grantee or Authorized Representative Title here 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 Kaoa Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

#### Exhibit "A"

Part of Annex Lot Thirteen (13) to the City of Red Cloud, Webster County, Nebraska, described as follows: Beginning at a point 180 feet south of the Southwest corner of Block Nine (9) in Platt's First Addition to Red Cloud; thence East 142 feet; thence South 75 feet; thence West 142 feet; thence North 75 feet to the Place of Beginning;

**AND** 

Part of Annex Lot Thirteen (13) to the City of Red Cloud, Webster County, Nebraska, described as follows: Beginning at a point 255 feet South of the Southwest corner of Block 9 in Platt's First Addition to Red Cloud, said point being the Southwest corner of a tract of land conveyed in the deed recorded in Book 2015, Page 1426; thence East 142 feet along the south line of said tract; thence South 125 feet, more or less, to the North line of Avenue A; thence westerly along the North line of Avenue A, 142 feet to the intersection of the North line of said Avenue A and the East line of Cherry Street; thence northerly 125 feet along the East line of Cherry Street to the Point of Beginning.

Index	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/02/21 \$ Ex004 By AS Bk 2021, Pg 1450

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 02 day of June A.D., 2021, at 03:24 o'clock PM. Recorded in Book 2021 on Pages 1450-1451

Fee: \$16.00 By: AS Deputy Electronically Recorded

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

## CORRECTIVE JOINT TENANCY WARRANTY DEED

Terry W. Hoit and Fawn L. Hoit, husband and wife, and Patrick D. Hoit, a single person, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Daniel S. Vodicka and Lindsay N. Todd, 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):

Part of Annex Lot 13 to the City of Red Cloud, Webster County, Nebraska, described as follows: Beginning at a point 255 feet South of the Southwest corner of Block 9 in Platt's First Addition to Red Cloud, said point being the southwest corner of tract of land conveyed in the deed recorded in Book 2015, Page 1426, thence East 142 feet along the south line of said tract, thence South 125 feet, more or less, to the north line of Avenue A, then westerly along the North line of Avenue A, 142 feet, to the intersection of the north line of said Avenue A and the east line of Cherry Street, thence northerly along the East line of Cherry Street to the point of beginning.

Grantors covenant, jointly and severally, 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 3

, 2021.

Terry W. Hoit

Faxm I Hoi

Patrick D. Hoit		
STATE OF NEBRASKA  COUNTY OF WUSEC  The foregoing instrument was acknown Terry W. Hoit and Fawn L. Hoit, hus		HLING
	Budge Danling Notary Public	
STATE OF NEBRASKA  COUNTY OF Lancaster  The foregoing instrument was acknown Patrick D. Hoit, a single person.	) ss. ) wledged before me on May 28	, 2021 by
GENERAL NOTARY-State of Nebraska SARA R HAJEK My Comm. Exp. Oct. 4, 2021	Notary Public	

Cnty No.	i, Bo	ok	Page 3			Sale	Date						Scl	100l Dis	trict Co	de			
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### NEBRASKA

### **Real Estate Transfer Statement**

135

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

FORM **521** 

 If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 06 05 WEBSTER - 91 01 2021 Day Mo Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Daniel S. Vodicka & Lindsay N. Vodicka f/k/a Lindsay N. Todd Grantee's Name (Buyer) Cecil Brooks and Kristin Brooks Street or Other Mailing Address 340 S. 2nd St. Street or Other Mailing Address 56 N. Cherry St. State Zip Code 68970 Zip Code 68059 City Red Cloud State Springfield Phone Number (402) 450-8082 Phone Number (402) 631-3155 Is the grantee a 501 (c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address N.A. Email Address N.A. 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other\_ Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral ✓ Warranty Quit Claim 9 Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Life Estate Trustee to Beneficiary Buyer ☐ Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$75,000 √ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Adams Land Title Co. Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 56 N. Cherry St. See Grantee Red Cloud, NE 68970 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 75.000!00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 75,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Danielle L. Kelley (402) 463-4198 Phone Number sign **Escrow Closing Agent** 06-01-2021 here 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 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

#### Exhibit "A"

Part of Annex Lot Thirteen (13) to the City of Red Cloud, Webster County, Nebraska, described as follows: Beginning at a point 180 feet south of the Southwest corner of Block Nine (9) in Platt's First Addition to Red Cloud; thence East 142 feet; thence South 75 feet; thence West 142 feet; thence North 75 feet to the Place of Beginning;

AND

Part of Annex Lot Thirteen (13) to the City of Red Cloud, Webster County, Nebraska, described as follows: Beginning at a point 255 feet South of the Southwest corner of Block 9 in Platt's First Addition to Red Cloud, said point being the Southwest corner of a tract of land conveyed in the deed recorded in Book 2015, Page 1426; thence East 142 feet along the south line of said tract; thence South 125 feet, more or less, to the North line of Avenue A; thence westerly along the North line of Avenue A, 142 feet to the intersection of the North line of said Avenue A and the East line of Cherry Street; thence northerly 125 feet along the East line of Cherry Street to the Point of Beginning.

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/02/21 \$ 168.75 By AS

State of Nebraska

County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 02 day of June A.D., 2021, at 03:24 o'clock PM. Recorded in Book 2021 on Pages 1452-1453

Bk 2021, Pg 1452

Tetsch County Clerk Fee: \$16.00 By: AS Deputy **Electronically Recorded** 

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

### Warranty Deed

The Grantors, DANIEL S. VODICKA AND LINDSAY N. VODICKA F/K/A LINDSAY N. TODD, HUSBAND AND WIFE, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to CECIL BROOKS, JR. AND KRISTEN BROOKS, 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):

Part of Annex Lot Thirteen (13) to the City of Red Cloud, Webster County, Nebraska, described as follows: Beginning at a point 180 feet south of the Southwest corner of Block Nine (9) in Platt's First Addition to Red Cloud; thence East 142 feet; thence South 75 feet; thence West 142 feet; thence North 75 feet to the Place of Beginning:

AND

Part of Annex Lot Thirteen (13) to the City of Red Cloud, Webster County, Nebraska, described as follows: Beginning at a point 255 feet South of the Southwest corner of Block 9 in Platt's First Addition to Red Cloud, said point being the Southwest corner of a tract of land conveyed in the deed recorded in Book 2015, Page 1426; thence East 142 feet along the south line of said tract; thence South 125 feet, more or less, to the North line of Avenue A; thence westerly along the North line of Avenue A, 142 feet to the intersection of the North line of said Avenue A and the East line of Cherry Street; thence northerly 125 feet along the East line of Cherry Street to the Point of Beginning.

#### GRANTORS covenant with GRANTEE that GRANTORS:

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

Executed 5/28 .2021.

Daniel S. Vodicka

Lindsay N. Vodicka f/k/a Lindsay N. Todd

STATE OF NEBRASKA
COUNTY OF Adams

On this 28th day of Man . 2021, before me personally appeared Daniel S. Vodicka and Lindsay N. Vodicka f/k/a Lindsay N. Todd.

GENERAL NOTARY - State of Nebraska DANIELLE L KELLEY
My Comm. Exp. September 27, 2024

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## Real Estate Transfer Statement 36

Good Life. Great Service.  DEPARTMENT OF REVENUE		e Register of Deeds. • Re e is needed, add an attach			umber	521
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5 Grantor's Name, Addre	ss, and Telephone (Please Pr	warenesseemannesseeman 1883 1881 1881 1881 1881 1881 1881 188	6 Grantee's Name, Address		<del></del>	
Grantor's Name (Seller) Michael S. Goebel	l and Leigh A. Goebel		Grantee's Name (Buyer) Justin Zywiec	<u>, , , , , , , , , , , , , , , , , , , </u>		
Street or Other Mailing Ad 205 N Franklin St	dress		Street or Other Mailing Addr 242 W 10th Avenue	ess )		
Red Cloud	State NE	Zip Code 68970	City Red Cloud		State NE	Zip Code 68970
Phone Number			Phone Number		501(c)(3) organiza ntee a 509(a) foun	
Email Address n/a			Email Address n/a			
7 Property Classification	n Number. Check one box in	categories A and B. Check C i	f property is also a mobile he	ome.		
(A) Status		(B	) Property Type			(C)
<ul><li>✓ Improved</li><li>☐ Unimproved</li><li>☐ IOLL</li></ul>	Single Family Multi-Family Commercial	Industrial Agricultural Recreational	Mineral Interests-Nonprod Mineral Interests-Producin	-	State Assessed Exempt	Mobile Home
8 Type of Deed 🔲 C	Conservator	Distribution La	nd Contract/Memo 🔲 Partit	ion SI	neriff [	Other
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, h	Peath Certificate - Transfer on D				arranty	
9 Was transfer part of kind exchange (I.R.C Exchange) by buyer or	IRS like- 10 Type of Trans		losure Irrevocable Trust	Revocable Tru		nsfer on Death
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	Brothers and Sisters	Grandparents	and Grandchild S	pouse		
	Ex-spouse	Parents and C	hild S	tep-parent and St	ep-child	
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16 Does this conveyance d	livide a current parcel of land?		17 Was transfer through a r of the agent or title comp	eal estate agent o	or a title company? Yes GTA	(If Yes, include the name
18 Address of Property			19 Name and Address of Pe	_	_	hould be Sent
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		stamp tax, list the exemption				
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	e Name of Grantee or Authorize	ed Representative		Grantee		Phone Number
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County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this U day
of Jore A.D., 2021, at 11:12
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BOOK 2021 PAGE 1469

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Date	6-4-2	21	· .
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Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970

#### WARRANTY DEED

Michael S. Goebel and Leigh A. Goebel, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Justin Zywiec, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-three (23) and Twenty-four (24), Block Nineteen (19), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska; and

Lots Thirteen (13), Fourteen (14) and Fifteen (15), EXCEPT the South 10 feet of Lot Fifteen (15), Block Sixteen (16), Smith and Moore's Addition to 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 June 3 2021.	
Michael S. Goebel	Leigh A. Goebel
STATE OF NEBRASKA ) ) ss. COUNTY OF WEBSTER )	GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2024

The foregoing instrument was acknowledged before me on June  $\,3\,$  , 2021 by Michael S. Goebel and Leigh A. Goebel, husband and wife.

Budgt Doonling.
Notary Public

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## NEBRASKA

### **Real Estate Transfer Statement**

13

FORM **521** 

Good Life, Great Service •To be filed with the Register of Deeds. • Read instructions on reverse side. 521 • If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 06 Day \_ 2021 06 2021 WEBSTER - 91 03 Yr. Mo. Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) AGP Grain Marketing, LLC Paul A. Stoner and Amber Stoner Street or Other Mailing Address 1372 Road R Street or Other Mailing Address 12700 W. Dodge Rd. City Omaha State Zip Code 68970 Zip Code Red Cloud NE 68154 Phone Number (402) 460-1731 Phone Number (402) 498-5513 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address N A Email Address N.A. 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Executor Quit Claim √ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate **V** Sale Trustee to Beneficiary Buyer Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ☐ No √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$10,000 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 199 Franklin St. See Grantee Cowles, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Fourteen (14), in the Original Town of Cowles, 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 10.000!00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . 10.000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Danielle L. Kelley (402) 463-4198 Type Name of Grantee or Authorized Representative Phone Number **Escrow Closing Agent** 06-03-2021 Date here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number aa. Day

Nebraska Department of Revenue

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

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/07/21 \$ 22.50 By AS

Bk 2021, Pg 1491

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 07 day of June A.D., 2021, at 12:02 o'clock PM. Recorded in Book 2021 on Page 1491

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

This document prepared by (and after recording return to):

David G. Wilwerding, AGP Grain Marketing, LLC, 12700 W. Dodge Rd., Omaha, NE 68154 (402) 498-2224

#### WARRANTY DEED

Paul A. Stoner and Amber Stoner, husband and wife, Grantor, in consideration of One Dollar (\$1.00) received from AGP Grain Marketing, LLC, an Iowa limited liability company, Grantee, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Fourteen (14), in the Original Town of Cowles, Webster County, Nebraska, according to the recorded plat thereof.

Grantor covenants jointly and severally with Grantee that Grantor:

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

Executed 6-3 .2021.	•
	Del of Stance
	Paul A. Stoner
	_ Cember Stoner
	Amber Stoner
STATE OF NEBRASKA	
COLD VENT OF A dames	SS.
COUNTY OF Adoms	
The foregoing instrument w., 2021, by Paul A. St	as acknowledged before me this 3rd day of oner and Amber Stoner, husband and wife.
	Notary Public Kelley
GENERAL NOTARY - State of Nebraska DANIELLE L KELLEY My Comm. Exp. September 27, 2024	My Commission Expires: Sept. 27,2024

Danielle L Kelley

Cnty No.	Во	ok	Page		5	Sale Date				16. (1) (1) 24. (1)	School District Code										
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(102) 🗆 Two	Story			(30)   Average						(1)	☐ Fireproof Structural Steel Frame										
(103) □ Split	Level			(40)		Good				(2)		Rein	ıforced C	oner	rete Frai	ne					
(104) 🗆 1 1/2	2 Story			(50)		Very Good				(3)		Mas	onry Bea	ring	Walls						
(111) □ Bi-L	evel			(60)	П	Excellent				(4)		Woo	od or Stee	el Fra	amed E	kt. Wa	lls				
(106) □ Othe		a Parcer reserve	The second section is the break in the							(5)		Meta	al Frame	and '	Walls						
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(301) □ One				(10)		Low				Cost Rank: Condition:											
(302)   Two				(20)		Fair				(10) ☐ Low (10) ☐ Worn Out							Out				
(307) 🛘 11/2				(30)		Average				(20)		Ave	rage		(2	.0) 🗆	Badly	Worn			
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0006096		00609	700					CUL	ARALL	V1143.											
																	(Contin	ue on l	back)		

## **Real Estate Transfer Statement**



**FORM** 521

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

	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number  WEBSTER - 91	3 Date of Sale/Transfer  Mo. 6 Day 7 Yr. 2021  4 Date of Deed  Mo. 6 Da	y7
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Gerald R. Langer and Debra J. Langer	Grantee's Name (Buyer) Aaron Giger	
Street or Other Mailing Address	Street or Other Mailing Address 240 W Washington St	
City Guide Rock State 68 42	City State Guide Rock NE	Zip Code 68942
Phone Number 02 - 768 - 3580	Phone Number    Is the grantee a 501(c)(3) organi   If Yes, is the grantee a 509(a) for	
Email Address n/a	Email Address n/a	<u> </u>
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
(A) Status (B)	Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural  IOLL Commercial Recreational	Mineral Interests-Producing Exempt	
	nd Contract/Memo Partition Sheriff	Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea	sse Personal Rep. Trust/Trustee	
Cemetery Death Certificate – Transfer on Death Executor Min		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		ransfer on Death
		rustee to Beneficiary
Buyer Seller No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract C  12 Was real estate purchased for same use? (If	Other (Explain)
Yes No	Vas real estate pulchased for same use? (ii	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	artnership, or LLC Self Oth	ner
☐ Brothers and Sisters ☐ Grandparents a	and Grandchild Spouse	
Ex-spouse Parents and Ch	ild Step-parent and Step-child	
14 What is the current market value of the real property? \$45.000	15 Was the mortgage assumed? (If Yes, state the amount and	ACRES SOCIAL SERVICES
16 Does this conveyance divide a current parcel of land?	Yes V No \$17 Was transfer through a real estate agent or a title company	2 (If Vos. include the name
Yes No	of the agent or title company contact.)   Yes Southern	Title,LLC No
18 Address of Property 240 W Washington St	19 Name and Address of Person to Whom the Tax Statement	Should be Sent
Guide Rock, NE 68942	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  \$	45,000.00
23 Was non-real property included in the purchase?	\$	10,000,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		45,000μ00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	10-10-10-10-10-10-10-10-10-10-10-10-10-1	
Under penalties of law, I declare that I have examined this statemer correct, and that I am duly authorized to sign this statement.	,	
Aaron Giger	462	984-6164
Print or Type Name of Grantee or Authorized Representative	Grantee	Phone Number 6/7/2021
	Fitle	Date
Register of Deed's Use On	ly	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	•
Mo. 6 Day 7 yr. 21 \$ 101. 25	BK2021, 62 1496	
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019		Rev. Stat. §§ 76-214, 77-1327(2)

The West 90 feet of Lots Seven (7) and Eight (8), and the South 10 feet of the West 90 feet of Lot Nine (9), all in Block Seven (7), Vance's First Addition to the Village of Guide Rock, Webster County, Nebraska, AND

The East forty feet of Lots Seven (7) and Eight (8), all of Lot Nine (9) EXCEPT the South Ten (10) Feet of the West Ninety (90) feet thereof; and all of Lot Ten (10), all in Block Seven (7), Vance's First Addition to the Village of Guide Rock, Webster County Nebraska

	tate of Nebraska ss. County of Webster	
	umerical index and filed for record in the	
	Clerk's office of said county this <u>I</u> day of <u>Jure</u> A.D., 20 <u>al</u> , at <u>2:2</u>	7
	clock PM. Recorded in Book 202	-
	In Page 1996  Louise Petochingty Clerk	
	10.60 Deputy	
	ndCompAssessorCarded	
n t	: Title, LLC	
	221 d, NE 68970	
	TT7 A T	

**N**EBRASKA DOCUMENTARY STAMP TAX Date

Return South POB Red C

#### WARRANTY DEED

Gerald R. Langer and Debra J. Langer, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Aaron Giger, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West 90 feet of Lots Seven (7) and Eight (8), and the South 10 feet of the West 90 feet of Lot Nine (9), all in Block Seven (7), Vance's First Addition to the Village of Guide Rock, Webster County, Nebraska, AND

The East forty feet of Lots Seven (7) and Eight (8), all of Lot Nine (9) EXCEPT the South Ten (10) Feet of the West Ninety (90) feet thereof; and all of Lot Ten (10), all in Block Seven (7), Vance's First Addition to the Village of Guide Rock, 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 Jime 7, 2021.	
Bund & Lawre	Belyfranger
Gerald R. Langer	Debra J. Langer
•	V
STATE OF NEBRASKA )	
COUNTY OF WEBSTER ) ss.	
The foregoing instrument was acknowledged be	efore me on Jane 7, 2021 by

Gerald R. Langer and Debra J. Langer, husband and wife.

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

Notary Public

Cnty No.	Bo	ok	, <b>P</b>	age			Sale I	Date				School District Code										
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A Company (Sec.	Mül	tiple Im	provem	ents:	Multiple. Improvements. :							Multiple. Improvements. :										
		Constr	uction ]		Construction Date: 1972							Construction Date :										
27 - 18 20 - 19 20			F	loor:	Floor	Sq. Ft.	. :	1,4	40			Floor	Sq.	Ft.:								
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(100) 🗷 Mo	bile Hon	ne			(10)		Worn	ı Out				Prim	агу:			Otl	nerl:		C	Other2:		
(101) 🗆 One	e Story				(20)		Badly	y Worn				Commercial Construction Class:										
(102) 🗆 Two	o Story				(30) 🗷 Average							(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spli	it Level				(40)		Good	<u> </u>				(2)		Rei	nforce	d Co	oncrete F	ame				
(104) 🗆 11/	2 Story				(50)		Very	Good				(3)		Ma	sonry I	3ear	ing Wall	3				
(111) □ Bi-I	Level				(60)		Exce					(4)		Wo	od or S	Stee	l Framed	Ext.	Wall	ls		
(106) □ Oth	er (SAMETAR CATALON AND AND AND AND AND AND AND AND AND AN	one from the texture of	none in the state of									(5)		Me	tal Frar	ne a	nd Walls					
Townhouse or	Duplex	Style:			Residential Quality: 30							(6)			е Гтат		90 or e 100					
(301) □ One					(10)		Low					Cost	Rar	ık:	<b>A</b>			Con	ditio	n:		
(302) □ Two					(20)		Fair					(10)		Lov	N .			(10)		Worn	Out	
(307) 🗆 11/	2 Story				(30) ★ Average							(20)   Average					(20) 🗆 Badly Wor					
(308) □ Spli					(40) □ Good							(30)   Above Average				je	(30)   Average					
(309) 🗆 21/	2 Story	<del></del>			(50)		Very Good					(40) □ High					water Constant	(40)		Good		
(304) □ One					(60)   Excellent					abarwa.	(50) □ Very G						ood					
(305) 🗆 Two	Story I	Ouplex		Į.	45.9						9781 3.78							(60)		Excelle	ent	
Assessor's						`														776.75		
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																				(Contin	me on	back)

## NEBRASKA Good Life, Great Service.

### **Real Estate Transfer Statement**

139

FORM **521** 

Life. Great Service.

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

	t is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer  Mo. 6 Day 7 Yr. 216  Mo. 6 Day Day -	3 Yr. 21							
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. Day / Yr. 210 Mo. Day Day Grantee's Name, Address, and Telephone (Please Print)	Yr							
Grantor's Name (Seller)	Grantee's Name (Buyer)								
Jennie Goebel Street or Other Mailing Address	Michael S. Goebel and Leigh A. Goebel Street or Other Mailing Address								
Street or Other Mailing Address  Park view Street	205 N. Franklin	7:- 0-1-							
City State Zip Code Red Cloud NE 68970	Red Cloud State NE	Zip Code 68970							
Phone Number 46 2245	Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes								
Email Address NA	Email Address NA								
7 Property Classification Number. Check one box in categories A and B. Check C if									
	Property Type	(C)							
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home							
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	1							
LIOLL Commercial Recreational	nd Contract/Memo Partition Sheriff C	Nihar							
8 Type of Deed Conservator Distribution Lar		Other							
Cemetery Death Certificate – Transfer on Death Executor Mir									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust Trans	sfer on Death							
Exchange) by buyer or seller?		tee to Beneficiary							
Buyer Seller ✓ No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Othe  12 Was real estate purchased for same use? (If No.	er (Explain) state the intended use.)							
✓ Yes    No	Yes ☐ No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela									
	Partnership, or LLC Self Solver								
☐ Brothers and Sisters ☐ Grandparents at ☐ Ex-spouse ☐ Parents and Ch									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and int	erest rate.)							
\$35,000	☐ Yes	%							
16 Does this conveyance divide a current parcel of land?  Yes V No	17 Was transfer through a real estate agent or a title company? (I of the agent or title company contact.) Yes	f Yes, include the name							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	ould be Sent							
205 N. Franklin Red Cloud, NE 68970	Grantee								
18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.)									
Lots Nine (9), Ten (10), Eleven (11) and Twelve (12	), Block Six (6), Platt's Addition to Red	Cloud.							
Webster County, Nebraska	), Dieek en (e), 1 lake / laamen te 1 lea	0.000,							
· · · · · · · · · · · · · · · · · · ·									
21 If agricultural, list total number of acres transferred in this transaction									
22 Total purchase price, including any liabilities assumed		35,000,00							
23 Was non-real property included in the purchase?	\$								
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	\$	05.000:00							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	35,000 00							
25 If this transfer is exempt from the documentary stamp tax, list the exemption									
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.  Michael S. Goebel	nt and that it is, to the best of my knowledge and belief, true, com	plete, and							
Print or Type Name of Grantee or Authorized Representative	0	Phone Number							
sign	Grantee	6/7/21							
here Signature/of Grantee of Authorized Representative	Title	Date							
Register of Deed's Use Or		For Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 7 \$ 75	28 Recording Data BK 2021, Pa 1514								
Mo. Land Day Land Yr. Salar Sa	,	. Stat. §§ 76-214, 77-1327(2)							

BOOK 2021	PAGE_	1514
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NEBRASKA DOCUMENTARY STAMP TAX

State of Nebraska ss. County of Webster numerical index and filed for record in the Entered on the Clerk's office of said county this\_ June A.D., 2021, at o'clock P.M. Becorded in Book 202 on Page Petoch County Clerk \_Deputy \_Assessor\_\_\_Carded\_ Prepared by: Theobald Law Office PO Box 423 Red Cloud, NE 68970 JOINT TENANCY WARRANTY DEED

Jennie Goebel, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Michael S. Goebel and Leigh A. Goebel, 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):

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Six (6), Platt's Addition to Red Cloud, Webster County, Nebraska

Grantor covenants, jointly and severally, 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 June 7, 2021.

STATE OF NEBRASKA

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on June 7, 2021 by Jennie Goebel, a single person.

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

Cnty No.	Bo	ok	Page		Sa	le Date	See See				Scho	ool Dis	trict Co	le					
91	20	21	1517		4/2	8/2021	Base:	91-0	074	Af	filia	ted:		U	Unified:				
Location	D .	Sale	Number	Us	seabilit	y & Code#					P	arcel N	Number						
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	D	ate of S	ale Assessed	Vali	ue	16. X	4133			(	0	О	2000	5	4.000	022	0(	000	
Land	la de la companya de	Imr	orovements			Cotal			Date o	Date of Sale Property Classification						1 Code			
1	,420		21,905	5		23,325	Status	P	roperty	Tyne		Zoning	Locati	nn l	City	Size	Pare	el Size	
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Anti-transfer of the second	Buildin	Terrescond and the contract of	Cost		112,7	10		Cost:		•				•					
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(100) □ Mo	bile Hon	ne		(10)		Vom Out			Prima				herl:			Other2:			
(101) 🗷 One	e Story			(20)	<b>⅓</b> B	adly Worn			Commercial Construction Class:									rica de la Santi	
(102) 🗆 Two	o Story			(30)	□ A	verage			(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spli	it Level			(40)	□ G	lood			(2)	□ R	einf	orced C	oncrete F	rame					
(104) 🗆 11/	2 Story			(50)	□ V	ery Good			(3)	ΠМ	laso1	nry Bea	ring Wall	s					
(111) □ Bi-I	Level			(60)	□ E:	xcellent			(4)	□ 7	Vood	l or Stee	el Framed	Ext. V	Wall	s			
(106) □ Oth	er		1				100 m		(5)	ΠМ	1etal	Frame	and Wall	3					
Townhouse or	c Duplex	Style:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Residential Quality: 30								Frame							
(301) □ One	e Story			(10) □ Low						Cost Rank: Condition:									
(302) 🗆 Two	o Story			(20)	□ Fa	air									☐ Worn Out				
(307) 🛘 11/	2 Story			(30)	<b>⅓</b> A	verage		(20			☐ Average (					Badly '	Wom	Ĺ	
(308) □ Spli	it Level			(40)	□ G	ood						e Averaș	ge	(30)		Averag	ge		
(309) 🗆 2 1/	2 Story			(50)	□ V	ery Good					40) ☐ High (40) ☐ Good								
(304) 🗆 One	≥ Story D	)uplex		(60)	□ E:	xcellent			(50) 🗆 Very Good										
(305) 🗆 Two	o Story I	Duplex				ay supplies								(60)		Excelle	ent		
Assessor's	Adju:	===== stment	t to Sale Pr	ice	(+ or -	<u></u>					-								
Assessor Co	mment	s and R	Reason for Ac	ljust	tment:														
WD; SA	LE BE	TWEEN	N PARENT	CH	ILD														
<b>a</b>																			
Comments f								Comn	nents:										
000310.	100																		
											·····					(Contir	nue on	back)	

**NEBRASKA** Good Life. Great Service.

DEPARTMENT OF REVENUE

**Real Estate Transfer Statement** 

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

**FORM** 521

	unless this statemen	t is signed and items 1-25 are accur	ately completed.								
1 County Name 2 County Number		3 Date of Sale/Transfer	4 Date of Deed	28 2021							
WEBSTER - 91		Mo. 04 Day 28 Yr. 2021	Mo Day	Yr							
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)		6 Grantee's Name, Address, and Teleph Grantee's Name (Buyer)	one (Please Print)								
Patricia A. Medina Aka Patricia A. Cook		Shellene Mèdinà									
Street or Other Mailing Address P. O. Box 252		Street or Other Mailing Address P. O. Box 93									
City State Blue Hill NE	Zip Code 68930	City State Zip Blue Hill NE									
Phone Number			ee a 501(c)(3) organizati grantee a 509(a) found								
Email Address		Email Address	<u>3</u>								
7 Property Classification Number. Check one box in catego	ries A and B. Check C if	property is also a mobile home.									
(A) Status	(B)	Property Type		(C)							
	ustrial	Mineral Interests-Nonproducing	State Assessed	Mobile Home							
	icultural creational	Mineral Interests-Producing	Exempt								
8 Type of Deed Conservator	Distribution Lar	d Contract/Memo Partition	Sheriff	Other							
Bill of Sale Corrective	Easement Lea	= =	Trust/Trustee								
Cemetery Death Certificate - Transfer on Death	Executor Min	eral Quit Claim 🗸	Warranty								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	Distribution Forecle		=	sfer on Death							
Exchange) by buyer or seller?	EasementGift	✓ Life Estate Sale	=	tee to Beneficiary							
Buyer Seller Mo Court Decree 11 Was ownership transferred in full? (If No, explain the division.)		r Trust Partition Satisfactio  12 Was real estate purchase		er (Explain)							
Yes No	,	Yes									
13 Was the transfer between relatives, or if to a trustee, are the transfer between relatives.	· ·										
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other  Brothers and Sisters Grandparents and Grandchild Spouse											
☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Ex-spouse ☐ Step-parent and Step-child											
14 What is the current market value of the real property?	Falents and Ci	15 Was the mortgage assumed? (If Yes, s	<u> </u>	erest rate )							
Yes											
16 Does this conveyance divide a current parcel of land?  ☐ Yes		17 Was transfer through a real estate age of the agent or title company contact.)		If Yes, include the name							
18 Address of Property		19 Name and Address of Person to Whom		VIII bo Sopt							
505 West Seward		Patricia A. Cook	The lax Statement Site	did be dent							
Blue Hill, NE 68930		P. O. Box 252									
18a No address assigned 18b Vacant land		Blue Hill, NE 68930									
20 Legal Description (Attach additional pages, if needed.)											
Lot Eight (8), Block Twenty-two (22),	Original Town	of Blue Hill. Webster Cou	ntv. Nebraska	a.							
3 ( ),	3	•	,								
21 If agricultural, list total number of acres transferred in this trans	saction										
22 Total purchase price, including any liabilities assumed			22  \$								
23 Was non-real property included in the purchase?			is								
Yes No (If Yes, enter dollar amount and atta	ich itemized list.) ( <u>see i</u>	nstructions)	23								
24 Adjusted purchase price paid for real estate (line 22 n	ninus line 23)		24	000							
25 If this transfer is exempt from the documentary stamp	tax, list the exemption	number 5a									
Under penalties of law, I declare that I hav correct, and that I am duly authorized to sign this s	ve examined this statemer		ge and belief, true, com	plete, and							
Patricia A. Cook											
Sign Print or Type Name of Grantee or Authorized Rep.	resentative	Grantor		Phone Number							
here Signature of Grantee or Authorized Representativ	e :	Title	<u> </u>	Date							
IICIC -	ster of Deed's Use On	ly		For Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or E		28 Recording Data		. or Dept. Ose Only							
Mo. 6 Day 9 yr. 21 \$ Exempt	1#5a	BKaDal, ta 151	7								
Nebraska Department of Revenue		7.1	Authorized by Neb. Rev	. Stat. §§ 76-214, 77-1327(2)							

Entered on the numerical index and filed for record in the Clerk's office of said county this day of Lune A.D., 20 21, at 11'5 o'clock M. Recorded in Book 202 on Page 50 County Clerk 10.00 Deputy Ind Comp Assessor Carded

State of Nebraska

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-9-2 (
\$ Exercit Saby (1)

### WARRANTY DEED

Patricia A. Medina, nka Patricia A. Cook, a widow and single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, Shellene Medina, a single person, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Eight (8), Block Twenty-two (22), Original Town of Blue Hill, Webster County Nebraska.

Such conveyance is subject to the reservation of and retention of a life estate in favor of GRANTOR in such property.

GRANTORS covenants with GRANTEE that GRANTORS:

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

Executed: May 27, 2021

Patricia A. Medina, nka Patricia A. Cook

STATE OF NEBRASKA ) ss. COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on the day of May, 2021 by Patricia A. Medina, kna Patricia A. Cook, a widow and single person.

GENERAL NOTARY - State of Nebraska

JAN C. ARMES

My Comm. Exp. February 29, 2024

Notary Public

Cnty No.	Bo	ok	Page			Sale 1	Date :	Super CAS					Sch	100l Dis	stri	ct Code				
91	91 2021 1518		4/28/2021			Base: 91-00			074 Affiliated:					Unified:						
Location ID Sale Number			Useability & Code #			20 T (N)			Parc			Parcel 1	cel Number							
000313400 141				4			GeoCd	e i	Twn	Ŕn	g	Sect	Qrt	S	Subdiv	Area	Blk	Parcel		
Date of Sale Assesse				d Va	l Value			4133	3	geren uge	24.00	40,3000	00	0	2	0010	2116 (A.E.)	004	0000	
Land :Improvements				Total			I			Date of Sale Propert						Code				
1,420 14,01				(A)(0.4)(3-45)(a)	5 15,435			530155	english at a thought at this company to		operty	CARGOS VENES	数30年間か 868.44 1 つか	Zoning L		Location Cit		y Size	Parcel Size	
Assessor Location: BLUE HILL (							A) ]	1996 34	B)	0			) 1	856 - KOK	D) 1	E)	6	F) 1		
	S To Annah Marie	er er	S (2) (14) (14) (15)	480	part :	F	Residentia	<u> </u>									ينك			
Multiple Improvements:									Commercial  Multiple. Improvements.:											
		Files of School Street	uction Date:	<del> </del>	Construction Date: 1900					Const					<del></del>					
48.44	er er f		the contract of the contract of the contract of								_									
Control of		e colorida escela de parte por esta en constante en const	g Cost New:	<u> </u>					Floor Sq. Ft. : Cost :											
Single Family	Style:	101	de la facilitation	Res	identia	al Con	dition: 2	0			Commercial Occupancy Code:									
(100) 🗆 Mo	bile Hon	ne		(10)  Worn Out					Primary: Other1: Other2:											
(101) 🗷 One	e Story			(20) 🗷 Badly Worn					Commercial Construction Class:											
(102) 🗆 Two	o Story			(30)   Average						(1) ☐ Fireproof Structural Steel Frame										
(103) □ Spli	it Level			(40) □ Good						(2) ☐ Reinforced Concrete Frame										
(104) 🗆 11/	2 Story			(50) □ Very Good					(3)   Masonry Bearing Walls											
(111) □ Bi-I	Level			(60) □ Excellent					(4) Uwood or Steel Framed Ext. Walls											
(106) 🗆 Oth	ег	Sant Maranas							(5)											
Townhouse or	· Duplex	Style:		Residential Quality: 20					(6) □ Pole Frame											
(301) ☐ One Story				(10)		Low				3 9	Cost Rank: Condition:									
(302) □ Two				(20) 🗷 Fair					(10) ☐ Low (10) ☐ Worn Out						Out					
(307) 🗆 11/				(30)  Average						(20)  Average			rage		(20) 🗆 Badly W			Worn		
(308)  Split Level				(40)									ve Avera	ige	(3	30) 🗆	Averag	ge		
(309) 🗆 2 1/2 Story				(50) Uery Good					(40)		High	l Ballovice and an	v 000207	Formania Da		l Good				
(304) □ One				(60) □ Excellent				- 50 scc	Section 1	(50) □ Very G						lood				
(305) 🗆 Two	Story I	ouplex		100 mg										(	50) 🗆	Excelle	ent			
Assessor's	Adjus	stment	to Sale P	rice	(+ 01	r -):														
Assessor Co			•		-															
WD; SAI	LE BE	TWEEN	PARENT	&	CHII	'D														
			· -																	
Comments from Comments:																				
000313400									uzzli.	CIILO.										
																		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
																		(Contin	nue on back)	

## Good Life. Great Service.

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

**FORM** 521

The state of the s	ient and identity the applicable item number.								
	is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 04 28 2021								
WEBSTER - 91	Mo. 04 Day 28 Yr. 2021 Mo. 04 Day 28 Yr. 2021								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Shellene Medina	Grantee's Name (Buyer) Patricia Medina nka Patricia Cook								
Street or Other Mailing Address P. O. Box 93	Street or Other Mailing Address P. O. Box 252								
City State Zip Code Blue Hill NE 68930	City State Zip Code Blue Hill NE 68930								
Phone Number (402) 984-3678	Phone Number Is the grantee a 501(c)(3) organization? Yes VN								
Email Address	If Yes, is the grantee a 509(a) foundation?  Yes ✓ No Email Address								
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.								
	Property Type (C)								
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home								
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt								
OLL Commercial Recreational									
	d Contract/Memo Partition Sheriff Other								
Bill of Sale Corrective Easement Lea									
Cemetery Death Certificate – Transfer on Death Executor Mir	eral								
9 Was transfer part of IRS like-kind exchange (IRC \$ 1031	osure Irrevocable Trust Revocable Trust Transfer on Death								
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Auction  Easement  Gift	✓ Life Estate Sale Trustee to Beneficiary								
	r Trust Partition Satisfaction of Contract Other (Explain)								
11 Was ownership transferred in full? (If No, explain the division.)  ✓ Yes No	12 Was real estate purchased for same use? (If No, state the intended use.)								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.									
✓ Yes									
☐ Brothers and Sisters ☐ Grandparents									
Ex-spouse Parents and Ci	<u> </u>								
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 Doos this conveyance divide a guyrent never of land?	47 Man transfer through a real extete exert are title commany? (If Van include the name								
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)								
Yes No	of the agent or title company contact.) Yes V No								
Yes No  18 Address of Property	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent								
Yes No  18 Address of Property 305 West Nemaha St	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent Shellene Medina								
Yes No  18 Address of Property  305 West Nemaha St Blue Hill, NE 68930	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent  Shellene Medina P. O. Box 93								
Yes No  18 Address of Property  305 West Nemaha St Blue Hill, NE 68930  18a No address assigned  18b Vacant land	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent Shellene Medina								
Yes No  18 Address of Property 305 West Nemaha St Blue Hill, NE 68930  18a No address assigned 18b Vacant land  20 Legal Description (Attach additional pages, if needed.)	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent  Shellene Medina P. O. Box 93  Blue Hill, NE 68930								
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Yes No  18 Address of Property  305 West Nemaha St Blue Hill, NE 68930  18a No address assigned  18b Vacant land  20 Legal Description (Attach additional pages, if needed.)  Lot Three (3), Block Four (4), Rohrer's Addition to B	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent  Shellene Medina P. O. Box 93  Blue Hill, NE 68930								
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yes	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent Shellene Medina P. O. Box 93 Blue Hill, NE 68930  Jue Hill, Webster County, Nebraska.  22 \$								
Yes No  18 Address of Property 305 West Nemaha St Blue Hill, NE 68930  18a No address assigned 18b Vacant land  20 Legal Description (Attach additional pages, if needed.)  Lot Three (3), Block Four (4), Rohrer's Addition to B  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?	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent Shellene Medina P. O. Box 93 Blue Hill, NE 68930  Iue Hill, Webster County, Nebraska.								
yes	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent  Shellene Medina P. O. Box 93 Blue Hill, NE 68930  Jue Hill, Webster County, Nebraska.  22 \$								
Yes	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent  Shellene Medina P. O. Box 93 Blue Hill, NE 68930  Jue Hill, Webster County, Nebraska.  22 \$								
Yes   ✓ No	of the agent or title company contact.) Yes								
Yes	of the agent or title company contact.) Yes								
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Yes	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent Shellene Medina P. O. Box 93 Blue Hill, NE 68930  Jue Hill, Webster County, Nebraska.  22 \$								
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Yes	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent Shellene Medina P. O. Box 93 Blue Hill, NE 68930  Jue Hill, Webster County, Nebraska.  22 \$								

BOOK 2021 PAGE 1518

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-9-2
\$ Exemplificable Q>

### WARRANTY DEED

Shellene Medina, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, Patricia A. Cook, a single person, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Three (3), Block Four (4), Rohrer's Addition to Blue Hill, Webster County Nebraska.

Such conveyance is subject to the reservation of and retention of a life estate in favor of GRANTOR in such property.

GRANTORS covenants with GRANTEE that GRANTORS:

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

Executed: May 27, 202	<u>.l</u>	Fillsh	
		Shellene Medina	
STATE OF NEBRASKA	)		
COUNTY OF ADAMS	) ss. )		

The foregoing instrument was acknowledged before me on the 27% day of May, 2021 by Shellene Median, a single person.

GENERAL NOTARY - State of Nebraska

JAN C. ARMES

My Comm. Exp. February 29, 2024

Notary Public

# Agricultural Land Sales Worksheet

and the second second second second	And the state of t	A STATE OF THE STA						The second second									
Cnty No. Boo	ok Page	Sale Date	94-0-0-1 1-2-1			Sch	ool Dis	trict Code	ger va								
91 2021 1519		6/4/2021	Base: 91-0074			Affilia	ated:		Unified:								
Location ID	Säle Number	Sale Number Useability & Code #				Parcel Number											
001714501	142	1	GeoCde	Twn Rng S		Sect	Qrt	Subdiv	Area Bik		Parcel						
Da Da	ate of Sale Assessed	Value .	0000			00	0	00000	1	000	0	000					
Land	Improvements *	- Total	137 4 3 6	D	ate of	Sale P	roperty	Classific	ation (	ode :		is.					
1,297,425		1,297,425	Status Property Typ		ne l	Zoning	Location	on City Size			Parcel Size						
	Irrigation Type: PI	VOT / WELL	A) 2	B)	05	T (TEN 158) (TEN)	) 5	D) 3	E)	0	F)	C. Charles en College					
Lec	and the second of the second o	VALUE:	40-75-9140-6	TOC		**************************************		(a48045 Trace)	WEZ-Machine eth		de Principal	7 <b>9</b> ,8 (32,776)					
IRRIGATED 1A1	72.330	331,270	LCG GRASSLAND 1G1					1.070	VALUE: 6,56								
1A	73.710	337,590	1G					1.810	28,2								
2A1					20	31		1.380	14,73								
2A	13.040	56,985	2G														
3A1	12.520	53,335			30	G1											
3A					3	G											
4A1					40	31											
4A	35.920	151,940			4	G											
DRYLAND 1D1	57.000	140,790		elt/Timb	er												
1D	68.900	170,185			Accretion	on											
2D1					Was	te											
2D	2.590	5,635			Oth												
3D1			AG L	AND '			**************************************	4.370	e eller i egy byr eller i i eller i el	1,2							
3D					Roa			6.590	-		Cant an	alan kecipa dipe					
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4D	0.030	45			ome Sit												
T11*	1277			K	Recreation			5.000									
Dwellings Outbuildings			No	n-AG	Oth FOTA			1.590	·		··· · · · · · · · · · · · · · · · · ·						
			110		IOIA												

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; SALE BETWEEN AUNT & NEP	HEW
Comments from	Comments:
001714501 001716700	
	(Continue on back)

### NEBRASKA Good Life, Great Services

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

**FORM** 521

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name Webster 91 Day 5 26 Yr. Mo. Mo. Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Elna J. Kort, Trustee of the Elna J. Kort Revocable Trust Ryan P. Kort Street or Other Mailing Address Street or Other Mailing Address 502 East C. St. O. BOX 345 City State Zip Code Zip Code Hastings, NE. 68901 Phone Number Is the grantee a 501(c)(3) organization? Yes 308 325 n/a If Yes, is the grantee a 509(a) foundation? **Email Address Email Address** dwiebe@charter-title.net 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) Single Family Industrial Mineral Interests-Nonproducing State Assessed ☐ Mobile Home Improved Agricultural Multi-Family Mineral Interests-Producing Unimproved Exempt Commercial Recreational IOLL Conservator 8 Type of Deed Distribution Land Contract/Memo Partition Sherriff Other ☐ Bill of Sale ☐ Corrective Easement Personal Rep. ▼ Trust/Trustee Lease Death Certificate - Transfer on Death Mineral Quit Claim Cemetery Executor Warranty 9 Was transfer part of IRS like-kind 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death exchange? (I.R.C. § 1031 X Sale Auction Easement Gift Life Estate Trustee to Beneficiary Exchange) by buyer or seller? ☐ Grantor Trust ☐ Partition Court Decree Exchange ☐ Satisfaction of Contract Other (Explain) Seller No Buyer 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.) X Yes ☐ No X 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.) X 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 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$1,650,000.00 ☐ Yes X 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 Real Estate Group \( \subseteq \) No 16 Does this conveyance divide a current parcel of land?

Yes No 19 Name and Address of Person to Whom Tax Statement Should be Sent Ryan P. Kort 18 Address of Property Same as #6 18a No address assigned 18b Vacant Land 20 Legal Description SEE ATTACHED EXHIBIT "A" 21 If agricultural, list total number of acres 1,650,000 00 22 22 Total purchase price, including any liabilities assumed \$ 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 \$ 1,650,000 00 24 24 Adjusted purchase price paid for real estate (line 22 minus line 23). 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Ryan P. Kort Print or Type Name of Grantee or Authorized Representative sign Grantee or Authorized Representative Grantee or Authorized Representative here Register of Deeds' Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded RKZOZI Day Mo Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)

#### EXHIBIT "A"

Tract 1: The Southwest Quarter (SW1/4) and the South Half of the Northwest Quarter (S1/2NW1/4) of Section 23, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion deeded to the State of Nebraska in Warranty Deed filed August 22, 1955 in Book 29, Page 515; and that portion deeded to the State of Nebraska in Warranty Deed filed November 5, 2004 in Book 2004, Page 2214; records of Webster County, Nebraska; AND EXCEPT A tract of land located in the Northwest Quarter (NW1/4) of Section 23, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing at the Southwest corner of the NW1/4 of said Section 23, thence N00°47'58"W (assumed bearing) on the West line of said NW1/4, a distance of 50.00 feet to the Point of Beginning; thence N89°12'02"E, perpendicular to the West line of said NW1/4, a distance of 820.00 feet; thence N36°17'27"E, a distance of 60.00 feet; thence N18°06'38"W, a distance of 224.00 feet; thence N58°00'02"W, a distance of 132.00 feet; thence S89°49'12"W, a distance of 150.00 feet; thence N00°32'01"W, a distance of 115.00 feet; thence N30°56'04"W, a distance of 58.00 feet; thence S89°12'02"W, perpendicular to the West line of said NW1/4, a distance of 500.00 feet to said West line; thence S00°47'58"E, on said West line, a distance of 500.00 feet to the Point of Beginning, subject to county road right-of-way.

Tract 2: The Southeast Quarter (SE1/4) of Section 28, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, subject to railroad right-of-way.

State of Nebraska }ss. County of Webster numerical index and filed for record in the 800K 2021 PAGE 1519 Clerk's office of said county this\_ June A.D., 2021, at 2:12 AM. Recorded in Book 2021 DCM ounty Clerk 16.00 Deputy \_Comp Assessor\_ Carded NEBRASKA DOCUMENTARY AFTER RECORDING RETURN TO: Charter Title & Escrow Services, Inc. 747 North Burlington Avenue Suite G208 Hastings, NE 68901 402-463-6788 TRUSTEE'S DEED For the consideration of One Dollar and other goods and valuable consideration, Linda Crum, Successor Trustee of the Elna J. Kort Revocable Trust, hereby conveys to Ryan P. Kort, a married person, the following described real estate in Webster County, Nebraska: SEE ATTACHED EXHIBIT "A"

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEES that GRANTOR:

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

(2) (3)

has legal power and lawful authority to convey the same; warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed this 21 day of May, 2021.

The Elna J. Kort Revocable Trust

By: Linda Crum It's: Successor Trustee

STATE OF Nebraska COUNTY OF

The foregoing instrument was acknowledged before me this La

day of May, 2021 by Linda Crum,

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

Successor Trustee of the Elna J. Kort Revocable Trust.

Notary Public Sara

My Commission expires

#### EXHIBIT "A"

Tract 1: The Southwest Quarter (SW1/4) and the South Half of the Northwest Quarter (S1/2NW1/4) of Section 23, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion deeded to the State of Nebraska in Warranty Deed filed August 22, 1955 in Book 29, Page 515; and that portion deeded to the State of Nebraska in Warranty Deed filed November 5, 2004 in Book 2004, Page 2214; records of Webster County, Nebraska; AND EXCEPT A tract of land located in the Northwest Quarter (NW1/4) of Section 23, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing at the Southwest corner of the NW1/4 of said Section 23, thence N00°47'58"W (assumed bearing) on the West line of said NW1/4, a distance of 50.00 feet to the Point of Beginning; thence N89°12'02"E, perpendicular to the West line of said NW1/4, a distance of 820.00 feet; thence N36°17'27"E, a distance of 60.00 feet; thence N18°06'38"W, a distance of 224.00 feet; thence N58°00'02"W, a distance of 132.00 feet; thence S89°49'12"W, a distance of 150.00 feet; thence N00°32'01"W, a distance of 115.00 feet; thence N30°56'04"W, a distance of 58.00 feet; thence S89°12'02"W, perpendicular to the West line of said NW1/4, a distance of 500.00 feet to said West line; thence S00°47'58"E, on said West line, a distance of 500.00 feet to the Point of Beginning, subject to county road right-of-way.

Tract 2: The Southeast Quarter (SE1/4) of Section 28, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, subject to railroad right-of-way.

### Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sale	Date				, s	chool L	istri	ct Code				
91	20	21	1555	6/4,	/2021	Base: 9	Base: 91-0074 Affiliated:						Unified:			
Location	ID Sale Number Useability & Code #			Parcel Number												
001714	001714500 143 4			4	05	GeoCde	Twn	Rng	Se	ct Qr		Subdiv	Агеа	Blk	P	arcel
19 (12 (15 (17 (17 (17 (17 (17 (17 (17 (17 (17 (17	Date of Sale Assessed Value					4133	4	10	2	3 0	0	0000	1	000	69	950
Land	Special Specia	Improvements Total			Date of Sale Property Classification Code											
31	,150		69,715		100,865	Status	Million Control	perty Ty	ре	Zonin		Location	Cit	y Size	Parc	el Size
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	3A1							30	G1							
	3A							1	3G							
	4A1							40	G1							
	4A							4	4G							
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Outoundings	10,005	Non-AG TOTAL	2.500	23,030
Assessor's Adjustment to Sale Price	(+ or -):	Total Recap	ture Value:	
Assessor Comments and Reason for Adjustr	nent:			
TRUSTEE'S DEED; SALE BETWEE	EN AUNT & NEPH	IEW		
	<u></u>			
Comments from		Comments:		
001714500				
				(Continue on back)

### Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

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

**FORM 521** 

143

	The deed will no	ot be recorded	d unless this state	men	it is signed and items 1-25 ar	e accurately	comp	leted.					
1 County Name		2 County Number	er		3 Date of Sale/Transfer	1 -	1 Date	of Deed					
Webster		91			Mo. 6 Day 4 Yr. 2021 Mo. 5 Day 26 Yr. 2021								
5 Grantor's Name, Ad	ldress, and Telepho	ne (Please Pri	nt)		6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)								
Grantor's Name (Seller) Elna J. Kort, Trustee		t Revocable T	rust		Ryan P. Kort								
Street or Other Mailing Ac 502 East C. St.	searbt				Street or Other Mailing Address P.O. Box 343								
City Hastings, NE. 68901		State	Zip Code		Blue Hill	Ne.	Sta	te 689	Zip 30	Code			
Phone Number n/a					Phone Number Is the 308 - 325 - 1899 If Yes	grantee a 501(d				No No			
Email Address dwiebe@charter-title	e.net				Email Address dwiebe@charter-title.net		,	•					
7 Property Classification	on Number. Check on	e box in categor	ries A and B. Check	C if p	roperty is also a mobile home.								
(A) Status				(B)	) Property Type				(C	.)			
Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational							ile Home						
8 Type of Deed Bill of Sale Cemetery	Conservator Corrective Death Certificate - Tra	ansfer on Death	Distribution Easement Executor	Lan Lea Mine	AND THE PERSON NAMED OF TH	Sherriff  Sherriff  Trust/T  Warran	rustee		Other				
9 Was transfer part of IR exchange? (I.R.C. § 10 Exchange) by buyer or s	031	pe of Transfer Auction Court Decree	Easement (	Gift	losure			□	ransfer on Death rustee to Benefic ther (Explain)				
11 Was ownership transf		plain the division.)	)		12 Was real estate pu		ne use	? (If No, s	state the intended	i use.)			
13 Was the transfer betw	Aunt or Uncl	le to Niece or Nep	phew Family Co	rp., P	ves? (If Yes, check the appropriate Partnership, or LLC  Self	box.)		Other_					
	☐ Brothers and Ex-spouse	d Sisters	☐ Grandpare ☐ Parents ar		and Grandchild Spouse Step-pare	nt and Step-chi	ild						
<b>14</b> What is the current m <b>\$8,000.00</b>	arket value of the real p	property?			15 Was the mortgage assumed? (I	Yes, state the	amour	nt and inte		<b>%</b>			
16 Does this conveyance Yes No	divide a current parcel	l of land?			17 Was transfer through a real est of the agent or title company co				f Yes, include the e Group \[ \] No				
18 Address of Property					19 Name and Address of Person to Ryan P. Kort	Whom Tax Sta	atemer	t Should	be Sent				
					Same as #6								
18a No address ass	igned 18b 🔲	Vacant Land											
20 Legal Description SEE ATTACHED EXH	HIBIT "A"												
	(	e) 8											
21 If agricultural, list total	number of acres		_*				1	\$	0.0	00.00			
22 Total purchase price	ce, including any liab	bilities assume	d				22	\$	8,0	00 00			
					er dollar amount and attach iter		23	\$	9 N	00 00			
24 Adjusted purchase 25 If this transfer is ex					number		24	Ι'	0,0	00 00			
					nd that it is, to the best of my knowle	edge and belief	, true, o	complete,	and				
	and that I am duly auth									000			
Ryan F	P. Kort or Type Name of Grante	e or Authorized F	Representative					Phone	8-325-/	579			
	M D 1/	or ridirionized t	toprocentative					V	5 DE COMPONIMIENTO (1997)				
here Signatu	ure of Grantee or Autho	prized Representa	ative		Grantee or Authorized Represental Representation of the Community of the C	entative		<u>June</u> Date	4. 2021				
	7/47	1 200	Register of De	eeds	s' Use Only				For Dept. Us	e Only			
26 Date Deed Recorded		27 Value of Sta	amp or Exempt Number		28 Recording Data								
Mo. 4 Day 9	Yr. 21		<i>0</i> 0		BK2021, fa	1555							
Nebraska Department of Reve						Authorized by I	Neb. Re	v. Stat. §§	76-214, 77-1327 (2	!)			

#### EXHIBIT "A"

A tract of land located in the Northwest Quarter (NW1/4) of Section 23, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing at the Southwest corner of the NW1/4 of said Section 23, thence N00°47'58"W (assumed bearing) on the West line of said NW1/4, a distance of 50.00 feet to the Point of Beginning; thence N89°12'02"E, perpendicular to the West line of said NW1/4, a distance of 820.00 feet; thence N36°17'27"E, a distance of 60.00 feet; thence N18°06'38"W, a distance of 224.00 feet; thence N58°00'02"W, a distance of 132.00 feet; thence S89°49'12"W, a distance of 150.00 feet; thence N00°32'01"W, a distance of 115.00 feet; thence N30°56'04"W, a distance of 58.00 feet; thence S89°12'02"W, perpendicular to the West line of said NW1/4, a distance of 500.00 feet to said West line; thence S00°47'58"E, on said West line, a distance of 500.00 feet to the Point of Beginning, subject to county road right-of-way.

State of Nebraska ss. County of Webster

BOOK<u>2021</u> PAGE 1555

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of June A.D., 2021, at 2:39 o'clock DM. Recorded in Book 2001 Petrich County Clerk 15 Deputy Ind Comp Assessor \_Carded\_

NEBRASKA DOCUMENTARY

AFTER RECORDING RETURN TO:

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

#### TRUSTEE'S DEED

For the consideration of One Dollar and other goods and valuable consideration, Linda Crum, Successor Trustee of the Elna J. Kort Revocable Trust, hereby conveys to

Ryan P. Kort, a married person,

the following described real estate in Webster County, Nebraska:

#### SEE ATTACHED EXHIBIT "A"

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEES that GRANTOR:

is lawfully seized of such real estate that it is free from encumbrances

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

warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed this Le day of May, 2021.

The Elna J. Kort Revocable Trust

It's: Successor Trustee

STATE OF Nebraska

COUNTY OF

The foregoing instrument was acknowledged before me this 26 day of May, 2021 by Linda Crum,

Successor Trustee of the Elna J. Kort Revocable Trust.

Notary Public Sara A. Schut

My Commission expires

General Notary - State of Nebraska SARA A. SCHUTTE

Page 1

#### EXHIBIT "A"

A tract of land located in the Northwest Quarter (NW1/4) of Section 23, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing at the Southwest corner of the NW1/4 of said Section 23, thence N00°47'58"W (assumed bearing) on the West line of said NW1/4, a distance of 50.00 feet to the Point of Beginning; thence N89°12'02"E, perpendicular to the West line of said NW1/4, a distance of 820.00 feet; thence N36°17'27"E, a distance of 60.00 feet; thence N18°06'38"W, a distance of 224.00 feet; thence N58°00'02"W, a distance of 132.00 feet; thence S89°49'12"W, a distance of 150.00 feet; thence N00°32'01"W, a distance of 115.00 feet; thence N30°56'04"W, a distance of 58.00 feet; thence S89°12'02"W, perpendicular to the West line of said NW1/4, a distance of 500.00 feet to said West line; thence S00°47'58"E, on said West line, a distance of 500.00 feet to the Point of Beginning, subject to county road right-of-way.

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ók .	Page		e de la companya de l	Sale I	Date	12				e Kan	Sc	hool Dis	strict Co	de			
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	And the Committee State of the	and of the office of the lead of the lead	uction Date:			n Date :		00			Cons				<del> </del>	_			
	6.845 PA. NO.		Floor:	Flo	or Sq. F	t. :	9	28			Floor	Sq.	Ft.:						
		Buildin	g Cost New:	Cos	st:		89,9	75			Cost	:						"	
Single Family	Style:	101"		Re	sidenti	al Con	dition: 1	0 🙏	ina.		Con	mei	cial	Occupan	cy Code:		7140		
(100) 🗆 Mo	bile Hom	ne		(10	)) 🗷	Worn	Out			•	Prim				ther1:			Other2:	
(101) 🗷 One	Story			(20	)) 🗆	Badly	Worn				Commercial Construction Class:								
(102) 🗆 Two	o Story			(30) ☐ Average							(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spli	it Level			(40	)) 🛮	Good					(2)		Rei	inforced C	Concrete F	rame	-		
(104) 🗆 11/	2 Story			(50	)) 🗆	Very	Good				(3)		Ma	sonry Bea	ring Wall	s			-
(111) 🗆 Bi-I	Level			,	)) 🗆	Excel		-			(4)		Wo	od or Ste	el Framed	Ext.	Wall	ls	
(106) 🛘 Oth				A.M. Selbert					(5)		Me	tal Frame	and Wall	3		·			
Townhouse or	Duplex	Style:		Residential Quality: 30						(6)		Pol	e Frame						
(301) 🗆 One	Story			(10) □ Low					Cost Rank: Condition:										
(302) 🗆 Two	Story			(20) 🗆 Fair						(10) ☐ Low (10) ☐ Worn Out							Out		
(307) 🗆 1 1/	2 Story			(30	) <b>B</b>	Avera	ge	(			(20)   Average					(20) 🗆 Badly Won			Worn
(308) 🗆 Spli	t Level			(40	) 🗆	Good					(30)   Above Average				ge	(30)  Average			ge
(309) 🗆 21/	2 Story			(50	) 🗆	Very	Good				(40)		Hig	h		(40) □ Good			
(304) 🗆 One	Story D	uplex		(60	) 🗆	Excel	lent				\$		il <b>o</b> logija in sektor	Transfer Spirit	Mense (In)	(50)		Very C	lood
(305) 🗆 Two	Story D	ouplex		Sec.	200	Apple										(60)		Excelle	ent
Assessor's	Adjus	stment	to Sale P	rice	e (+ o	r -):			· · · · · · · · · · · · · · · · · · ·										
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### NEBRASKA Good Life. Great Service.

Nebraska Department of Revenue

Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016

### **Real Estate Transfer Statement**

144

FORM **521** 

• To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 6 Day 10 Yr. 2017 Select County & County Number 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sharon Street or Other Ma Street or State Zip Code Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) | Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other\_ Bill of Sale Corrective Easement Lease Trust/Trustee Personal Rep. Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Life Estate Easement Gift Sale Trustee to Beneficiary Yes X No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) \_ 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. Yes No Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes M No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ☐ No X No 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 Lots 42-44 BLOCK 3 Garber's Second Add 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed . . . . . 22 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct and that I am duly authorized to sigh this statement. Print or Type Name of Grantee or Authorized Representative Phone Number Signature of Grantee or Authorized Representative Title here 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 00 0 Mo. Day \_

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

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

IN WITNESS WHEREOF, the said parties have sig	gned and sealed these presents the day and
year first above written.	y and any and
Dools J. Doug"	
Signature	Signature
Capacity	Capacity
Signature	Signature
Capacity	Capacity
Signature	Signature
Capacity	Capacity
All terms shall be construed with the appropriate gentlis deed.  STATE OF Nebcaska ) )ss. COUNTY OF Nebster )  The foregoing instrument was acknowledged before [02], by Darlene Davis	

### Agricultural Land Sales Worksheet

Cnty No.	Bo	ok .	Page	S	ale Date				Š	chool	Dist	rict Code			
91	20	21	1563	6/	2/2021	Base: 6	55-00	11	Afí	iliated	:		Uni	fied:	
Location	ID :	Sale	Number	Useabil	ity & Code #			umber			46.0				
0010065	500	145		4 05		GeoCde	Twn	Rng	Se	ect (	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		4487	1	9	1	.3	0	00000	1	000	0420
Land	244	Im	provements	1 1 1 1 1 1	Total	FIET.	· · · D	ate of	Sal	e Prop	erty	Classific	ation	Code	
323	,420				323,420	Status	Pro	perty Ty	/pe	Zon	ing	Location	-Ĉi	y Size	Parcel Size
		Irriga	tion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) 9
LCG			ACRES:	v	ALUE:		LCG				ACR	ES:		VAL	UE:
IRRIGATE	ED 1A1	-					ASSLA		G1			0.860			56,510
	1A						•		1G			0.130			170
	2A1							20	G1	84.340			109,220		
	2A							2	2G	35.160			45,530		
	3A1							30	G1	2.990					3,870
	3A							3	3G						
	4A1							40	G1	8.460					7,700
	4A							2	4G						
DRYLANI	) 1D1					5	Shelterbe	elt/Timb	per						
	1D							Accreti	on						
	2D1							Was	ste		:	2.090			420
	2D							Otl	ner						
	3D1					AG L	AND T	ГОТА	$\mathbb{L}$			4.030		3	23,420
	<b>3</b> D							Roa	ds		:	2.980			
	4D1						F	arm Si	tes						
Control of the Contro	4D					•	Н	ome Sit	tes						
							F	Lecreati	on						
	wellings		1882.					Oth							
Outl	ouildings		16.80			Noi	n-AG	ГОТА	$\mathbf{L}$			2.980			
	. 1.			• (1				r	n -		,	(7 )			-

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	-
Assessor Comments and Reason for Adjustment:		
WD; TRANSFER TO A FAMILY TRUST		
Comments from	Comments:	
001006500 001010200		
		(Continue on back)

### NEBRASKA

### **Real Estate Transfer Statement**

145

FORM **521** 

Good Life. Great Service.

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

•	If additional s	pace is	needed,	add an	attachment	and identify	the applicable ite	em 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 Yr. 2021 2021 2 6 WEBSTER - 91 Day 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gene A. Robb, Trustee of the Gene A. Robb Family Grantor's Name (Seller) Gene A. Robb and Deloris J. Teachworth Robb Street or Other Mailing Address 1304 Montana Street Street or Other Mailing Address Trust Dated June 2, 2021, 1304 Montana Street City Superior Zip Code 68978 City Superior State State Zip Code 68978 Phone Number (402) 257-4985 Phone Number (402) 257-4985 Is the grantee a 501(c)(3) organization? **√** No Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Industrial Single Family Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational Distribution Conservator Land Contract/Memo Other 8 Type of Deed Partition Sheriff Bill of Sale Easement Corrective Lease Personal Rep Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure ✓ Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Gift Auction Easement Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. No. ✓ Yes ☐ No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Other Transfer to Trust ✓ Yes Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Self Grandparents and Grandchild Brothers and Sisters Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$381,000 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes \_ Yes √ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Route Gene A. Robb, Trustee Webster County, Nebraska 1304 Montana Street Superior, NE 68978 18a ✓ No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) SEE ATTACHMENT "A" 21 If agricultural, list total number of acres transferred in this transaction 22 0.00 23 Was non-real property included in the purchase? 0,00 Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . . 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 257-4985 Gene A. Robb, Trustee Print of Type Name of Grantee or Authorized Representative Phone Number Grantee 6/3/21 Title Signature of Grantee or Authorized Representative Date For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data \_ Day 11 Yr. عا Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

#### GENE A. ROBB

#### ATTACHMENT "A"

South Half of the Southwest Quarter (S1/2 SW1/4) and West Half of the Southeast Quarter (W1/2 SE1/4) of Section Thirteen (13), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M. in Webster County, Nebraska, EXCEPT that portion taken by the Courtland Canal and subject to easements of record; and EXCEPT ALSO the North 50 acres of the West Half of Southeast Quarter (W1/2 SE1/4) of said Section 13-1-9;

The Northeast Quarter (NE1/4) of Section Twenty-three (23), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, less such rights as may exist for one square acre of land in the Southeast corner of said Northeast Quarter (NE1/4), and subject to road right of way;



### **Certificate of Exemption – Deeds to Trustees**

• Documentary Stamp Tax - Neb. Rev. Stat. § 76-902

, SEC	CTION 1
Grantor of instrument and Trust	
Gene A. Robb and Deloris J. Teachworth I	Robb
Gene A. Robb, Trustee of the Gene A. Ro	
NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
TABLE CONTROL OF THE	
SEC	CTION 2
Does a trust document exist which sets forth the grantor, the trust of the real property transfer?	· · · · · · · · · · · · · · · · · · ·
	- Lumal
	nade directly from the grantor to the beneficiaries of the trust.
Deeds to property transferred by or to the U.S., the State	
which do not extend or limit existing title or interest.	, correct, modify, or supplement a deed previously recorded, but
<ul> <li>Deeds without actual consideration between: husband an marriage); or parent and child.</li> </ul>	d wife; ex-spouses (conveying property acquired or held during the
corporation or interest in the partnership or LLC are ow member of that family, related to one another within the f spouses. No consideration is given other than the issuance the family members or the return of the stock to the corpo in dissolution of the interest in the partnership or LLCs.	limited liability company (LLC). All the shares of stock of the med by members of a family, or a trust created for the benefit of a fourth degree of kindred according to the rules of civil law, and their e of stock of the corporation or interest in the partnership or LLC to oration in partial or complete liquidation of the corporation or deeds. To qualify for the exemption for family corporations, partnerships, the corporation or partnership and not in the name of the individual
Deeds of partition.	
	or transfers of the assets of a corporation pursuant to the plans of A copy of this plan must be presented to the register of deeds before
<ul> <li>Deeds made by a subsidiary corporation to its parent corp of the subsidiary's stock.</li> </ul>	oration for no consideration other than the cancellation or surrender
Cemetery deeds.	
Mineral deeds.	
Deeds executed pursuant to court decrees.	
Deeds which release a reversionary interest, a condition su	bsequent or precedent, a restriction, or any other contingent interest.
Deeds of distribution executed by a personal representa intestate succession.	tive conveying to devisees or heirs property passing by testate or
Deeds transferring property located within the boundarie American residing on an Indian Reservation in Nebraska	s of an Indian Reservation where the grantor or grantee is a Native
Deeds which convey property held in the name of any partner in the partnership or member of the LLC, or to his	rtnership or LLC, which is not a family partnership or LLC, to any is or her spouse.
Easements.	9



### **Certificate of Exemption – Deeds to Trustees**

Page 2

#### **SECTION 3**

I hereby certify that I am familiar with all of the relevant details of the real estate transaction described above, and if the transaction were made directly from the grantor of the trust to the beneficiaries of the trust, it would be exempt from documentary stamp tax as indicated above.

I further certify that documentation of the trust that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue.

sign

Signature

Grantors

Title

Date Date

Signature

File this Certificate of Exemption with the Real Estate Transfer Statement, Form 521, when exemption #19 is claimed in Item 25 on the Form 521.

www.revenue.ne.gov/PAD or 402-471-5984

BOOK <u>2021</u> PAGE 1563

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 11 day of 1000 A.D., 2021 at 2.50 o'clock A.M. Recorded in Book 2021 on Page 1503-150 County Clerk

200 Comp Assessor Carded

Prepared by and return to: Steven B. Fillman, #20066 507 N. Lincoln Avenue York, NE 68467

#### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, or We,

GENE A. ROBB and DELORIS J. TEACHWORTH ROBB, Husband and Wife.

herein called the grantor whether one or more,

in consideration of One Dollar (\$1.00) and other good and valuable consideration

received from grantee, do hereby grant, bargain, sell, convey and confirm unto

GENE A. ROBB, TRUSTEE OF THE GENE A. ROBB FAMILY TRUST DATED JUNE 2, 2021

herein called the grantee whether one or more, the following described real property in

Webster County,:

South Half of the Southwest Quarter (S1/2 SW1/4) and West Half of the Southeast Quarter (W1/2 SE1/4) of Section Thirteen (13), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M. in Webster County, Nebraska, EXCEPT that portion taken by the Courtland Canal and subject to easements of record; and EXCEPT ALSO the North 50 acres of the West Half of Southeast Quarter (W1/2 SE1/4) of said Section 13-1-9;

The Northeast Quarter (NE1/4) of Section Twenty-three (23), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, less such rights as may exist for one square acre of land in the Southeast corner of said Northeast Quarter (NE1/4), and subject to road right of way;

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

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seised of said premises; that they are free from encumbrance

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.

Dated: June 2, 2021

Gene A. Robb

Alloris J. Teachworth Robb

STATE OF NEBRASKA	)	
	)	SS.
County of York	)	

The foregoing instrument was acknowledged before me on June 2, 2021 by Gene A. Robb and Deloris J. Teachworth Robb, husband and wife.

GENERAL NOTARY - State of Nebraska STEVEN B. FILLMAN My Comm. Exp. November 10, 2021

Notary Public

Prepared by and return to: Steven B. Fillman, #20066 507 N. Lincoln Avenue York, NE 68467

### **CERTIFICATION OF TRUST**

STATE OF N	
County of Yo	) ss. ork )
through 30-3	Certification of Trust is provided pursuant to NEB. REV. STAT. §§ 30-38,102 88,106, inclusive. The undersigned, being the sole trustee of the Gene A. Trust dated June 2, 2021 ("Trust") being first duly sworn, deposes and says:
1.	EXISTENCE OF TRUST. The trust is in existence and consists of:
	An inter vivos trust which was executed on June 2, 2021.
	A testamentary trust, with the date of death of the decedent being
2.	IDENTITY OF GRANTOR, SETTLOR OR TESTATOR. The: (choose one)
	Grantor
	Settlor
	Testator
	of the trust <u>is Gene A. Robb</u> .
3.	CURRENTLY ACTING TRUSTEE. Gene A. Robb is the current acting trustee of the trust.
4.	POWERS OF TRUSTEES. Following or attached to this Certification of Trust is a list of the powers of the trustees of the trust:

All powers granted to a trustee by the terms of the NEB. REV. STAT. §§ 30-3880 and 30-3881 and additional powers as specified in the Trust Agreement.

**5. RESTRICTIONS IMPOSED UPON TRUSTEES.** Following or attached to this Certification of Trust is a list of the restrictions imposed upon the trustees of the trust in dealing with assets of the trust:

#### **NONE**

- **A.** NAME OF SUCCESSOR TRUSTEE(s). If Gene A. Robb dies or is unable or unwilling to serve, then Heritage Bank, Aurora, Nebraska shall serve as Successor Trustee.
  - B. METHOD OF CHOOSING SUCCESSOR TRUSTEE(s). Successor Trustee(s) of trust are chosen as follows:

If no successor trustee nominated by the trust agreement is willing or able to act or to continue to act as successor trustee, a qualified corporate trustee or individual(s), which has indicated his, her, their or its willingness to act as successor trustee(s), shall be selected by a majority of the current adult income beneficiaries of the trust involved to act as successor trustee.

		inversed to dot de edecessor tradice.
7.		CABILITY / IRREVOCABILITY OF TRUST. The trust is: ose one)
	X	Revocable
		Irrevocable.
	and <u>G</u>	ene A. Robb holds the power the power to revoke said trust.
8.		cise of Powers by Trustee(s). use one)
		All of the currently acting trustees must exercise identified powers of the trustee.
	X	Less than all of the currently acting trustees may act to exercise identified powers of the trustee in accordance with the Powers set forth above.
9.	IDENTI	FYING NUMBER. The tax identification number of the trust is:
	X	Social Security Number: 515-42-3619.
		Employer Identification Number:

**10. BENEFICIARIES.** Following is a list of beneficiaries of the trust and their relationship to <u>Settlors</u>

Name of Beneficiary

Relationship

Gene A. Robb

Settlor

Contingent Beneficiaries

Karla K. Robb

Daughter

Darin E. Robb

Son

Faith Sequoia Robb

Granddaughter

Brendyn Forrest Robb

Grandson

- **11. ESTABLISHMENT OF TRUST.** The trust was established in the State of Nebraska on <u>June 2, 2021.</u>
- 12. TITLE TO TRUST ASSETS. Title to assets of the trust is to be taken in the following form: Gene A. Robb, Trustee of the Gene A. Robb Family Trust dated June 2, 2021, or successors in trust thereunder.
- **13. ACKNOWLEDGMENT.** The trust has not been revoked or amended to make any representations in this Certification of Trust incorrect and the trustee signing this document is the acting trustee.

Gene A. Robb, Trustee

SUBSCRIBED AND SWORN to before me on this 2<sup>nd</sup> day of June, 2021.

GENERAL NOTARY - State of Nebraska STEVEN B. FILLMAN My Comm. Exp. November 10, 2021

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ook	Page		3.56	Sale	e Date	249 di	14.077		Settler Green	S	cho	ol Dis	trict C	ode	e			
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	lie.	Constr	uction Date:	Con	structio	n Dat	e: 19	00			struct			O1163						
		American Contraction	Floor:	Floo	r Sq. Ft	. :	9:	28			or Sq.					<del></del>			·	
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	(103) ☐ Split Level					(40) □ Good							nfor	ced Co	ncrete ]	Frame	e			
(104) 🗆 1 1/2		<del></del>					y Good			(3)		Ma	sonr	y Bear	ing Wal	ls				
(111)  Bi-L				(60) □ Excellent								Wo	od o	r Steel	Frame	i Ext	. Wall	s		
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# DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

**FORM** 521

• To be filed with the Register of Deeds. •	**In deficional space is needed, and an attachment and identify the applicable term number.  The deed will not be recorded unless this statement its signed and items 1-25 are accurately comunity Name  2 County Number  Select County & County Number  Granteey Name, Address, and Telephone (Please of the Number Interests Numb	
The deed will not be recorded unless this staten	nent is signed and items 1-25 are accurately completed	atad
County Number		
5	/ /-	_ Day 10 Yr 21
	Grantee's Name (Buver)	
Street or Other Mailing Address	Street or Other Mailing Address	
City D 1010 State 5 Zip Code	1120 HW4 136	
	Reaunid NE	689%
402-257 -768L		rganization? Yes N. (a) foundation? Yes N.
·	Email Address	103
7 Property Classification Number. Check one box in categories A and B. Check	C if property is also a mobile home.	<u> </u>
(A) Status		(C)
I Inimproved	Mineral Interests-Nonproducing State Ass	
Agricultural	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator		
Bill of Sale Corrective		Other
Cemetery Death Cortificate Transfer D #		
9 Was the property purchased as 10 Type of Transfer Distribution 1	Valiality Valiality	T
(I.R.C. § 1031 Exchange)		Transfer on Death Trustee to Beneficiary
Court Decree   Exchange   Gra		Other (Explain)
	12 Was real estate purchased for same use	? (If No, state the intended use.
		Other
14 What is the current market value of the real property?		and interest rate \
3,300	Yes	- %
	17 Was transfer through a real estate agent or a title com-	pany? (If Yes, include the name
40 Add (D )		\(\infty\)
28 N Seward St	19 Name and Address of Person to Whom the Tax Statem	ent Should be Sent
Red Claud NE 128970	Samo an a holo	
18a No address assigned 18b Vacant land		
20 Legal Description		
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed		1200 0
23 Was non-real property included in the purchase?	enter dollar amount and attach itemized list.) 23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1200 9100
· ·	<u> </u>	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true	e, complete, and
sign Print or Type Name of Grantee or Authorized Representative		Phone Number
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use O	altr.	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 6 Day 11 Yr. 21 \$ 4.50	BK 2021, Pa 1568	
Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017		eb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of 14.0. A.D., 2031, at 4.01 o'clock PM. Recorded in Book 2021 on Page 1568-1570

Comp\_\_Assessor\_\_Carded\_\_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-11-21
\$ 4.50 By 05

Prepared By

Sharon Sedano 15 N Seward St Red Cloud, Nebraska 68970

### After Recording Return To

Brandon W Noble 1120 hwy 136 red cloud, Nebraska 68970

Space Above This Line for Recorder's Use

### NEBRASKA GENERAL WARRANTY DEED

State of Nebraska

webster County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of one thousand two hundred dollars Dollars (\$1,200.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Sharon Sedano, a single individual, residing at 15 north seward st, red cloud, Nebraska, 68970.

The receipt whereof is hereby acknowledged, the undersigned hereby grants, bargains, and sells to brandon noble, a single individual, residing at 1120 hwy 136, red cloud, Nebraska, 68970 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or the following described real estate, situated in webster County, Nebraska, to-wit:

lots 42 43 44 block 3 Garber's second addition red cloud

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor's Signature

Date June 10 2021

Sharon Sedano 15 north seward st, red cloud, Nebraska, 68970

### NOTARY ACKNOWLEDGMENT

State of Nebraska)	
County of webster)	
I, the undersigned, a Notary Public in said County, in said  School School whose names are sign known to me, acknowledged before me on this day that, be instrument, they, executed the same voluntarily on the day Given under my hand this 11 day of	gned to the foregoing instrument, and who is eing informed of the contents of the the same bears date.
Notary Public (SEAL)	GENERAL NOTARY - State of Nebraska  Katie Ord
My Commission Expires: Feb 12 2024	My Comm. Exp. Feb. 12, 2024

### Agricultural Land Sales Worksheet

Cnty No. Bo	ok Page	Sale	Date :	School District Code											
91 20	21 1576	6/9/	2021	Base:	91-00	02	Aff	filiat	ed:		Unit	ied:			
Location ID	Sale Number	Useability	& Code#					Pa	ircel N	umber					
002004700	147	4	05	GeoCde	Twn	n Rng S		ect Qrt		Subdiv	Area	Area Blk		Parcel	
· D	ate of Sale Assessed	Value	west of the	4245	11	2	27 0 00000		1 000		976	55			
Land	Improvements	To	otal	Date of Sale Property Classification Code											
3,542,770		3,5	42,770	Status Property Type			уре	Z	oning	Location	Ci	y Size	Parcel	Size	
	Irrigation Type:			A) 2 B) 05				C)	5	D) 3	E)	0	F) S	HANDER-CORD	
LCG	ACRES:	VAI	UE:		T.CG				ACB.	FC.		VAL			
IRRIGATED 1A1					ASSLA			A S MELLON		9.440			.93,5	25	
1A	86.390	3	95,665				1G		2	8.000		36,2			
2A1	48.600	2	22,590		2	G1		4	1.100			53,2	25		
2A	256.720	1,1	21,860				2G		6	4.400		-	83,4	00	
3A1	4.000		17,040			3	G1								
3A				3G								,			
4A1	35.200	1	48,895	4G1											
4A	222.590	9	41,560			_	4G		_						
DRYLAND 1D1					Shelterbe	lt/Timl	oer								
1D	23.430		57,875			Accreti	on								
2D1	5.420		13,415			Wa	ste		<u>.</u>	6.300			1,26	50	
<b>2</b> D	67.070		45,880			Otl									
3D1	7.000		15,225	AG L	AND T	ГОТА	$\mathbf{L}$	-		7.810		3,5	42,77	70	
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### NEBRASKA ' Good Life, Great Service.

### **Real Estate Transfer Statement**

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

147

FORM **521** 

. If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer Mc. 06 Day 09 06 WEBSTER - 91 09 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Rocking JK, LLC, a Nebraska limited liability company See Attached Street or Other Mailing Address 1101 12th Street, P.O. Box 329 Street or Other Malling Address 1101 12th Street, P.O. Box 329 State NE Zip Code 68818 City Aurora Zip Code 68818 Aurora NE Phone Number (402) 694-3136 √ No √ No Phone Number (402) 694-3136 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family √ Agricultural Mineral Interests-Producing Exempt [] IOLL 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 **V** Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate ☐ Sale Trustee to Beneficiary Exchange Buyer Seller V No Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain) LLC 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ₹ Yes √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes □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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$3,118,955 Yes **V** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Yes √ No of the agent or title company contact.) Yes √ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Steven J. Arnett Rural Webster County Heritage Bank 1101 12th Street, P.O. Box 329 18a No address assigned 18b Vacant land Aurora, NE 68818 20 Legal Description (Attach additional pages, if needed.) See Attached 21 If agricultural, list total number of acres transferred in this transaction. 1120 ± 22 Total purchase price, including any liabilities assumed . . . . . . 22 0.0023 Was non-real property included in the purchase? Yes Wo (If Yes, enter dollar amount and attach itemized list.) (see instructions). 23 000 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5 (b) 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 E. Sullivan (402) 462-2119 Printer Type Name of Grantes of Authorized Representative Phone Number sign Attorney Signature of Grantee or Authorized Representative here Title Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

#### 5 Grantor's Name:

Heritage Bank, Successor Trustee of the Joy P. Uden Revocable Trust

### 20 Legal Descriptions:

The Northeast Quarter (NE1/4) and the South One-half (S1/2) of Section Twenty-seven (27), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

The North One-half of the Northwest Quarter (N1/2NW1/4) and the Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

The Southeast Quarter (SE1/4) of Section Thirty-four (34), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

The Northeast Quarter (NE1/4) of Section Thirty-four (34), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

The North Half of the Southeast Quarter (N1/2SE1/4) of Section Twenty-eight (28), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Index	
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NEBRASKA DOCUMENTARY STAMP TAX Date: 06/14/21

\$ Ex05b By AS Bk 2021, Pg 1576

State of Nebraska County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of June A.D., 2021, at 10:05 o'clock AM. Recorded in Book 2021 on Pages 1576-1577

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

Michael E. Sullivan, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309

#### TRUSTEE'S WARRANTY DEED

Heritage Bank, Successor Trustee of the Joy P. Uden Revocable Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to Rocking JK, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201);

See Exhibit A attached hereto.

GRANTOR covenants with GRANTEE that GRANTOR (1) is lawfully seised of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: June

Trustee of the Joy P. Uden

Revocable Trust

STATE OF NEBRASKA ) ss: COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on June Arnett, Trust Officer of Heritage Bank, Successor Trustee of the Joy P. Uden Revocable Trust.

> GENERAL NOTARY - State of Nebraska MICHAEL E. SULLIVAN My Comm. Exp. June 21, 2022

#### Exhibit "A"

### Webster County Real Estate

The Northeast Quarter (NE1/4) and the South One-half (S1/2) of Section Twenty-seven (27), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

The North One-half of the Northwest Quarter (N1/2NW1/4) and the Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

The Southeast Quarter (SE1/4) of Section Thirty-four (34), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

The Northeast Quarter (NE1/4) of Section Thirty-four (34), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

The North Half of the Southeast Quarter (N1/2SE1/4) of Section Twenty-eight (28), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

### Agricultural Land Sales Worksheet

Cnty No.	Во	ok -	Page		Sale Date				S	cho	ol Dist	rict Code				
91	20	21	1579		6/10/2021	Base:	65-00	11	Aff	iliate	ed:		Unit	řed:		
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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	, 100
Assessor Comments and Reason for Adjustment:		
WD		
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### NEBRASK,

Good Life, Great Service.

### Real Estate Transfer Statement

**FORM** 521

 To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number DEPARTMENT OF DEVENITS 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 Date of Deed 2021 WEBSTER - 91 Mo. 06 Day 10 Yr. 05 21 Yr. 2021 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Luke P. Sheltrown and Brenna H. Sheltrown Donald A. Sheltrown and Sherika A. Sheltrown Street or Other Mailing Address 112 W. 3rd St. Street or Other Mailing Address 1070 Road 2100 City Zip Code 66441 City Guide Rock Junction City NE NE 68942 Phone Number √ No √ No Phone Number (402) 257-7362 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address N.A 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty 9 Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (LR.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate **√** Sale Trustee to Beneficiary Buyer ☐ Seller ✓ No Court Decree Exchange Grantor Trust Satisfaction of Contract Other (Explain) Partition 11 Was ownership transferred in full? (If No, explain the division.) Was real estate purchased for same use? (If No, state the intended use.) √ Yes ☐ No √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$48,000 Yes **V** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes <u>Adams Land Title Co.</u> No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1070 Road 2100 See Grantee Guide Rock, NE 68942 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 48.000!00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 48,000100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Danielle L. Kelley (402) 463-4198 Print or Type Name of Grantee or Authorized Representative Phone Number **Escrow Closing Agent** 06-10-2021 Signature of Grantee or Authorized Repres Title here 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 50 \$ Day Nebraska Department of Revenue

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

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

#### Exhibit "A"

A tract of land in the Northwest Quarter (NW¼) of Section Sixteen (16), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at a point 1,293.5 feet, more or less, South of the northwest corner of said NW¼; thence East a distance of 314 feet, more or less; thence South a distance of 300 feet, more or less; thence West a distance of 314 feet, more or less; thence North a distance of 300 feet, more or less, to the Point of Beginning.

Index Computer Assessor Carded		KA DOCUMENTARY STAMP TAX Date: 06/14/21 .00 By AS	State of Nebraska ss. County of Webster sss.  Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of June A.D., 2021, at 11:04 o'clock AM. Recorded in Book 2021 on Page 1579  Course Petsch County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded
;	Return To: Adams Land Title Company, P.O. Bo:	c 1347, Hastings, NE 689 anty Deed	02
The state of the s	The Grantors, <b>DONALD A. SHELTROWN AN</b> One Dollar and other valuable consideration, the <b>LUKE P. SHELTROWN AND BRENNA H</b> tenants not as tenants in common, whether one of in Neb. Stat. 76-201):	receipt of which is here. SHELTROWN, HUS	eby acknowledged, conveys to  BAND AND WIFE, as joint
on different amountains for a second and a second	A tract of land in the Northwest Quart Two (2) North, Range Nine (9) West of described as follows: Commencing at a northwest corner of said NW1/4; thence thence South a distance of 300 feet, mo more or less; thence North a distance	of the 6th P.M., Webste point 1,293.5 feet, more East a distance of 31 re or less; thence West;	er County, Nebraska, e or less, South of the 14 feet, more or less; a distance of 314 feet,

(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

Donald A. Sheltrown

\_, 2021, before me personally appeared Donald A. Sheltrown

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

Beginning.

assessments;

STATE OF NEBRASKA

COUNTY OF Geary

and Sherika A. Sheltrown.

On this 21 day of May

REBECCA I. CARRIGAN
Notary Public - State of Kansas
My Appt. Expires 2-23-25

GRANTORS covenant with GRANTEES that GRANTORS:

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

## Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale	Date				School District Code										
91	20	21	1594		6	/1/	2021	Bas	e: 0:	1-0	123		Affi	liated:	222.4794		1	Unified:			
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(103) □ Spli				(40	) 🗆	Goo	od				(2)		Re	inforced	Сс	ncrete Fr	ame				
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### **Real Estate Transfer Statement**

**FORM** 521

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

	The deed will not be r	ecorded unless this sta	atemen	t is signed and i	tems 1-25 are accu	rately completed	
1 County Name	2 County N	lumber		3 Date of Sale/Tra	1 102 X 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4 Date of Deed	2/
[	WEBSTER - 91				y <u>2</u> Yr. 21		21 Yr. 2
Grantor's Name, Ac	ddress, and Telephone (Please	Print)		6 Grantee's Name (E	e, Address, and Teleph	none (Please Print)	
Wesley and Lis	a Rae Pawlowski			Julita Borja a	and Alarissa Bor	ja-Gomez	
Street or Other Mailing PO Box 660	J Address			Street or Other Ma 223 W France	ailing Address Ces St		
City Edgemont	State SD	Zip Co 57	ode 7735	City Bladen	PPR COLPRES - POSITION	State NE	Zip Code 68928
Phone Number				Phone Number		ee a 501(c)(3) organi	zation? Yes ✓ No
Email Address				Email Address	If Yes, is the	grantee a 509(a) fou	ındation?
7 Property Classifica	ation Number. Check one box	in categories A and B. Ch	eck C if	property is also a	mobile home.		
(A) Status			(B)	Property Type			(C)
Improved	Single Family	Industrial		Mineral Interests	-Nonproducing	State Assessed	Mobile Home
✓ Unimproved	Multi-Family	Agricultural		Mineral Interests	-Producing	Exempt	_
IOLL	Commercial	Recreational					
8 Type of Deed Bill of Sale	Conservator	Distribution	=	d Contract/Memo	Partition	Sheriff	Other
Cemetery [	Corrective  Death Certificate - Transfer of	Easement  Death Executor	Lea Min		Personal Rep. Quit Claim	_ Trust/Trustee √ Warranty	
9 Was the property p	urchased as 10 Type of Tr		Foreclo				ransfer on Death
part of an IRS like-l (I.R.C. § 1031 Exch	kind exchange?		Gift	Life Esta			rustee to Beneficiary
☐ Yes ✓	No Court D	Decree Exchange	Granto	r Trust Partition	_	=	ther (Explain)
	sferred in full? (If No, explain the No	e division.)					No, state the intended use.
					✓ Yes  No		
Yes Vas the transfer bet	ween relatives, or if to a trustee			ives? (If Yes, check artnership, or LLC			A Nacional
	Brothers and Sisters	- = '		arthership, or LLC	Self Spouse	Oth	er
	Ex-spouse		and Ch		Step-parent and	d Step-child	
14 What is the current n	market value of the real property				age assumed? (If Yes, s		interest rate )
\$1,000					✓ No \$		%
16 Does this conveyand	ce divide a current parcel of land	1?			rough a real estate age title company contact.)		? (If Yes, include the name
18 Address of Property				000	ress of Person to Whom		Should be Sept
Lots 3 and 4, Bloc	ck 5, First Addition to Blac	den, Webster County, i		same as Gran		Tine lax otalement o	should be Selft
18a No address ass	signed 18b Vacant la	nd					
20 Legal Description	signed 100 T vacant la						
	d Four(4), Block Five(5),	first Addition to Blade	n Ma	heter County N	IE		
2010 111100(0) 4111	a r car(+), Block r rvc(o),	mot Addition to blade	, , , , , , , , , , , , , , , , , , ,	bater County, N	IL.		
21 If agricultural, list tota	al number of acres						
22 Total purchase pr	ice, including any liabilities					\$	1 200 00
The second secon	,					22	1,800,00
*****	perty included in the purcha	,			and attach itemized I	ist.) 23	
24 Adjusted purchase	e price paid for real estate (	line 22 minus line 23)				24	1,800 00
	exempt from the documentar						
correct, a	der penalties of law, I declare and that I am duly authorized to	that I have examined this st sign this statement.	tatemen	t and that it is, to th	e best of my knowledg	ge and belief, true, co	omplete, and
	J McCracken	_ 1					(402) 746-3613
sign Print or T	ype Name of Grantee or Author	ized Representative					Phone Number
					Attorney		06/19/21
nere ' Signature	of Grantee or Authorized Repr	esentative	Т	ïtle			Date ( '/
		Register of Deed's U	lse Onl	у			For Dept. Use Only
26 Date Deed Recorded	27 Value of S	tamp or Exempt Number		28 Recording Data	10 1701		
Mo Day Nebraska Department of Reve	— II			BKaoa	1, ta 1594	Authorized by Mr.	lev. Stat. §§ 76-214, 77-1327(2)
Form No. 06 260 2000 6 0016	Dou Cunemades OC OCO CCCC D	2.2017			,	Authorized by Neb. F	iev. Jiai. 99 /0-214, //-132/(2)

State of Nebraska Ss. County of Webster

Comp

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of 14. A.D., 20 21, at 1:30 o'clock P.M. Recorded in Book 202 on Page 1544 County Clerk

\_Carded\_

	1
NEBRASKA DOCUMENTARY	١
STAMP TAX	١
Date 6-14-21	١
Date	ı

BOOK 2021 PAGE 1594

### JOINT TENANCY WARRANTY DEED

Wesley M. Pawlowski and Lisa Rae Pawlowski, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Julita Borja, a single person, and Alarissa Borja-Gomez, a married person, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Three (3) and Four (4), Block Five (5), First Addition to Bladen, 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.

Wesley M. Pawlowski

Lisa Nae Pawiows

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May 21, 2021, by Wesley M. Pawlowski, a married person.

Comm. expires

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

Motory Public

STATE OF SOUTH DAKOTA, COUNTY OF PARIAGEON) ss.

The foregoing instrument was acknowledged before me on May 24, 2021, by Lisa Rae Pawlowski, a married person.

Comm. expires 17-27-2023

Notary Public

AUBLIC

Cnty No.	Во	ok	Page		Sale	Date	1.0				Scl	hool Dis	trict Cod	e =					
91	20	21	1595		6/14	/2021	Base: 9	1-	0002	2 .	Affil	iated:	VIII	Uni	Unified:				
Location	ID	Sale	Number	Useability & Code #							Parcel N	Number	mber						
0001180	002		150		1		GeoCde	Tw	n F	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
	Date of Sale Assesse			l Va	lue		4491				00	0	10005		031	0000			
Land		Imp	provements		To	otal			Date	of S	ale I	Property	Classific	assification Code					
	280		19,41	5		19,695	Status		Propert	ty Typ	oe	Zoning	Location	ı Ci	ty Size	Parcel Size			
Assessor Lo	Assessor Location: RED CLOUD (RC)					A) 1	E	3) (	03		C) 3	D) 1	E)	6	F) 1				
Residen						Residential							Comme	cial					
	Mul	tiple Im	provements:	Mult	tiple. Improv	ements.:			Mult	tiple. I	Impro	vements.:							
		Consti	ruction Date:	Cons	struction Dat	e :			Cons	structi	on Da	ite :	1900						
			Floor:	Floo	or Sq. Ft. :				Floo	or Sq. 1	Ft.:	2	2,305						
		Buildir	ig Cost New:	Cost	t :				Cost	t:		321	L,135						
Single Family	Style:	mark and a second		Res	sidential Co	ndition:	N ALCOHOL		Con	nmer	cial (	Occupano	cy Code:						
(100) □ Mo		ne		(10)  Worn Out					Prin	Primary: 350 Other1: Other2:									
(101) 🗆 One	Story			(20)   Badly Worn					Con	Commercial Construction Class: 3									
	Story			(30)	) 🗆 Ave	erage			(1)		Fire	proof Stri	uctural Stee	l Fram	2				
	t Level			(40)	) 🗆 Go	od			(2)		Reir	nforced C	oncrete Fra	me					
(104) 🗆 1 1/						y Good			(3)	눞	Mas	onry Bea	ring Walls						
(111) □ Bi-I				(60)	) 🗆 Exc	ellent			(4)				el Framed E	xt. Wa	lls				
(106) □ Oth							(5)												
Townhouse or	_	Style:		Residential Quality:					(6) Pole Frame										
(301) □ One				(10)  Low						t Ran		20		Conditi	on: 20				
(302)   Two				(20)				+ ` <i>`</i>							Out				
(307) 🗆 1 1/2				(30)  Average				, ,	(20) 🗷 Average (20) 🛣 B										
(308)				(40) □ Good				(30)			ve Avera		(30) ☐ Average						
(309) 🗆 2 1/2		•		(50) Ury Good				(40)						Good					
(304) □ One				(60)	) 🗆 Exc	ellent				1					Very C				
(305) □ Two													(	60) 🗆	Excelle	ent			
Assessor's	The state of the s		- Control of the cont																
Assessor Co	mments	and R	leason for A	djus	stment:														
JTWD																			
	****																		
	-27						-												
Comments from C							omi	nents			2. W								
0001180		94 St. 110 St.						OIIII	nents	•									
											-								
															(Contin	ue on back)			

## NEBRASKA Good Life, Great Service.

### **Real Estate Transfer Statement**



FORM **521** 

Life. Great Service.

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

The deed will not be recorded unless this statement	is signed and items 1-25 are accuratel	y completed.	ALL VIII AND					
1 County Name 2 County Number WBSTER - 91		Date of Deed	2021					
	Mo. O5 Day 2021 Mo. O5 Day 2021  6 Grantee's Name, Address, and Telephone (Please Print)							
	Grantee's Name (Buyer) Daniel S and Amber R Conway	(i lease i lilli)						
	Street or Other Mailing Address 741 N Seward St							
	MIN Walnus and American Committee of the Committee of	State	Zin Code					
DI N	Red Cloud	State NE 501(c)(3) organiza	Zip Code 68970					
		tee a 509(a) found						
Email Address KITK@rundlegeo.com  7 Property Classification Number. Check one box in categories A and B. Check C if p	conwayinsurance19@gmail.com	<u>.</u>						
(A) Chahara	Property Type		(0)					
Improved	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed Exempt	(C)  Mobile Home					
Bill of Sale Corrective Easement Lease Cemetery Death Certificate – Transfer on Death Executor Miner		st/Trustee	Other					
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)    Yes   No	Life Estate Sale  Trust Partition Satisfaction of C	Trus	nsfer on Death stee to Beneficiary er (Explain)					
Yes No	12 Was real estate purchased for Yes No Insura	nce office	, state the intended use.)					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relative								
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Par Brothers and Sisters Grandparents and		Other						
Ex-spouse Parents and Child		o-child						
14 What is the current market value of the real property?	5 Was the mortgage assumed? (If Yes, state t	he amount and in	terest rate.)					
16 Does this conveyance divide a current parcel of land?	Yes V No \$	- titl 0 /	%					
Yes No	7 Was transfer through a real estate agent or of the agent or title company contact.)	a title company? ( Yes	If Yes, include the name  No					
3 /h N Wonctor St	9 Name and Address of Person to Whom the Same as grantee)	Tax Statement Sh						
18a No address assigned 18b Vacant land								
20 Legal Description	O N. N. I.							
Lot 18, Block 31, Original Town of Red Cloud, Webste	er County, Nebraska.							
21 If agricultural, list total number of acres								
22 Total purchase price, including any liabilities assumed		22  \$	35,000,00					
23 Was non-real property included in the purchase? Yes No (If Yes, ente	r dollar amount and attach itemized list.)	23 \$	0,00					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$	35,000 00					
25 If this transfer is exempt from the documentary stamp tax, list the exemption nu	umber		•					
Under penalties of law, I declare that I have examined this statement a correct, and that I am duly authorized to sign this statement.		d belief, true, com	plete, and					
David B. Garwood Lory J. Recorder			(402) 746-3613					
Sign  Print or Type Name of Grantee or Adthorized Representative	Attorney	in the second se	Phone Number 06/14/21					
here Signature of Grantee or Authorized Representative Titl	<u>*</u> 1							
Register of Deed's Use Only			For Dept. Use Only					
26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28	B Recording Data							
Mo. 6 Day 19 Yr. 21 \$ 78. 15	BK 2021, Pg 1595							
Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017	Au	thorized by Neb. Rev	. Stat. §§ 76-214, 77-1327(2)					

State of Nebraska County of Webster  Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of Tune A.D., 20 al, at 1:34 o'clock P.M. Recorded in Book 2021 on Page 1595  The Potor A. County Clerk 10.00 Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 6-14-21 \$ 18.75 By an
JOINT TENANO	CY WARRANTY DEED
receipt of which is hereby acknowledged.	andle, husband and wife, GRANTOR, in AND AND NO/100 DOLLARS (\$35,000.00) convey to Daniel S. Conway and Amber R. is, GRANTEES, the following described real 01):
Lot Eighteen (18), Block Thirty-on County, Nebraska.	ne (31), Original Town of Red Cloud, Webster
encumbrances, except roads and highways legal power and lawful authority to convey the real estate against the lawful claims of	s, easements and restrictions of record; (2) have y the same; (3) warrant and will defend title to
Executed May <u>20</u> <sup>+</sup> , 2021.	
Kirk T. Rundle	Rebecca L. Rundle
STATE OF KANSAS, COUNTY OF Sec	wick ) ss.
The foregoing instrument was acknown by Kirk T. Rundle and Rebecca L. Rundle,	owledged before me on May 201, husband and wife.
Comm. expires 8/19/2024	Remindoes a Lit

Prepared by Garwood & McCracken, Lawyers

A JENNIFER C. SMIDIMITY Public Notary Public - State of Kansas My Appt. Expires 0/19/2024

Propared by Garwood & McCracken, Lawyers

Phone/Fax: (402) 746-401 North Webster Street, Red Cloud, NE 68970

Phone/Fax: (402) 746-3613

Page 1 of 1 Pages

DAVE:F:\WP\2021\RUNDLE\CONWAY.JTD 5/20/21

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	officient 1			S	School District Code								
91	20	21	1600	6/15	Base: 0	1-01	23	Aff	iliate	d:		Unit	ied:		CONTROL OF THE STATE			
Location	ID .	Sale	Number	Useability	& Code#	Parcel Number												
002008200			151	4 05		GeoCde	Twn	Twn Rng S		Sect   Qrt		Subdiv	Агеа	Blk	Pa	rcel		
Date of Sale Assessed			ale Assessed	Value		4245	3	11	8	3	2	00000	1	000	93	75		
Land		Imp	mprovements		Total		Date of S				perty	Classific	ation Code					
	,560				159,560	Status	Prop	erty Ty	pe Zoning Location				City Size Parcel Size					
		Irrigat	tion Type:	•		A) 2	B)	05		C)	5	D) 3	E)	0	HE HE BOARD	9		
LCĞ	18.3		ACRES:	· VAI	UE:	16.00	LCG			1	ACR	ES:		VAT	TF•			
IRRIGATE							ASSLA			CHECKLE CONT.		2.840	- 10 mm 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200	(2000) XXIII	3,6			
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	2A1							20	<b>3</b> 1						<u>-</u>			
	2A							2	2G									
	3A1					<b>31</b>												
	3A					3G			G									
	4A1					4G1												
	4A							4	G		4	4.970	995					
DRYLAND	1D1		48.560		.19,945	S	helterbe	lt/Timb	er									
	1D		5.420		13,385			Accretio	on									
	<b>2</b> D1					Waste												
	2D		0.880		1,915			Oth	er									
·	3D1					AG L	T QNA	OTA	L		75	5.880		1	59,5	60		
	3D							Road	ds		2	2.830						
	4D1						Fa	ırm Sit	es									
	4D		10.970		16,785		Но	me Site	es									
		Nacional programme (n					R	ecreatio	n									
	wellings							Oth										
Outb	uildings					Non	-AG T	OTA	L		2	2.830						
	4 Y •		4 C 3 D 1															

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; SALE BETWEEN PARENT & CHILD	
Comments from	Comments:
002008200	
	(Continue on back)

#### NEBRASKA Good Life, Great Service.

### **Real Estate Transfer Statement**

15

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	nt is signed and items 1-25 are accurately completed							
1 County Name 2 County Number	3 Date of Sale/Transfer  Mo. 06 Day 15 Yr. 2021  4 Date of Deed  Mo. 06 Day 15 Yr. 2021							
WEBSTER - 91  5 Grantor's Name, Address, and Telephone (Please Print)		ay15Yr2021						
	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buver)							
Grantor's Name (Seller) Meridith M. Engelhardt and Cheryl K. Engelhardt	Grantee's Name (Buyer) Timothy M. Engelhardt and Melanie Engell	nardt						
Street or Other Mailing Address 722 Road I	Street or Other Mailing Address 2272 Spur 91a							
City State Zip Code 48928	City Bladen NE	Zip Code 68928						
Phone Number (405) 756-1282	Phone Number (402) 756-1620 Is the grantee a 501(c)(3) organi If Yes, is the grantee a 509(a) for	zation? Yes No Yes No						
Email Address	Email Address	andation: les VIVO						
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.							
(A) Status	3) Property Type	(C)						
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed							
✓ Unimproved	Mineral Interests-Producing Exempt							
	and Contract/Memo Partition Sheriff	Other						
	ease Personal Rep. Trust/Trustee							
	ineral Quit Claim Warranty							
part of an IRS like-kind exchange?		ransfer on Death						
		rustee to Beneficiary Other (Explain)						
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If							
✓ Yes	Yes							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re								
	Partnership, or LLC Self Oth	ner						
Ex-spouse Parents and 0	and Grandchild Spouse  Child Step-parent and Step-child							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate )						
\$172,000	✓ Yes	5.00 %						
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S							
Rural Webster County, Nebraska	(Same as grantee)							
18a No address assigned 18b Vacant land								
20 Legal Description								
The West Half of the Northwest Quarter (W½NW¼ Range Eleven (11), West of the 6th P. M., Webster	) of Section Eight (8), Township Three County, Nebraska	(3) North,						
The same of the sa	Scarry, Nobracka.							
21 If agricultural, list total number of acres								
22 Total purchase price, including any liabilities assumed		120,000,00						
23 Was non-real property included in the purchase?  Yes  No (If Yes, 6	enter dollar amount and attach itemized list.) 23	į.						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 24	120,000 00						
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number .							
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.		omplete, and						
David B. Garwood		(402) 746-3613						
Print or Type Name of Grantee or Authorized Representative		Phone Number						
sign Suns	Attorney	06/15/2021						
here Grantee of Grantee or Authorized Representative	Title	Date						
Register of Deed's Use O		For Dept. Use Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 2 7 \( \)	28 Recording Data BK 2021 - 1600							
Mo. P Day Yr. A D .  Nebraska Department of Revenue		Rev. Stat. §§ 76-214, 77-1327(2)						
	, actionized by Neb. 1	33 IT, // 106/(E)						

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

BOOK 2021 PAGE 1600

-	NEBRASKA DOCUMENTARY STAMP.TAX
-	Date 6-15-2
1	\$ 270.00 By (1)

#### JOINT TENANCY WARRANTY DEED

Meredith M. Engelhardt and Cheryl K. Engelhardt, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) love and affection, receipt of which is hereby acknowledged, convey to Timothy M. Engelhardt and Melanie Engelhardt, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Northwest Quarter (W½NW¾) of Section Eight (8), Township Three (3) North, Range Eleven (11), West of the 6th P. M., Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, EXCEPT mortgage liens of record which Grantees assume and agree to pay, and 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 June \_/5 , 2021.

Meredith M. Engelhardt Cherft K. Engelhardt

Cherft K. Engelhardt

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on June \_/5\_\_, 2021, by Meredith M. Engelhardt and Cheryl K. Engelhardt, husband and wife.

Comm. expires 10-22-3052

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

Notary Public

Cnty No.	Bo	ook	Page		S	Sale D	ate					Sch	iool Dis	trict Coc	le		
91		21	1611		6/	14/2	2021	Base: 9	91-	0002	2	Affilia	ated:	100 Caracana Caracana	Un	ified:	Mys Film to Strategy, this septiment was now
Location	$\overline{\mathbf{D}}$ :	Sale	Number	Ū:	seabil	ity &	Code#					J	Parcel N	Number			
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	D	ate of S	ale Assessed	Val	ue			4371	2	270.652	L1	35	0	10025	CL SHIPPERSON	006	an or seed or early research
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PARKS CONSTRUCTION OF STREET	830	The state of the s	53,045	9/4 TO 194712	Na September		3,875	Status	S. 1	Property	Sayar S	244	Zoning	Locatio	1500 PF 16	ity Size	Parcel Size
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				The second		Re	esidential					~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		Comme			17 4
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Single Family	end de la contrata de la lactica de la compania	material control of the state o					lition: 3 (					cial O	ecupano	y Code:	w de		
(100) 🗆 Mol				(10)		Wom		SECTATE SOME OF A	(MARKET-TOTAL)	Prim	nary:	Eric Windows	Oť	her1:	PAPA (Producence agus	Other2:	MARKET TONE WELL OF
(101) <b>★</b> One	e Story			(20)		Badly '	Wom			Halland County	State and	cial C	Super Security of Statements	tion Class	· Logia		100 Page 1
(102) 🗆 Two	o Story			(30)	*	Averag	ge			(1)				uctural Ste	Orani Carrista Contrata	regarded to the action edge, we've upon	The Control of the second
(103) □ Spli	O3) □ Split Level (40) □ Good								(2)				oncrete Fr				
(104) 🗆 11/2	2 Story			(50)		Very C	Good			(3)		Masc	onry Bea	ring Walls		-	
(111) 🗆 Bi-L	Level			(60)		Excelle				(4)				el Framed		alls	
(106) □ Othe				A Pri						(5)		Meta	l Frame	and Walls			
Townhouse or	Duplex	Style:	describitions at visit sent business brown to a	SHARL WALLEY	trial years are seen and reserved	Construct to the second of the	ity: 40	a Change by the root and transfer over a constitution		(6)		Pole	Frame				
(301) □ One				(10)		Low				Cost	Ran	k:	Party Age		Condit	ion:	
(302) □ Two				(20)		Fair				(10)		Low				] Wom	
(307) 🛘 1 1/2				(30)		Averag	ge			(20)		Avera	age		(20)	] Badly	Worn
(308) □ Split				(40)	*	Good							ve Averaş	ge	(30) E	] Averaș	ge
(309) 🗆 21/2	<u>-</u>			(50)		Very G						High			(40) E	J Good	
(304) □ One				(60)		Excelle	ent	· · · · · · · · · · · · · · · · · · ·	*** *** ******************************			12.75 to 4			(50) E	l Very (	Good
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	mments	s and R	eason for Ad	just	ment:												
JTWD																	
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### NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**



FORM **521** 

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

	ent is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	1.1 2021							
WEBSTER - 91	Mo. 6 Day 14 Yr. 2021 Mo. 6 Day 14 Yr. 2021								
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)								
Robert P. Halliburton and Amber Dawn Jackson Halliburton	Weston Johnson and Justina Stevens								
Street or Other Mailing Address	Street or Other Mailing Address 621 N Chestnut St								
City State Zip Code	Red Cloud State Zip Code 68970								
Phone Number	Phone Number  Is the grantee a 501(c)(3) organize  If Yes, is the grantee a 509(a) four	ration? Yes No							
Email Address N/a	Email Address n/a								
7 Property Classification Number. Check one box in categories A and B. Check C									
(4) 0: 1	B) Property Type	(C)							
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home							
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt								
OLL Commercial Recreational									
8 Type of Deed Conservator Distribution	and Contract/Memo Partition Sheriff	Other							
	.ease Personal Rep. Trust/Trustee								
	Mineral Quit Claim Warranty								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	eclosure Irrevocable Trust Revocable Trust Tr	ansfer on Death							
Exchange) by buyer or seller?AuctionEasementGift	Life Estate Sale Tr	ustee to Beneficiary							
		ther (Explain)							
11 Was ownership transferred in full? (If No, explain the division.)  V Yes No	12 Was real estate purchased for same use? (If I	No, state the intended use.)							
	Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re									
	, Partnership, or LLC Self Oth	er							
	s and Grandchild Spouse								
Ex-spouse Parents and	Child Step-parent and Step-child								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)							
\$62,500	Yes	%							
16 Does this conveyance divide a current parcel of land?  Yes  ✓ No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.)    Yes GTA	(If Yes, include the name							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S								
621 N Chestnut St	Grantees								
Red Cloud, NE 68970	Grantees								
18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.)									
Lot Four (4) and the North Half of Lot Five (5), Block	k Six (6), leDuc's Addition to Red Clou	d. Webser							
County, Nebraska	(-),	a,							
, , , , , , , , , , , , , , , , , , , ,									
21 If agricultural, list total number of acres transferred in this transaction	·								
22 Total purchase price, including any liabilities assumed	22  \$	62,500.00							
23 Was non-real property included in the purchase?	<u> </u>	02,300.00							
Yes Vo (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)	\$	62,500 <u></u> 100							
25 If this transfer is exempt from the documentary stamp tax, list the exemption	on number .	-							
Under penalties of law, I declare that I have examined this statem		omplete, and							
correct, and that I am duly authorized to sign this statement.	2-	8-119.2983							
Print or Type Name of Grantee or Authorized Representative		Phone Number							
sign	Grantee	6//5/2021							
here Signature of Grantee or Authorized Representative	Title	Date							
Register of Deed's Use O	nly	For Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data								
Mo. 6 Day 15/2 \$ 141.75	RK2021 Palall								
Vehraska Department of Revenue	1 Ulace 10 10 1	L Otal 66 70 011 77 16 77							

State of Nebraska ss.	BOOK 2021 PAGE 1611
County of Webster 355.	
Entered on the numerical index and filed for record in the	
Clerk's office of said county this 15 day	
of Oline A.D., 2021, at 3:01	
o'clock PM. Recorded in Book 202	AICDDAOKA DOOLIACATADK
on Page	NEBRASKA DOCUMENTARY
<del>\$</del>	SJAMP IAX,
10.00 Lotoch County Clerk	Date 6-15-21
	18 141.75 BV US
IndCompAssessorCarded	
	By anness things from a surper
•	

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

#### JOINT TENANCY WARRANTY DEED

Robert P. Halliburton and Amber Dawn Jackson Halliburton, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Weston Johnson and Justina Stevens, 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):

Lot Four (4) and the North Half of Lot Five (5), Block Six (6), LeDuc's Addition to Red Cloud, Webster County, Nebraska

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

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

Executed 6/1	14/21	, 2021.		
Robert P. Hallibur	ton 6/14/21	to the	Amber Dawn Jackson 6/14/3/	Moure Hollaton
STATE OF KANS	SAS	)		
COUNTY OF S	EDGWICK	) ss. )		

The foregoing instrument was acknowledged before me on June / , 2021 by Robert P. Halliburton and Amber Dawn Jackson Halliburton, husband and wife.

NEILANY A. ROETZER
Notary Public, State of Kansas
My Appointment Expires
DS 103 125

Notary Public June 14th 20

Cnty No. Book Page	Sale Date	and the state of		Sch	ool Dis	rict Code					
91 2021 1623	6/15/2021	Base: <b>91</b> -	0002	Affilia	ated:		Unified:				
Location ID Sale Number	Useability & Code#		NG C	Ĵ	Parcel N	umber		Tr Security of			
000165900 153	1	GeoCde Tv	vn Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed	d Value	4491		00	0	10105	CONTRACTOR OF THE PARTY OF THE	005	0000		
Land Improvements	Total	192	Date of	Sale P	roperty	Classific	ation (	Code	L		
2,210 120,41	0 122,620	Status	Property 1	Cype	Zoning :	Location	Cit	y Size	Parcel Size		
Assessor Location: RED CLOUD (	RC)	- All and the second confidence of the	B) <b>01</b>	SA - C. SON FESS - SHENCE	) 1	D) 1	E)	6	F) 2		
	Residential	l l		188	CAN SAN	Commer					
Multiple Improvements:	Multiple. Improvements. :	COLUMN TO STREET, STATE OF STATES	Multipl	e. Improv	ements.:						
Construction Date:	Construction Date: 19:	10		ction Date							
Floor:			Floor S	q. Ft. :							
Building Cost New:	Cost: 257,15		Cost:								
Single Family Style: 101	Residential Condition: 35	5	Comm	ercial O	ccupanc	y Code:	na process	in new Sec	line and the		
(100)  Mobile Home	(10) □ Worn Out		Primar			nerl:		Other2:			
(101) 🗷 One Story	(20) 🗆 Badly Worn	<del></del>	Comm	ercial C	onstruct	ion Class:	Selena Selena		Signatura i		
(102)  Two Story	(30) 🗷 Average		(1)   Fireproof Structural Steel Frame								
(103)  Split Level	(40) 🖼 Good		(2) 1	☐ Rein	forced Co	oncrete Fra	me				
(104)  1 1/2 Story	(50) U Very Good					ring Walls					
(111)	(60) □ Excellent		gio.								
(106) □ Other						and Walls					
Townhouse or Duplex Style:	Residential Quality: 30	and the second	1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	□ Pole	CESTE THE CANADA CHARACTER						
(301)  One Story	(10)						onditio	V 2474 100 - 147 - 100			
(302) □ Two Story (307) □ 1 1/2 Story	(20) ☐ Fair (30) ★ Average		<del></del>	☐ Low				Worn (			
(308)  Split Level	(30) <b>★</b> Average (40) □ Good			Abor	age ve Averas	<u> </u>		Badly			
(309)  2 1/2 Story	(50)			□ Abov □ High	<del></del>	· · · · · · ·		Average Good	ge		
(304) ☐ One Story Duplex	(60)		1000 to 3	CTANAS N				Very C			
(305)  Two Story Duplex		Page 18		Martin Services		there we returned used		Excelle			
Assessor's Adjustment to Sale P			1 .	e salah di Salah		and the same of the	,o, <u> </u>	EMOCH	A11.		
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## NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

153

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	nt is signed and items 1-25 are accurately complet	ed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91 ▼	Mo. 6 Day 15 Yr. 2021 Mo. 6	Day
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Prin	it)
Grantor's Name (Seller) Jeffery J. Armstrong and Ashley C. Armstrong	Grantee's Name (Buyer) Teresa A. Vagi	
Street or Other Mailing Address		
1111 Hury 281	Street or Other Mailing Address 242 N Franklin St	
City State Zip Code NE 68970	City State NE	Zip Code 68970
Phone Number	Phone Number Is the grantee a 501(c)(3) org	
402-519-600 ( Email Address	405-701 - 7955 If Yes, is the grantee a 509(a)	
n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.	
(A) Status (E	) Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Asses	
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
IOLL Commercial Recreational		
	nd Contract/Memo Partition Sheriff	Other
	ase Personal Rep. Trust/Trustee	
	neral Quit Claim Warranty	
kind exchange (I.R.C. § 1031	losure Irrevocable Trust Revocable Trust	Transfer on Death
	Life Estate ✓ Sale	Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Grant  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract	Other (Explain)
Yes No	12 Was real estate purchased for same use?	(If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
		Other
	and Grandchild Spouse	Other
Ex-spouse Parents and C		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount a	and interest rate )
\$195,000	☐Yes ✓ No \$	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title compa	
Yes V No	of the agent or title company contact.)   Yes GTA	No
18 Address of Property	19 Name and Address of Person to Whom the Tax Stateme	nt Should be Sent
242 N Franklin St	Grantee	
Red Cloud NE 68970		
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20)	)), Twenty-one (21), Twenty-two (22), Twei	nty-three (23) and
Twenty-four (24), Block Five (5), Platt'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 Total purchase price, including any liabilities assumed	00   \$	
23 Was non-real property included in the purchase?		195,000.00
23 Was non-real property included in the purchase?  Yes V No (If Yes, enter dollar amount and attach itemized list ) (see	\$	195,000.00
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	nstructions)	
	nstructions)	195,000 <u>.00</u>
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	22	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see  24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this statement	number	195,000,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see  24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	number	195,000L00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see  24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.  Teresa A. Vagi	number	195,000,00 , complete, and 5-701-7455
Yes No (If Yes, enter dollar amount and attach itemized list.) (see  24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.  Teresa A. Vagi	number	195,000,00  , complete, and  - 701- 7455  Phone Number
Yes No (If Yes, enter dollar amount and attach itemized list.) (see  24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.  Teresa A. Vagi  Print or Type Name of Grantee or Authorized Representative	number  nt and that it is, to the best of my knowledge and belief, true	195,000,00 , complete, and 5-701-7455
Yes No (If Yes, enter dollar amount and attach itemized list.) (see  24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.  Teresa A. Vagi  Print or Type Name of Stantee or Authorized Representative  Signature of Grantee or Authorized Representative	number  nt and that it is, to the best of my knowledge and belief, true  Grantee  Title	195,000,00  . complete, and
Yes No (If Yes, enter dollar amount and attach itemized list.) (see  24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.  Teresa A. Vagi  Print or Type Name of Stantee or Authorized Representative  Signature of Grantee or Authorized Representative  Register of Deed's Use Or	number  nt and that it is, to the best of my knowledge and belief, true  Grantee  Title	195,000,00  . complete, and  5-701-7455  Phone Number  6/15/2021
Yes No (If Yes, enter dollar amount and attach itemized list.) (see  24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.  Teresa A. Vagi  Print or Type Name of Grantee or Authorized Representative  Register of Deed's Use Or  26 Date Deed Recorded  27 Value of Stamp or Exempt Number	number  for and that it is, to the best of my knowledge and belief, true  Grantee  Title   195,000,00  . complete, and	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see  24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.  Teresa A. Vagi  Print or Type Name of Stantee or Authorized Representative  Signature of Grantee or Authorized Representative  Register of Deed's Use Or	number  nt and that it is, to the best of my knowledge and belief, true  Grantee  Title  Sy  Recording Data  BK 2021, Pa 1623	195,000,00  . complete, and

State of Nebraska (cc
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of <u>Uluke A.D., 20 21</u> , at 3:07
o'clock P.M., Recorded in Book 2021
on Page 1623
Lause Petrch County Clerk
10.00 (1) Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-15-21
\$ 438.75 By ab

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

#### WARRANTY DEED

Jeffery J. Armstrong and Ashley C. Armstrong, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Teresa A. Vagi, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Five (5), Platt's Addition to 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 Jime 15, 2021.

Jeffery J. Jarmstrong

STATE OF NEBRASKA
) ss.

COUNTY OF WEBSTER

, 2021.

The foregoing instrument was acknowledged before me on June 15, 2021 by Jeffery J. Armstrong and Ashley C. Armstrong, husband and wife.

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

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Bo	STATE OF STA	Page	Sale	Date	i de dis			· S	cho	ol Dis	trict Co	de		434				
91	20	21	1642	6/11	/2021	Base: S	91-00	02	Aff	iliat	ed:			Unif	ieđ:				
Location I	D	Sale	Number	Useability	& Code #					Pa	arcel N	lumber	11		day.				
0015576	00		154	4	05	GeoCde	oCde Twn Rng				Qrt	Subdiv	7 ,	Area Blk Parcel					
76.35	$\mathbf{D}$	ate of S	ale Assessed	Value 🚁		4373	2	10	2	0	3	0000	0	1	000	4	810		
Land		Imp	rovements	To	ital		D	ate of	Sale	Pr	operty	Classi	fica	tion (	ode				
362,	515		CONTRACT OF CHARLES OF SECTIONS	3	862,515	Status	Pro	erty Ty	ре	Z	oning	Locat	ion	Cit	y Size	Par	cel Size		
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1			4- C-1- D-3		······································			1 4 3				C7 Y							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER INTO A REVOCABLE TRUST	
Comments from	Comments:
001557600 002206400 002207801	
·	
	(Continue on back)
	DAT 06 406 00

## NEBRASKA Good Life. Great Service.

Nebraska Department of Revenue

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

154

FORM **521** 

 To be filed with the Register of Deeds. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 06 Mo 06 Day \_ 11 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Ronny A. Meyer, Trustee of the Ronny A. Meyer Rev.Liv.Trst Ronny A. Meyer, also known as Ron Meyer, a single person Street or Other Mailing Address Street or Other Mailing Address 1976 H Road 1976 H Road Zip Code City Riverton State State Zip Code Riverton NE 68972 68972 NE Phone Number (402) 469-9798 Phone Number (402) 469-9798 Is the grantee a 501(c)(3) organization? Yes **√**No If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Ben Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim √ Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust 🗸 Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary √ No Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. Yes Yes No √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Self Other ☐ Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$510.584 Yes **V** No 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name ✓ No ☐ Yes **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ronny A. Meyer, Trustee of the Ronny A. Meyer Revocable Living Trust 1976 H Road Riverton, NE 68972 18a No address assigned 18b Vacant land 20 Legal Description See Attached 271.59 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed . . . . . . . . .  $00^{1}00$ 23 Was non-real property included in the purchase? 🔲 Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 24 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{4}{2}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Henry C. Schenker (308) 425-6273 Print or Type Name of Grantee or Authorized Representative Phone Number sign Attornev 6/17/2021 Signature of Grain Date here Register of Deed's Use Only For Dept. Use Only 28 Recording Data 26 Date Deed Recorded Value of Stamp or Exempt Number Day 17

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

20. The Southwest Quarter (SW¼) of Section Twenty (20), Township Two (2), North, Range Ten (10), West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT that parcel described as: Commencing at the Northwest Corner of the Southwest Quarter (SW¼) of said Section Twenty (20); thence East One Hundred-Sixty rods, thence South Twenty rods; thence West One Hundred-Sixty rods; thence North Twenty rods to the place of beginning; and

The West Half of the Northwest Quarter (W½NW¼) of Section Eleven (11), and Lot Seven (7) in the Southwest Quarter (SW¼) of Section Two (2), Township One (1), North, Range Twelve (12), West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT tracts conveyed to Webster County, Nebraska, by deeds recorded in Book 85, Pages 83 and 84, AND EXCEPT a tract of land located in said Lot Seven (7) more particularly described as follows and assuming the west line of said Section 2 bears N00°00'00"E Commencing at the SW corner of said Section 2; thence N00°00'00"E; 590.46 feet on the Section line to a point; thence N90°00'00"E 40.00 feet to a point on the easterly R.O.W. of the County Road and True Point of Beginning; thence N06°18'30"E 136.88 feet to a point; thence N77°04'39"E 613.10 feet to a point; thence N83°27'58"E 211.00 feet to a point; thence S01°09'31"E 225.54 feet to a point; thence S07°16'05"E 207.81 feet to a point; thence S85°25'23"W 500.78 feet to a point; thence N08°38'36"W 206.55 feet to a point; thence S84°43'49"W 324.24 feet to the True Point of Beginning.

Index
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/17/21 \$ Ex004 By AS Bk 2021, Pg 1642

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 17 day of June A.D., 2021, at 09:34 o'clock AM. Recorded in Book 2021 on Pages 1642-1643

Fee: \$16.00 By: AS Deputy Electronically Recorded

When recording is completed return to:

DUNCAN, WALKER, SCHENKER & DAAKE P. O. Box 207 Franklin, NE 68939

#### WARRANTY DEED

RONNY A. MEYER, also known as RON MEYER, a single person, Grantor, whether one or more,

in consideration of One and no/100 --- (\$1.00) --- Dollar and Contribution to Revocable Living Trust, receipt of which is hereby acknowledged, conveys to

RONNY A. MEYER, TRUSTEE OF THE RONNY A. MEYER REVOCABLE LIVING TRUST, Grantee,

the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Webster County, Nebraska:

The Southwest Quarter (SW¼) of Section Twenty (20), Township Two (2), North, Range Ten (10), West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT that parcel described as: Commencing at the Northwest Corner of the Southwest Quarter (SW¼) of said Section Twenty (20); thence East One Hundred-Sixty rods, thence South Twenty rods; thence West One Hundred-Sixty rods; thence North Twenty rods to the place of beginning; and

The West Half of the Northwest Quarter (W½NW¼) of Section Eleven (11), and Lot Seven (7) in the Southwest Quarter (SW¼) of Section Two (2), Township One (1), North, Range Twelve (12), West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT tracts conveyed to Webster County, Nebraska, by deeds recorded in Book 85, Pages 83 and 84, AND EXCEPT a tract of land located in said Lot Seven (7) more particularly described as follows and assuming the west line of said Section 2 bears N00°00'00"E Commencing at the SW corner of said Section 2; thence N00°00'00"E; 590.46 feet on the Section line to a point; thence N90°00'00"E 40.00 feet to a point on the easterly R.O.W. of the County Road and True Point of Beginning; thence N06°18'30"E 136.88 feet to a point; thence N77°04'39"E 613.10 feet to a point; thence N83°27'58"E 211.00 feet to a point; thence S01°09'31"E 225.54 feet to a point; thence S07°16'05"E 207.81 feet to a point; thence S85°25'23"W 500.78 feet to a point; thence N08°38'36"W 206.55 feet to a point; thence S84°43'49"W 324.24 feet to the True Point of Beginning;

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

(1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants, and restrictions of record;

(2)	has legal power a	nd lawful authority	to convey the same; and
(3)	warrants and will persons.	defend the title to	the real estate against the lawful claims of all
Execut	ted: <u>Une i</u>	, 2021.	
		ŕ	Ronny A. Meyer, also known as Ron Meyer.
STATI	E OF NEBRASKA		
FRAN	KLIN COUNTY	) ss. )	
Ronny	The foregoing ins A. Meyer, also kn	trument was ackno own as Ron Meyer	owledged before me on, 2021, by ;, a single person.
		TARY - State of Nebraska RY C. SCHENKER mm. Exp. June 16, 2022	Hense C. Schlinker Notary Cublic.

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### **Real Estate Transfer Statement**

**FORM** 

Good Life, Great Service,

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

	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	i <b>%</b> 2024
WEBSTER - 91 ▼	Mo. 6 Day 18 Yr. 2021 Mo. 6 Day	18 <sub>Yr.</sub> 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)	···
Johnnie R. Snow and Patricia L Snow	Grantee's Name (Buyer) Richard Kucera and Kathleen Kucera	
Street or Other Mailing Address  Odknage Rvad	Street or Other Mailing Address 741 N Franklin St	
State Zip Code U.S. V.	Red Cloud NE	Zip Code 68970
Phone Namber	Phone Number Is the grantee a 501(c)(3) organiza If Yes, is the grantee a 509(a) found	
Erpail Address N/a	Email Address n/a	135 [0]135
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.	
	3) Property Type	(C)
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
IOLL Commercial Recreational		
		Other
	ease Personal Rep. Trust/Trustee ineral Quit Claim Warranty	
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Form		nsfer on Death
kind exchange (I.R.C. § 1031   Auction   Easement   Gift		stee to Beneficiary
		er (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (if No	
Yes No	Yes ☐ No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re		
	Partnership, or LLC Self Other	
	and Grandchild Spouse	
Ex-spouse Parents and C		-
14 What is the current market value of the real property? \$175,000	15 Was the mortgage assumed? (If Yes, state the amount and in Yes No \$	•
16 Does this conveyance divide a current parcel of land?	Yes V No \$	/If Yes include the name
☐ Yes ✓ No	of the agent or title company contact.)  Yes GTA	No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	
741 N Franklin St	Grantee	
Red Cloud, NE 68970		
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)	101 (0) 51 10 (1) 0	
Lots One (1), Two (2), Three (3), Four (4), Five (5)	and Six (6), Block One (1), Case and M	lcNeny'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		175,000,00
23 Was non-real property included in the purchase?	\$	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	175,000μ00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this statem colrect, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, cor	nplete, and
Print or Type Name of Grantiee or Authorized Representative		Phone Number
sign	Grantee	6/ / /2021
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use O		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 6 Day ad Yr2 \$ 393. 15	BK 2021, fd 1649	
Nebraska Department of Revenue	Authorized by Neb. Re	v. Stat. §§ 76-214, 77-1327(2)

State of Nebraska County of Webster Sss.
Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of Utile A.D., 2021, at 2:15 o'clock PM. Recorded in Book 2021 On Page 1644 NEBRASKA DOCUMENTARY
Date STAMP TAX    O.
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970
JOINT TENANCY WARRANTY DEED
Johnnie R. Snow and Patricia L. Snow, husband and wife, Grantors, in consideration of ONE
DOLLAR (\$1.00) and other valuable consideration received from Grantees, Richard Kucera and
Kathleen Kucera, 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 One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block One (1), Case & McNeny's Addition to Red Cloud, Webster County, Nebraska
Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:
(1) are lawfully seised of such real estate and that it is free from encumbrances;
(2) have legal power and lawful authority to convey the same;
(3) warrant and will defend title to the real estate against the lawful claims of all persons.
Executed June 18, 2021.
Patricia L. Suva Johnnie R. Snow Patricia L. Snow
Patricia L. Snow  Joynnie R. Snow by Patricia L. Snow his  Attorney-in-Fact
STATE OF NEBRASKA ) ) ss.
COUNTY OF WEBSTER )
The foregoing instrument was acknowledged before me on June , 2021 by Patricia L. Snow, wife of Johnnie R. Snow, and Patricia L. Snow, as Attorney-in-Fact for Johnnie R. Snow, her husband

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

My commission expires: \_

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#### Real Estate Transfer Statement



**FORM** 

Good Life, Great Service To be filed with the Register of Deeds.
 Read instructions on reverse side. 521 If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Day \_ 21 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)
Travis J. Lowery and Sara E. Lowery Grantee's Name (Buyer) Daniel John Mackin and Nicole Suzanne Mackin ailing Addre Street or Other Mailing Address 601 S. Cherry St. City Blue Hill Zip Code 68930 State Phone Number (402) 756-3874 is the grantee a 501(c)(3) organization? √ No -none Number (402) 984-4243 Yes If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt OLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Life Estate √ Sale Trustee to Beneficiary Buyer ☐ Seller ✓ No Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$208,000 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Adams Land Title Co. No Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 601 S. Cherry St. See Grantee Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The West Half (W1/2) of Lot Four (4) and all of Lots Five (5) and Six (6), Block Five (5), Sweezy's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed . . 22 208.000100 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . 208,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Danielle L. Kelley (402) 463-4198 Type Name of Grante Phone Number Escrow Closing Agent 06-21-2021 Title here 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

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\$

Nebraska Department of Revenue

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

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		\$ 468.00	By AS	Entered on the
				numerical index and filed for record in the Clerk's office of said county this 22 day
				of June A.D., 2021, at 02:34 o'clock PM. Recorded in Book 2021
	•			on Page 1658
				Fee: \$10.00 By: AS Deputy
				Electronically Recorded
1 1				
1	Return To: Adams Land Title	Company, P.O. Box 1347, Ha	astings, NE 68902	
		Warranty D	eed	
	The Grantors, TRAVIS J.			
1	consideration of One Dolla	r and other valuable cons	ideration, the rece	SBAND AND WIFE, in
	deadlowledged, conveys to	DANIEL JOHN MACKIN	AND NICOLE	SUZANNE MACEZNI
	HUSBAND AND WIFE, as ]	oint tenants not as tenants in	common, whether	One or more the following
	described real estate (as descri	bed in Neb. Stat. 76-201):	,	or more, the following
	The West Half (W½) (5), Sweezy's Addition recorded plat thereof	of Lot Four (4) and all of L on to Blue Hill, Webster Co	ots Five (5) and Si punty, Nebraska,	ix (6), Block Five according to the
	GRANTORS covenant with GI	ANTEES that CRANTORS		
	(1) are lawfully seized of sucl	real estate and that it is free	from -17 1	•-
	reservations, covenants a assessments;	nd restrictions of record an	d subject to all re	ices subject to easements, egular taxes and special
	<ul><li>(2) have legal power and lawf</li><li>(3) warrant and will defend tit</li></ul>	il authority to convey the		
	Executed 6/20		lawful claims of al	I persons.
	Discounted	<u>, 2021</u> .		
		Travis J. Lo	Warry	
		224730 51 219	WCz y	
		De La	my	
	STATE OF NEBRASKA	Sara E. Low	ery	
	COUNTY OF Webster			
	On this 20 day of Jun Sara E. Lowery.	2021, before me	personally appeared	d Travis J. Lowery and
	•	<u></u>		<del>-</del>
	GENERAL NOTARY - State of Nebraska JENNIFER L LONG My Comm. Eq. November 7, 2024	Notary Public	Jennifer	L. Long
	my contact Car. Horothest 1, 2024		-	$\sigma$

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date	School District Code												
91	20	21	1690	6/22/2021	Base: 9			Afi	filiated	Ŀ		Unified:					
Location	ID .	Sale	Number	Useability & Code #	Parcel Number												
0023080	000		157	1	GeoCde	Twn	Rng	S	Sect   Qrt   Subdiv			Area	Blk	Parcel			
	, D	ate of S	ale Assessed V	/alue	4369	2	12	1	.5	0	00000	1	000	1915			
Land		Imp	provements	Total	Date of Sale Property Classification Code												
753	,805			753,805	Status	Prop	erty Ty	pe	Zon	ing	Location	Cit	y Size	Parcel Size			
		Irrigat	tion Type:		A) 2	B)	05		C)	5	D) 3	E)	0	F) 10			
LCG		1	ACRES:	VALUE:	33-9700 E	LCG			n selvini. L	ACRI	ES:		VALI	J <b>E:</b>			
IRRIGATE	D 1A1		8.690	39,800		ASSLA					4.160			96,035			
	1A		31.800	145,645			]	G									
	2A1						20	Gl		3.	9.660	51,3					
	2A						2	2G	i								
	3A1	_	18.800	80,090		31											
	3A		_			3G											
	4A1						40	31									
	4A		24.310	102,830			4	IG									
DRYLANI	1D1		20.050	49,525	S	helterbe	lt/Timb	er									
	1D		44.990	111,125			Accretic	on									
	2D1						Was	te									
	2D		2.780	6,045			Oth	er									
	3D1		1.980	4,305	AG L	AND T	OTA	$\mathbf{L}$		311	L.040		7.	53,805			
	3D						Road	ds		Ę	5.960	16.4					
	4D1		14.830	22,690		F	arm Sit	es									
	4D	CONTRACTOR OF	28.990	44,355		Н	ome Sit	es									
						R	ecreatio	n									
	wellings	A SECTION AND SECTION AS	A CONTRACTOR OF THE CONTRACTOR				Oth	$\rightarrow$									
Outb	uildings	4.5	Jan St. W. Veri		Non	-AG T	OTA	$\mathbf{L}$		5	5.960						
···																	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
002308000	
	(Continue on back)

### **Real Estate Transfer Statement**

Good Life. Great Service. DEPARTMENT OF REVENUE

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

**FORM** 521

	t is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed						
WEBSTER - 91	Mo. 6 Day 22 Yr. 2021 Mo. 6 Day 10 Yr. 2021						
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)						
Erich A. Knehas and Cheryl I Nabholz	Armstrong Family Farm, LLC c/o Justin Armstrong						
Street or Other Mailing Address 21907 Masters Circle	Street or Other Mailing Address 1207 Road 1100						
City State Zip Code Estero FL 33928	City State Zip Code						
Phone Number 33928	Red Cloud   NE 68970						
Email Address	(402) 745-3963 If Yes, is the grantee a 509(a) foundation? Yes No						
n/a	Email Address n/a						
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.						
	Property Type (C)						
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home						
✓ Unimproved     ☐ Multi-Family     ✓ Agricultural       ☐ IOLL     ☐ Commercial     ☐ Recreational	Mineral Interests-Producing Exempt						
	nd Contract/Memo Partition Sheriff Other						
Bill of Sale Corrective Easement Lea							
	neral Quit Claim Warranty						
9 Was transfer part of IRS like- kind exchange (IRC & 1031	osure Irrevocable Trust Revocable Trust Transfer on Death						
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Auction Easement Gift	Life Estate Sale Trustee to Beneficiary						
Buyer Seller No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain)						
Yes No	12 Was real estate purchased for same use? (If No, state the intended use.)						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)						
	eartnership, or LLC Self Other						
Brothers and Sisters Grandparents a	and Grandchild Spouse						
Ex-spouse Parents and Ch							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)						
\$1,215,000  16 Does this conveyance divide a current parcel of land?							
Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)   ✓ Yes Agri Affiliates, Inc No						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent						
Ag Land	Grantee						
18a 🗹 No address assigned 18b 🔽 Vacant land							
20 Legal Description (Attach additional pages, if needed.) The South Holf of Section Fifteen (15) Township To	10 00) North Dongs Twolve (40) West of the Oth						
The South Half of Section Fifteen (15), Township Tw P.M., Webster County, Nebraska	70 92) North, Range Twelve (12) West of the 6th						
F.M., Webster County, Nebraska							
21 If agricultural, list total number of acres transferred in this transaction 320+-							
22 Total purchase price, including any liabilities assumed							
Yes  No (If Yes, enter dollar amount and attach itemized list.) (see it	nstructions)						
	\$						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	SECRETARIA DE SECONO NO POLICE DE SER POLICE DE SECONO D						
25 If this transfer is exempt from the documentary stamp tax, list the exemption							
Under penalties of law, I declare that I have examined this statemer correct, and that I am duly authorized to sign this statement.	at and that it is, to the best of my knowledge and belief, true, complete, and						
Teresa Theobald	(402) 746-2246						
Print or Type Name of Grantee or Authorized Representative	Phone Number						
	Closing Agent 6/22/2021						
<b>nere</b> Signature of Grantee or Authorized Representative	Title Date						
Register of Deed's Use On							
22 21 4 22 76	28 Recording Data						
Mo. Le Day Ad Yr. Al \$ 2733. 75	BK2021, 16 1690						
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)						

State of Nebraska ss. County of Webster

800K 2021 PAGE 1690

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Juke A.D., 2021, at 3.24 o'clock P.M. Recorded in Book 2021 on Page 1640 Deputy Clerk 10.00 Deputy Ind\_Comp\_Assessor\_Carded\_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-22-21
\$2733.75 By な

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

#### WARRANTY DEED

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

The South Half of Section Fifteen (15), Township Two (2) North, Range Twelve (12) the

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

June 10, 2021.

Erich A. Knehans

Cheryl I. Nabholz

STATE OF PENNSYlvania) ss.

The foregoing instrument was acknowledged before me on June  $\[ \]$  , 2021 by Erich A. Knehans and Cheryl I. Nabholz, husband and wife.

Commonwealth of Pennsylvania - Notary Seal BRENDA L KOPPENHAVER - Notary Public Schuylkill County

My Commission Expires March 1, 2025 Commission Number 1243022 Bunder & Kopenlaur Notary Public

Cnty No.	Bo	ok -	Page			Sale Date	and the second	ikelij.		Sc	hool Dis	trict Code	e .					
91	20	21	1723		6/	23/2021	Base:	91-0	0002	Affil	iated:			Unified:				
Location	$\mathbf{D}$	Sale	Number	Ū	seabi	ity & Code#				7.57	Parcel N	cel Number						
0001219	900		158		1		GeoCde	Twi	n Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assesse	d Val	lue .		4371	2016-12-20	*********	00	3600 14500 2500	10020	A CONTROL	003	0000			
Land		Imp	rovements			Total			Date of	Sale 1	Property	Classific	ation					
	830	**************************************	14,95	Sensing Th		15,785	Status	500 MA	roperty Ty	Special S	Zoning	Location			Donal Ci-			
Assessor Lo		RED					A) 1	B)	Asheres Care Traffaction	92-0-64,00 (190)		D) 1	E)	ty Size 6	Parcel Size F) 2			
				100		Residentia				asa araa		Commer		<u> </u>	-, 2			
10 S C 2000 CM	Mul	tiple Im	provements:	Mult	iole. Im	provements.:		100			vements.:							
20, 80%	Notine 24		uction Date:		struction		35		Construc									
1111			Floor:		r Sq. Ft		78		Floor Sq.	_				· · · · ·				
	14 14 14 14 14 14 14 14 14 14 14 14 14 1	Buildin	g Cost New:			88,3	70		Cost:			<del></del>						
Single Family	Style:	A Professional Company of the Compan		100 Tel 100	or Commenter of Artificial	d Condition: 2	0	100	9	rcial (	Decunanc	y Code:						
(100) 🗆 Mo					) [	Worn Out	AND THE PERSON OF THE PERSON O		Primary			her1:		Other2:	(1) 1980 - 9° 50° , 40° 10° 10° 10° 10° 10° 10° 10° 10° 10° 1			
(101) 🗷 One	Story			(20)	) 🔀	Badly Worn			<u>.                                      </u>						The second second			
(102) 🗆 Two	Average		Commercial Construction Class:  (1) ☐ Fireproof Structural Steel Frame															
(103) □ Spli	Good			1			oncrete Fra		-									
(104) 🗆 1 1/	2 Story					Very Good			(3)   Masonry Bearing Walls									
(111) 🗆 Bi-I				<del></del>	) []	Excellent		-		(4) U Wood or Steel Framed Ext. Walls								
(106) □ Oth	Control of the Contro								(5)	Met	al Frame a	and Walls						
Townhouse or	Duplex	Style:	Hard Street	Resi	identia	I Quality: 20	e ever		(6)	Pole	Frame							
(301) 🛮 One	Story			(10)		Low			Cost Rank: Condition:									
(302) 🗆 Two	Story			(20)	· 🔀	Fair			(10) ☐ Low (10) ☐ Worn Out									
(307) 🗆 1 1/:	2 Story			(30)		Average			(20)	(20) ☐ Average (20) ☐ Badly V					Worn			
(308) 🗆 Spli	t Level			(40)		Good			(30)   Above Average (30)   Average						ge			
(309) 🗆 2 1/3	2 Story			(50)		Very Good			(40)	High	1	(-	40) 🗆	Good				
(304) 🗆 One	Story D	uplex		(60)		Excellent			77		1998 TVC	÷ (	50) 🗆	Very C	Good			
(305) 🗆 Two	Story E	Ouplex			1			, it is				groupe (	60) 🗆	Excelle	ent			
Assessor's					•	*												
Assessor Co	mment	and R	eason for A	djus	tment	:							2.5399					
JTWD														<u> </u>				
Comments fr	rom							7,0										
000121900								.omn	nents:		-							
							<del>-</del>	-		-								
										_				(Contin	me on back)			

### NEBRASKA

### **Real Estate Transfer Statement**

158

30

Good Life, Great Service.

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

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

FORM **521** 

			ment and identity the applicable						
		d unless this statemer	nt is signed and items 1-25 are						
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of Deed	21 2021				
	WEBSTER - 91	Tinhin na sali acamana a mana	Mo. 06 Day 23 Yr. 2021 Mo. 06 Day 21 Yr. 2021						
Grantor's Name, Addres	s, and Telephone (Please Print)		6 Grantee's Name, Address, and 1	elephone (Please Print)					
Ronald Strobl, Alla	n Strobl, and Kathy Schi	ermever	Grantee's Name (Buyer) Nathan and Jaime Raffa	eli					
Street or Other Mailing Addited 428 N Chesnut St	ess		Street or Other Mailing Address 610 N Locust St						
Red Cloud	State NE	Zip Code 68970	City Red Cloud	State NE	Zip Code 68970				
Phone Number (402) 984-3518				grantee a 501(c)(3) organiza					
Email Address			Email Address	is the grantee a 509(a) four	ndation? Yes ✓ No				
7 Property Classification	Number. Check one box in cated	ories A and B. Check C	f property is also a mobile home.						
(A) Status			) Property Type		(C)				
✓ Improved	7 Single Family In	dustrial	Mineral Interests-Nonproducing	State Assessed	Mobile Home				
Unimproved	Multi-Family Aq	pricultural [ ecreational	Mineral Interests-Producing	Exempt	Mobile Home				
8 Type of Deed Co	nservator		nd Contract/Memo Partition	Sheriff	Other				
Bill of Sale Co	rrective	Easement Le	ase Personal Rep	o. Trust/Trustee	Other				
	ath Certificate - Transfer on Death		neral Quit Claim	✓ Warranty					
9 Was the property purcha part of an IRS like-kind e	sed as xchange? 10 Type of Transfer	☐ Distribution ☐ Forec☐ Easement ☐ Gift			ansfer on Death				
(I.R.C. § 1031 Exchange	Court Decree		☐ Life Estate ✓ Sale  or Trust ☐ Partition ☐ Satis		stee to Beneficiary				
	d in full? (If No, explain the division			rchased for same use? (If N	her (Explain)				
✓ Yes No _			Yes	lo					
			tives? (If Yes, check the appropriate I						
Yes ✓ No	Aunt or Uncle to Niece or Ne	= ' '	Partnership, or LLC Self	Othe	r				
	Ex-spouse	= '	and Grandchild Spouse	10.					
14 What is the current market		Parents and C		ent and Step-child					
\$17,940	t value of the real property:		15 Was the mortgage assumed? (If		nterest rate.)				
16 Does this conveyance div	ide a current parcel of land?		Yes  No \$  17 Was transfer through a real esta	te agent or a title company?	/If Vos. include the name				
Yes Vo			of the agent or title company cor	ntact.) Yes	No				
18 Address of Property			19 Name and Address of Person to						
610 N Locust St			same as Grantee						
Red Cloud, NE 68970									
18a No address assigne	d 18b Vacant land								
20 Legal Description									
	mith and Moore's Addition								
Red Cloud, Webster	Co								
21 If agricultural, list total nur	nber of acres								
22 Total purchase price, i	ncluding any liabilities assume	d		22	40,000,00				
23 Was non-real property	included in the purchase?	Yes 🔽 No (If Yes, e	nter dollar amount and attach item	ized list.) 23 \$					
24 Adjusted purchase pri	ce paid for real estate (line 22	minus line 23)		24	40,000,00				
25 If this transfer is exem	pt from the documentary stam	p tax, list the exemption	number	j¥					
Under p	enalties of law, I declare that I ha	ave examined this stateme	nt and that it is, to the best of my kno	owledge and belief, true, co	mplete, and				
Kory J M	at I am duly authorized to sign this Cracken	statement.			(402) 746-3613				
- Print or Type/1	Name of Grantee or Authorized Rep	presentative			Phone Number				
sign			Attorne	У	1.172/21				
here Signature of C	Grantee or Authorized Representati	ve	Title		Date				
	Reg	ster of Deed's Use Or	ly	e .	For Dept. Use Only				
26 Date Deed Recorded	107.14.1 (0)		OO December Date						
	27 Value of Stamp or	Exempt Number	28 Recording Data						
Mo. Le Day 20 \ Nebraska Department of Revenue	r. al \$90.00	Exempt Number	1717 . 61	23					

	BOOK <u>2021</u> PAGE 1723
State of Nebraska }ss.	
Entered on the	
numerical index and filed for record in the  Clerk's office of said county this <u>a.3</u> day	
of June A.D., 2021, at 11:43	NEBRASKA DOCUMENTARY
o'clock a.M. Recorded in Book 202	STAMP TAX
on Page 1733 	Date 6-23-21 \$ 90.00 By 6
10.00 (1) Deputy	
IndCompAssessorCarded	
JOINT TENANC	Y WARRANTY DEED
Ran Strobland Lara L Strobl bush and	1 10 17 0
and wife, and Gordon Schiermeyer and Kathy	and wife, Allan Strobl and Amber Strobl, husband Schiermeyer, husband and wife, GRANTOR, in
consideration of ONE AND NO/100 DOLLAR	Schemeyer, husband and whe, GRANTOR, in
acknowledged, convey to Nathan E. Raffaeli a	nd Jaime L. Raffaeli, husband and wife as joint
tenants, GRANTEES, the following described	real estate (as defined in Neb. Rev. Stat. 76-201):
	·
Lots Twenty-two (22), Twenty-three (2	23) and Twenty-four (24), Block Three (3),
Smith & Moore's Addition to the City of	of Red Cloud, Nebraska.
GRANTOR covenants (jointly and seve	erally, 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	s 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.	
1 15	0
Kon Arold	hasa 1. Think
Ron Strobl	Lara J. Strobl
A11 5+11	Ambour Charles.
Allan Strobl	
Alian Stroot	Amber Strobl
. ,	
Broke Ishering	Kathy Schosmosias
Gordon Schiermeyer	Kathy Schiermeyer
OTTA TOTA OTTA TOTAL COATS TOTAL OTTAL	
STATE OF NEBRASKA, COUNTY OF WEB	STER ) ss.
The foregoing instrument was acknowle	edged before me on June 🗦 / , 2021, by Ron
Strobl and Lara J. Strobl, husband and wife, All	lan Strobl. a married person, and Gordon
Schiermeyer and Kathy Schiermeyer, husband a	and wife.
DAVID B. GARWOOD  My Comm. Exp. October 222, 2022	(1) 10
SXECTION TO STEELS - YHATON LAFENED &	
Comm. expires / 2 - 30 - 30 - 3	Notary Public
DAVID B. GARWOOD My Comm. Exp. October 22, 2022	Notary Future -
STATE OF NEBRASKA, COUNTY OF	ndn) ss.
· · · · · · · · · · · · · · · · · · ·	15th
The foregoing instrument was acknowle	edged before me on June $10$ , 2021, by Amber
Strobl, a married person.	GENERAL NOTARY - State of Nebraska
<b></b>	SUZETTE L TATMAN  SW Comm. Box February 21, 2025
' \ / _ \	A TOTAL PROPERTY OF THE PARTY O

Notary Public

Cnty No.	Bo	ok	Page			Sale	Date			School District Code								
91	20	21	1734		6	/22	/2021	Base:	01-0	0123			liated:		Unified:			
Location	ID .	Sale	Number-	Ţ	Jseab	ility	& Code#				Parcel		Parcel N	Number				
0005080	000		159		1			GeoCde	Tw	n R	ng '	Sec	t Qrt	Subdiv	Area	Blk	Parcel	
	i je <b>D</b>	ate of S	ale Assesse	d Wa	l Value			4131	torner of	Section 1. Committee	Ann Troping	00	ende Lateranderings	30015	)#884)## <b>6</b> 88	002	0000	
Land		Imp	orovements			To	otal			Date	of S	ale	Property	Classific	ation	Code	l .	
1	,065	Sandaling Color (4-2)	24,57	Several St			25,635	Status	(C)	roperty		2018	Zoning	Location		ity Size	Parcel Size	
Assessor Lo		BLAD						A) 1	В		) 1		c) 1	D) 1	E)	7	F) 2	
				al marrows	color.	SA (SE)	Residentia		443 A				issamiasin markidaa	Comme	Maria Maria Maria	Orac Selfan and Alexandria	<u>-, 2</u>	
	Mul	tiple Im	provements:	Mu	ltiple. I	Property Com	14年上海南部西洋东西沿岸区。						vements.:					
	e resemble	FAR HONSONA BRILLIAGE	uction Date:	5.	structio			00		Const	-							
	607277 Sept	91.65	Floor	Floo	or Sq. I		9	84		Floor							<del></del>	
2.00		Buildin	ig Cost New:	Cos	at :		121,8			Cost			·	· · ·	•			
Single Family	Style:	101		Re	sident	ial Co	ondition: 2	5		Com	mer	cial	Occupano	y Code:				
(100) □ Mo	bile Hon	ne		(10	) 🗆	Wo	om Out			Prim	ary:		Ot	herl:		Other2:		
(101) 🗷 One	e Story	_		(20	) 🗷	Bac	dly Worn			Com	ımer	cial	Construct	tion Class:	() - 10 ×		100 425 S	
(102) 🗆 Two	o Story			(30	) 🗷	Av	erage			(1)		Fire	proof Stru	uctural Stee	l Fram	e		
(103) ☐ Split Level (40) ☐ Good									(2)		Rei	nforced C	oncrete Fra	me				
(104) 🗆 1 1/				(50	) 🗆	Vei	ry Good			(3)		Ma	sonry Bear	ring Walls				
(111) □ Bi-Level (60) □ Excellent							- 1760 ov 1250 L	a 19080127 at 10	(4)		Wo	od or Stee	l Framed I	xt. Wa	lls			
(106) □ Oth		alian ana ana	cutalo si liberate la seco	100				el e		(5)		Me	tal Frame a	and Walls				
Townhouse or		Style:	epis 400 fr	Res	identi	al Qı	uality: 30	Sparker #68 Sparker	danie di ge	(6)		Pole	e Frame		37-7-12-1-1-12-1-12-1-12-1-12-1-12-1-12-	¥82.*****		
(301) 🗆 One				H	) 🗆	Lov	W			Cost	Ran	ık:		0	Conditi	on:		
(302) 🗆 Two				<del> </del>	) 🗆	Fai				(10) □ Low (10) □ Worm Out								
(307) 🗆 1 1/		<del></del> "		(30			erage			(20)  Average (20)  Badly Worn								
(308) □ Spli				(40		Go				(30)  Above Average					(30)   Average			
(309) 🗆 2 1/2					) 🗆		ry Good	<del>-</del>		(40)			h	archarte aller i mae e i e eve		Good		
(304) □ One				(60	) 🗆	Exc	ellent	VS-001-700-1-001	013945 V.S.			1.516		3630334 <b>(</b>		Very C		
(305) □ Two	Story L	Juplex			AD.V	Arrest.		-		1.566		e e		(	60) 🗆	Excelle	ent	
Assessor's							•											
Assessor Co	mment	s and R	eason for A	ldjus	stmen	t:		<del></del>			.,.							
JTWD																		
												-						
Comments f	rom	<del>-</del>			<del></del>			(	Comn	nents:		-						
0005080																		
			,. <u></u>		_											·		
																(Contin	me 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

**FORM** 521

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed								
WEBSTER - 91 ▼	Mo. 6 Day 22 Yr. 21 Mo. 6 Day 15 Yr. 21								
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seiler)	6 Grantee's Name, Address, and Telephone (Please Print)								
Bruno A. Irmer	Grantee's Name (Buyer) Travis J. Lowery and Sara E. Lowery								
Street or Other Mailing Address P.O. Box 4	Street or Other Mailing Address 321 W. Mariel Street								
City State Zip Code Bladen NE 68928	City State Zip Code Bladen NE 68928								
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No								
Email Address N/A	Email Address N/A								
7 Property Classification Number. Check one box in categories A and B. Check C in	property is also a mobile home.								
	) Property Type (C)								
	Mineral Interests-Producing  State Assessed  Mobile Home  Exempt								
8 Type of Deed Conservator Distribution La Bill of Sale Corrective Easement Le Cemetery Death Certificate – Transfer on Death Executor Mile  9 Was transfer part of IBS like. 10 Type of Transfer. Distribution La	nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee neral Quit Claim W Warranty  losure Irrevocable Trust Revocable Trust Transfer on Death								
Exchange) by buyer or seller?  Auction Easement Gift	Life Estate Sale Trustee to Beneficiary  or Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)								
	V Yes   No								
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ct	Partnership, or LLC Self Other								
14 What is the current market value of the real property? \$59,500	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
16 Does this conveyance divide a current parcel of land?									
Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)    Vestallar								
18 Address of Property 321 W. Mariel Street, Bladen, NE 68928	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees								
18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.) Lots 13 and 14, Block 2, Spences Addition to Blader recorded plat thereof	ı, Webster County, Nebraska, according to the								
21 If agricultural, list total number of acres transferred in this transaction	·								
<ul><li>22 Total purchase price, including any liabilities assumed</li><li>23 Was non-real property included in the purchase?</li></ul>	22 <sup>\$</sup> 59,500,00								
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)									
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number								
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement.  Travis J. Lowery	t and that it is, to the best of my knowledge and belief, true, complete, and								
Print or Type Name of Grantee or Authorized Representative	402-705-427°								
sign	Grantee 6-22-2021								
IIOIO	Title Date								
Register of Deed's Use Oni 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	y For Dept. Use Only 28 Recording Data								
Mo. <u>le Day <u>a3</u> yr. <u>a1</u> \$ 135.00</u>	BK2021, 1734								
ebraska Department of Revenue	Authorized by Neb. Rev. Stat. 58 76-214, 77-1307/2)								

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/23/21 \$ 135.00 By AS Bk 2021, Pg 1734

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of June A.D., 2021, at 01:08 o'clock PM. Recorded in Book 2021 on Page 1734

Fee: \$10.00 By: AS Deputy Electronically Recorded

Return To: Travis and Sara Lowery, 321 N. Mariel Street, Bladen, NE 68928

#### JOINT TENANCY WARRANTY DEED

BRUNO A. IRMER, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to TRAVIS J. LOWERY AND SARA E. LOWERY, husband and wife, GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lots Thirteen (13) and Fourteen (14), Block Two (2), Spences Addition to Bladen, Webster County, Nebraska, according to the recorded plat thereof.

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 except 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.

The foregoing warranty deed was acknowledged before me on 2021, by Bruno A. Irmer.

GENERAL NOTARY - State of Nebraska GRETCHEN L. MASTRODONATO My Comm. Exp. April 8, 2023

Notary Public

My commission expires: 1-0-0

Cnty No.	Bo	ok	Page		Sale	Date					Sc	hool Dis	strict Cod	e		and the second			
91	20	21	1749		3/25	/2021	Base:	91-	-00	02	Affi	liated:		Uni	fied:				
Location	ID	Sale	Number	Use	ability	& Code#				i in a		Parcel 1	Number						
0001334	100		160		4		GeoCde	Т	wn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Valu	e		4371				00	0	10020		021	0000			
Land		Imp	rovements		T	otal			Da	te of	Sale	Propert	y Classifi	cation	Code				
1	,930		59,81	0		61,740	Status		Prop	erty Ty	ре	Zoning	Locatio	ation City Size Parcel					
Assessor Lo	cation:	RED	CLOUD (1	RC)			A) 1	y and	B)	03	\$ parties to	C) 3	D) 1	E)	6	F) 3			
						Residentia					0		Comme	_					
	Mul	tiple Im	provements:	Multip	le. Improv	rements.:	190		M	Multiple. Improvements.: 3									
		THE PAYMENT	uction Date:		uction Da					onstruct			1951						
			Floor:	Floor S						loor Sq.			1,104						
		Buildin	g Cost New:	Cost :	1					ost :			3,840						
Single Family	Style:			Resid	ential C	ondition:				Company Company	rcial	EMPS IN COLUMN	Maria de la companiona de						
(100) 🗆 Moi	bile Hon	ne		(10)		orn Out				Commercial Occupancy Code:  Primary: 353 Other1: Other2:									
(101) 🗆 One	Story			(20)	□ Ba	dly Worn			10000		Laborates and the laborates an	Charles and Charle	tion Class	: 5					
(102) ☐ Two Story (30) ☐ Average									(	(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spli	t Level			(40)	□ Go	od			(	(2)	Rei	nforced C	Concrete Fr	ame					
(104) 🗆 11/	2 Story			(50)	□ Ve	ry Good			(	(3)   Masonry Bearing Walls									
(111) 🗆 Bi-I	Level			(60)   Excellent									el Framed	Ext. Wa	lls				
(106) 🗆 Oth	er								(	(5) 🖼	Me	tal Frame	and Walls						
Townhouse or	Duplex	Style:		Resid	ential Q	uality:				6) 🗆	Pol	e Frame							
(301) 🗆 One	Story			(10)	□ Lo	W	Cost Rank: 20 Condition: 20												
(302) □ Two	Story			(20)	□ Fai	r			(1	(10) □ Low (10) □ Worn Out									
(307) 🗆 1 1/2	2 Story	106		(30)	□ Av	erage			(2	(20) Average (20) Badly Won						Wom			
(308) □ Spli	t Level			(40)	(3	(30) ☐ Above Average (30) ☐ Average						ge							
(309) 🗆 2 1/2	2 Story			(50)	□ Ve	ry Good			(40) ☐ High (40) ☐ Good										
(304) □ One	Story D	uplex		(60)	□ Exe	cellent				aud in 1				(50)	Very (	Good			
(305) □ Two	Story I	Ouplex												(60)	Excell	ent			
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Assessor Co	mment	s and R	eason for A	djustn	nent:					tables for the self to see		ON POST REAL PROPERTY OF THE							
JTWD; E	BETWE	EN PA	RENT & (	CHIL	D														
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The Pull of the Pu									n							40. 11			
Comments fi			AV - William Co.					1	Tentral Policina										
000133400								om	men	its:									
														-					
										- Income in the									
															(Conti	nue on back)			

#### NEBRASKA

### **Real Estate Transfer Statement**

160

FORM **521** 

Good Life, Great Service.

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

 n additional s	space	15 1	ieeded,	, aud	an	aua	acnmen	t and	iaen	ITITY	tne applicab	ile item number.

<u> </u>			it is signed and items 1-25 are a	accurately completed.							
1 County Name	2 County Nui WEBSTER - 91	mber	3 Date of Sale/Transfer  Mo. 03 Day 25 Yr. 20	021	23 <sub>Yr.</sub> 2021						
5 Grantor's Name, Ad	Idress, and Telephone (Please F	Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Selle Michael and Ba	r) irbara Kenny		Grantee's Name (Buyer) Matthew L and Casey R								
Street or Other Mailing 340 West 11th			Street or Other Mailing Address 519 West 8th								
City Red Cloud	State NE	Zip Code 68970	City Red Cloud	State NE	Zip Code 68970						
Phone Number (402) 746-2253		00070	Phone Number Is the	grantee a 501(c)(3) organizati	on? Yes V No						
Email Address			Email Address	is the grantee a 509(a) found	ation? Yes No						
7 Property Classifies	ation Number Cheek one have in	contraction A and B Ob 24. O	f property is also a mobile home.								
(A) Status	AUDIT NUMBER. CHECK ONE DOX III				(0)						
Improved	Single Family	Industrial	Mineral Interests-Nonproducing	(C)							
Unimproved	Multi-Family	Agricultural	Mineral Interests-Producing	State Assessed	Mobile Home						
IOLL	Commercial	Recreational	witheral interests-1 founding	Exempt							
8 Type of Deed	Conservator	Distribution La	nd Contract/Memo Partition	Sheriff C	Other						
Bill of Sale	Corrective	= =	ase Personal Rep								
Cemetery	Death Certificate – Transfer on	Death Executor Mi	neral Quit Claim	✓ Warranty							
9 Was transfer part kind exchange (I.	t of IRS like- 10 Type of Tran	nsfer Distribution Fored	losure Irrevocable Trust Revo	ocable Trust Trans	sfer on Death						
Exchange) by buye	r or seller? Auction	Easement Gift	Life Estate Sale	Trust	ee to Beneficiary						
	Seller No Court De				r (Explain)						
	sferred in full? (If No, explain the o	livision.)	12 Was real estate pu	rchased for same use? (If No,	state the intended use.)						
13 Was the transfer bet	ween relatives or if to a trustee a	ure the trustor and beneficiary rel-	atives? (If Yes, check the appropriate be								
Yes N			Partnership, or LLC Self	Other							
	Brothers and Sisters	,	and Grandchild Spouse	Calci							
	Ex-spouse	Parents and C	= :	nt and Step-child							
14 What is the current n	narket value of the real property?		15 Was the mortgage assumed? (If		erest rate )						
			Yes No \$		%						
16 Does this conveyand Yes	e divide a current parcel of land? No		17 Was transfer through a real estat of the agent or title company con	e agent or a title company? (I tact.) Yes	Yes, include the name						
18 Address of Property 1046 N Web Red Cloud, N			(same and Address of Person to (same as grantee)	Whom the Tax Statement Sho	uld be Sent						
18a No address as	signed 18b Vacant land	i									
Lots Thirteen ( the South 4 fee	et of Lot Nineteen (19).	een (15), Sixteen (16), all in Block Twenty-Or	Seventeen (17), Eighteen ne (21), Smith & Moore's A ne of Nebraska for highway	ddition to Red Cloud	d Webster						
•	al number of acres transferred in t	his transaction									
			· · · · · · · · · · · · · · · · · · ·	1 18							
·	ice, including any liabilities as erty included in the purchase?	ssumed		22	144,000,00						
		nd attach itemized list.) (see	instructions)	23	39,000,00						
24 Adjusted purchas	e price paid for real estate (lir	ne 22 minus line 23)		24	105,000 00						
25 If this transfer is a	exempt from the documentary	stamp tax, list the exemption	number								
			nt and that it is, to the best of my kno	wledge and belief, true, comp	olete, and						
	ind that I am duly authorized to sign	gn this statement.	,		(402) 746-3613						
Print or T	Type Name of Grantee or Authoriz	ed Representative			Phone Number						
sign( // /	Uhral // XMi	want	Attorney	/	1-27-21						
here Signature	e of Grantee or Authorized Repres	sentative	Title Date								
		Register of Deed's Use Or	ntv		For Don't Line Only						
26 Date Deed Recorded	27 Value of Sta	mp or Exempt Number	28 Recording Data		For Dept. Use Only						
Mo. Lo Day 💪	13 <sub>yr</sub> al \$ 2	36.25	BK2021, 8 174	19							
Nebraska Department of Rev	enue	0.0010	"11")		Stat. §§ 76-214, 77-1327(2)						

Item Description

48 x 96 Pole shed	50,000.00
4200 sq Retail building	55,000.00
Shelving	1,000.00
Displays	100.00
Desks/Furniture/Fax Machine	100.00
Table/Chairs Filing cabinet	100.00
Scale/Front Counter	100.00
Paint Shaker/Mixer	2,000.00
Key Machine	500.00
Water Cooler	100.00
Radial Arm Saw	200.00
Panel Saw	800.00
Table Saw	200.00
Miter Box	50.00
Planer	100.00
Metal Brake	200.00
Carts	50.00
dolly	50.00
Glass cutter with tool	1,000.00
Drill press	200.00
Bench Grinder	100.00
Air Compressor	100.00
Flatbed truck	5,000.00
Security cameras	100.00
16 foot car trailer	2,000.00
Credit Card machine	200.00
Time Clock	100.00
Rebar Cutter/Banding Machine	550.00
	120,000.00
Inventory	24,000.00
Total Cost	144,000.00
	48 x 96 Pole shed 4200 sq Retail building Shelving Displays Desks/Furniture/Fax Machine Table/Chairs Filing cabinet Scale/Front Counter Paint Shaker/Mixer Key Machine Water Cooler Radial Arm Saw Panel Saw Table Saw Miter Box Planer Metal Brake Carts dolly Glass cutter with tool Drill press Bench Grinder Air Compressor Flatbed truck Security cameras 16 foot car trailer Credit Card machine Time Clock Rebar Cutter/Banding Machine

Cost \$

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 33 day of June A.D., 2021, at 3:11 P.M. Recorded in Book 202 \_County Clerk Deputy Comp Assessor Carded\_

NEBRASKA DOCUMENTARY

BOOK 202 | PAGE 1749

#### JOINT TENANCY WARRANTY DEED

Michael Kenny and Barbara Kenny, husband and wife, GRANTOR, in consideration of ONE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$105,000.00) 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):

Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), EXCEPT the South 4 feet of Lot Nineteen (19), all in Block Twenty-One (21), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska, AND EXCEPT tract conveyed to the State of Nebraska for highway purposes recorded in Book 77 at Page 1253.

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 June 27, 2021.

Michael Kenny

Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on June 23, 2021, by Michael Kenny and Barbara Kenny, husband and wife.

Comm. expires

GENERAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. October 22, 202

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok -	Page			Sale	Date :					Sch	ıool Dis	stri	ict Code				
91	20	21	1756		6,	/21/	2021	Base:	91-0	074		Affili	ated:			Unified:			
Location I	$\mathbf{D}$	Sale	Number	Ū	seabi	ility &	& Code#	CALL TO SERVICE STATE OF THE S					Parcel N	٧u	mber .			100	
00211260	00		161		1			GeoCde	Twi	ı R	ng	Sect	Qrt		Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Val	ue -			4131	4	1	.1	23	1	0	0000	1	000	0565	
Land		Imp	rovements			Tot	al	-	<u> </u>	Date	of S	ale P	roperty	y C	lassific	ation	Code	I.	
25,	000	THE ST. LOSS BOTH 1849	76,17	0	THE PERSON NAMED IN	1	01,170	Status	P	ropert	y Tyj	oe .	Zoning		Location	Ci	ty Size	Parcel Size	
Assessor Loc	ation:	RURA	L (RUR)					A) 1	B)	4 1214 MES 2014	)5	TOTAL SECTION	C) 5	618. H	D) 3	E)	0	F) 9	
The state of the s			Section 1986	1,000		r 1	Residential			2000 Miles 2011 - 201					ommer			a same	
	Mul	tiple Im	provements:	Mult	iple. In	nprove	ments.:	*C (218-902-91	Multiple. Improvements. :										
		Constr	uction Date:		structio			00				on Dat					•••		
and the second		5.65	Floor:	Floor	r Sq. Fi	t. :	1,4	31		Floor	Sq.	Ft.:							
		Buildin	g Cost New:	Cost	:		142,3	95		Cost	:								
Single Family S	Style:	104	4	Resi	identi	al Cor	ndition: 3	) .	en Legi	Con	imer	cial C	ecupan)	су (	Code:				
(100) 🗆 Mobi	ile Hom	ie		(10)		Wor	n Out			Prim				the			Other2:		
(101) □ One:	Story			(20)		Bad	y Wom			Com	ımer	cial C	onstruc	tio	n Class:				
(102) 🗆 Two	Story			(30)	*	Ave	rage			(1)		Fire	proof Str	uct	ural Steel	Fram	е		
(103) 🗆 Split Level				(40)		Goo	d			(2)		Rein	forced C	on	crete Fra	me			
(104) 🖼 1 1/2 Story				(50)		Very	7 Good			(3)		Mas	onry Bea	uin	g Walls				
(111) □ Bi-Le	(111) □ Bi-Level				COME SECUCIONANA		ellent	are burner western	District (A	(4)		Woo	od or Stee	el F	ramed E	xt. Wa	lls		
(106) □ Other	Текто желенения	Market to be the standard of	Caratean-in Silveni viidilikse valitiikse	Carlo Sala	98 (A)	54000	to SWALLS		9.76	(5)		Meta	l Frame	and	d Walls				
Townhouse or l	Duplex	Style:	Sec.	Resi	denti	al Qu	ality: 30			(6)		3422 Z. C. Z	Frame	1 1000 00				PRICE I	
(301)  One :				(10)		Low				Cost	Rar	ık:			C	onditi	on:		
(302) □ Two				(20) □ Fair						(10)		Low (10)  Worn Out							
(307) 🗆 1 1/2				(30)		Ave				(20)		Average (20)   Badly Worn							
(308)  Split				(40)		Goo				(30)		Above Average (30) ☐ Average					ge		
(309) 🗆 21/2		_		(50)			Good			(40)		High	L	68,00	engletaring forms		Good		
(304) ☐ One S				(60)		Exce	ellent	Assar Salaman	1440.549	74			1.4				Very C		
(305) □ Two:	Story D	uplex					\$6.00 m				1,000				(6	i0) 🗆	Excelle	ent	
Assessor's											,							·	
Assessor Con					tmen	t:													
WD, SAL	E BE'	TWEEN	COUSIN	3															
										••••									
Comments fro	om							(	Comn	nente	•	<del></del>		- <del></del>					
00211260																			
				_															
																	(Contin	me on back)	

#### NEBRASKA

### **Real Estate Transfer Statement**

161

FORM **521** 

Good Life, Great Service,

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

DEBARTMENT OF REVENUE · If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Bradley W. Toepfer SEE ATTACHED Street or Other Mailing Address Street or Other Mailing Address 1153 Road X City State Zip Code City Bladen State Zip Code 68928 Phone Number Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number (402) 469-5492 Yes √ No Email Address Email Address a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Industrial Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt □ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Mineral Quit Claim √ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Revocable Trust Foreclosure Irrevocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate Trustee to Beneficiary ☐ Seller ✓ No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ∏ No. √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Other cousins Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$200,000 V No

The North 300 feet of the West 500 feet of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Yes ✓ No (If Yes, enter dollar amount and attach itemized list	t.) ( <u>see instructions</u> )	
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 exe	emption number <u>n/a</u> .	
	statement and that it is, to the best of my knowledge and belief	f, true, complete, and
correct, and that I am duly authorized to sign this statement.		
Charles W. Hastings		(402) 463-1383
Print of Type Name of Grantee or Authorized Representative		Phone Number
sign (halls W. Kastura)	Attorney	6/23/2021
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's	llea Only	For Dont Use Only

Mo. Le Day 33 Yr. Sebraska Department of Revenue

26 Date Deed Recorded

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

27 Value of Stamp or Exempt Number

00

16 Does this conveyance divide a current parcel of land?

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

23 Was non-real property included in the purchase?

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

18b Vacant land

**V** No

Yes

18 Address of Property

Bladen, NE 68928

18a No address assigned

1153 Road X

DR2021,19 1756

28 Recording Data

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

200.000!00

Was transfer through a real estate agent or a title company? (If Yes, include the name

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

of the agent or title company contact.)

Bradley W. Toepfer

Bladen, NE 68928

1153 Road X

#### **ATTACHMENT TO FORM 521**

#### 5 Grantors' Name, Address and Telephone

Annette C. Moser Lintz and Douglas J. Lintz 7015 W 29<sup>th</sup> Street Kearney, NE 68845 402-310-4607 moserac@unk.edu

Aaron J. Moser 715 West 1<sup>st</sup> Street, Apt. 203 Hastings, NE 68901 402-310-7879 aaron.moser@chiefind.com

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/23/21 \$ 450.00 By AS

ς

Bk 2021, Pg 1756

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of June A.D., 2021, at 03:50 o'clock PM. Recorded in Book 2021 on Pages 1756-1757

Fee: \$16.00 By: AS Deputy

Electronically Recorded

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

#### WARRANTY DEED

ANNETTE C. MOSER LINTZ and DOUGLAS J. LINTZ, wife and husband, and AARON J. MOSER, a single person, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration received from BRADLEY W. TOEPFER, GRANTEE, convey and release to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The North 300 feet of the West 500 feet of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

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

- (1) are lawfully seised of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons;
- (4) Douglas J. Lintz joins in this deed for the sole purpose of releasing his marital interest in the property.

Executed June 21, 2021.

Annette C. Moser Lintz

STATE OF NEBRASKA
)
ss:
COUNTY OF fulfalo
)

The foregoing instrument was acknowledged before me on June 21<sup>st</sup>, 2021 by Annette C. Moser Lintz and Douglas J. Lintz, wife and husband.

JULIE C NUGENT General Notary – State of Nebraska My Commission Expires Jun 30, 2021

Notary Public

Page 2 of Warranty Deed to Bradley W. Toepfer

The North 300 feet of the West 500 feet of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

Aaron J. Moser

STATE OF NEBRASKA
) ss:

COUNTY OF ADAMS
)

The foregoing instrument was acknowledged before me on June 23, 2021 by Aaron J. Moser, a single person

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

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Воо	k .	Page	Sale	Date	School District Code												
91	202	1	1762	6/23	/2021	Base: 9	1-00	74	Afl	filiat	ed:		Unif	ied:				
Location ID		Sale	Number	Useability	& Code#					Pa	arcel N	umber						
001704100	0	•	162	4	05	GeoCde	Twn	Rng	S	ect :	Qrt	Subdiv	Area	6Blk	Blk Parcel			
	Da	te of S	ale Assessed	Value		4133	4	10		7	0	00000	1	000	6315			
Land		Imp	rovements	To	ital		Date of Sale Property Classification Code											
1,379,0	25		100,605	1,4	79,630	Status	Pro	perty Ty	/De	7	oning	Location	ı Cii	y Size	Par	cel Size		
		Irrigati	ion Type:			A) 2	B)	05	A CONTRACTOR	(C)	Secretary Control	D) 3	E)	0	F)	BACKER STOLEN		
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	2A		19.720		86,175	2G					1	1.000			14,	245		
	3A1		15.410		65,645	3G1					2.270			2,	940			
	ЗА		0.180		765			3	3G									
	4A1		25.870	1	09,430			40	G1									
	4A		6.040		25,550				4G									
DRYLAND	1D1		3.560		8,795	S	helterbe	elt/Timb	er									
	1D		109.350	2	70,100			Accreti	on									
	2D1		1.590		3,935			Was	ste			3.000				600		
	2D		19.050		41,430	-		Oth	ier									
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	3D	-						Roa	_			0.990		unice grows of		esterni.		
	4D1		51.400		78,640		F	Farm Sit	es			2.000				575		
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Outbuild	ungs		preside to the		25,265	Nor	i-AG T	IOTA	<u>L</u>		1.	3.990			26,	575		

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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTQCD; BETWEEN SPOUSE	
Comments from	Comments:
001704100 001704101 001550600 001554400	
	(Continue on back)

### NEBRASKA Good Life, Great Service.

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

162

FORM **521** 

• To be filed with the Register of Deeds. • Read instructions on reverse side. DEPARTMENT OF REVENUE · If additional space is needed, add an attachment and identify the applicable item number The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed 1 County Name 2 County Number 3 Date of Sale/Transfer Day 23 yr 2021 2021 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer Gerald F. Toepfer and Susan K. Toepfer Gerald F. Toepfer and Susan K. Toepfer Street or Other Mailing Address 1659 Road Z Street or Other Mailing Address 1659 Road Z City Blue Hill Zip Code 68930 State **N**E City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3750 Phone Number (402) 756-3750 Is the grantee a 501(c)(3) organization? **V** No Yes If Yes, is the grantee a 509(a) foundation? Email Address gstoepfer@gtmc.net astoepfer@atmc.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) ✓ Improved Single Family State Assessed Industrial Mineral Interests-Nonproducing Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Partition Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim [ ] Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate Sale Trustee to Beneficiary Buyer ☐ Seller 🗸 No Court Decree Exchange Satisfaction of Contract Other (Explain) create it tenancy Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No All of Grantor's undivided interest No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Self Other Brothers and Sisters Grandparents and Grandchild ✓ Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate,) SEE ATTACHED ☐ Yes **√** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ No ☐ Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Gerald F. Toepfer and Susan K. Toepfer SEE ATTACHED 1659 Road Z 18a No address assigned 18b Vacant land Blue Hill, NE 68930 20 Legal Description (Attach additional pages, if needed.) SEE ATTACHED 21 If agricultural, list total number of acres transferred in this transaction See attached 22 0,00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5(a)Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. charles W. Hastings *402-463-13*83 Phone Number Type Name of Grantee or Authorized Representative sign Signature of Grantee or Authorized Represer Title here Register of Deed's Use Only For Dept Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data

Mo. P Day A 1

Nebraska Department of Revenue

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

#### ATTACHMENT TO FORM 521

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

Parcel 1:

\$874,407

Parcel 2:

% of \$805,564.29 (\$201,391.08)

Parcel 3:

¼ of \$235,599.99 (\$58,900.00)

#### **18 Address of Property**

Parcel 1:

1325 Road Z, Blue Hill, NE 68930

Parcel 2:

No address assigned

Parcel 3:

No address assigned

#### 20 Legal Description

Parcel 1:

All of the Northwest Quarter (NW 1/4) of Section Seven (7), Township Four (4) North, Range

Ten (10) West of the 6th P.M., Webster County, Nebraska

Parcel 2:

Grantor's undivided one-fourth interest in the East Half (E1/2) of Section Two (2), Township

Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

Parcel 3:

Grantor's undivided one-fourth interest in the North 98.92 Acres of the Northeast Quarter

(NE 1/4) of Section Eleven (11), 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

Parcel 1:

157.22

Parcel 2:

81.04

Parcel 3:

24.73

	NEBRASKA DOCUMENTARY STAMP TAX Date: 06/24/21 \$ Ex05a By AS	State of Nebraska County of Webster ss.  Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of June A.D., 2021, at 09:05 o'clock AM. Recorded in Book 2021 on Page 1762  Course Letsek County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded
AFTER RECORDING RETURN TO	D: Charles W. Hastings, Dunmire, Fisher & Hastin	gs, P.O. Box 1044, Hastings, NE 68902
JOINT	TENANCY QUIT CLAII	M DEED
<ul> <li>K. Toepfer, husband and water Tenants and not as Tenant following described real estandard of the Northwest North, Range Ten (16)</li> <li>Grantor's undivided of</li> </ul>	able consideration (\$1.00) received from the consideration (\$1.00) received from the GRANTEES, conveys and releases in Common, all of the GRANTON the (as defined in NEB. REV. STAT. §76-12. Quarter (NW ¼) of Section Seven (10) West of the 6 <sup>th</sup> P.M., Webster Country one-fourth interest in the East Half (Easth, Range Ten (10) West of the 6 <sup>th</sup> Received from the control	uses to GRANTEES, as Joint RS' undivided interest in the (201):  7), Township Four (4) by, Nebraska;
Grantor's undivided of Quarter (NE ¼) of Se	one-fourth interest in the North 98.92 ection Eleven (11), Township Two (2) Webster County, Nebraska.	
Executed Jone 2.3	, 2021. Gerald F. Toep	w Joepher
STATE OF NEBRASKA	Susan K. Toep ) ) ss:	rer 0 v

The foregoing instrument was acknowledged before me on June 23, 2021 by Gerald F. Toepfer and Susan K. Toepfer, husband and wife.

GENERAL NOTARY-State of Nebraska
CHARLES W. HASTINGS

Notary Public

CHARLES W. HASTINGS

My Comm. Exp. Dec. 2, 2021

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ook	Page		134 Au	Sale	Date		7. Q. 1.				:Sc	hool Di	stric	ct Code	e de		
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	$\mathbf{D}$	ate of S	ale Assesse	d Va	lue		Time .	448	37	esteration and to		A., 11 F., 1 - 402	00	0	4	0010	Trans.	015	0000
Land	*	Imp	rovements			To	ital				Date	of S	Sale ]	Propert	y C	lassifica	tion	Code	Note and Security
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(101) □ One				(20)	) 🗷	Bad	lly Worn				Con	ımeı	rcial (	Construc	tion	ı Class:			
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## NEBRASKA Good Life, Great Service.

### **Real Estate Transfer Statement**

163

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.

	is signed and items 1-25 are accurately completed.
1 County Name   2 County Number   WEBSTER - 91	3 Date of Sale/Transfer  Mo. 06 Day 25 Yr. 2021 4 Date of Deed  Mo. 06 Day 25 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Anne Marie (Giger) Ohmstede and Bruce Ohmstede	Grantee's Name (Buyer) Lorraine Powell
Street or Other Mailing Address 2001 Road F	Street or Other Mailing Address 115 High Street
Guide Rock NE State Zip Code 68942	City State Zip Code 68942
Phone Number (402) 879-1910	Phone Number Is the grantee a 501(c)(3) organization? Yes No
Email Address	Email Address   If Yes, is the grantee a 509(a) foundation?   Yes   No
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status	Property Type (C)
✓ Improved     ✓ Single Family     Industrial       Unimproved     Multi-Family     Agricultural       IOLL     Commercial     Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Trustee to Beneficiary
✓ Yes    No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes VNo Aunt or Uncle to Niece or Nephew Family Corp., Pr	ives? (If Yes, check the appropriate box.) artnership, or LLC Self Other
Brothers and Sisters Grandparents a	
Ex-spouse Parents and Chi	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
18 Address of Property 115 High Street Guide Rock, NE 68942	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 (Attach additional pages, if needed.)  Lots Three (3) and Four (4), Block Fifteen (15), Vanc	e's Addition to Guide Rock, Webster County,
Nebraska.	
21 If agricultural, list total number of acres transferred in this transaction	·
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?  ☐ Yes ✓ No (If Yes, enter dollar amount and attach itemized list.) (see in	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$
25 If this transfer is exempt from the documentary stamp tax, list the exemption	Throat graft
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
Sign Print or Type Name of Grantee of Authorized Representative	Phone Number
A Sum a Samo	Attorney Date
licie	
	28 Recording Data
Mo. 6 Day 25 Yr. al \$ 15.75	BK 2021, to 1775
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

	BOOK 202   PAGE 1775
State of Nebraska County of Webster	
Entered on the numerical index and filed for record in the Clerk's office of said county this as day of Tunc A.D., 202, at 2:55 o'clock D.M. Recorded in Book as contact the county Clerk are provided by the county Clerk are perfectly as a company of the county Clerk are perfectly as a c	NEBRASKA DOCUMENTARY STAMP TAX Date 6-25-21 \$ 15.75 By A b
WARRANTY D	DEED
Anne Marie Ohmstede, formerly Anne Marihusband, GRANTOR, in consideration of SEVEN DOLLARS (\$7,000.00) receipt of which is hereby Powell, a single person, GRANTEE, the following Neb. Rev. Stat. 76-201):	THOUSAND AND NO/100 acknowledged, convey to Lorraine
Lots Three (3) and Four (4), Block Fifteen (1) Webster County, Nebraska.	15), Vance's Addition to Guide Rock,
GRANTOR covenants (jointly and severally GRANTEE that GRANTOR:	, if more than one) with the
(1) is lawfully seized of such real estate and except roads and highways, easements and restriction	that it is free from encumbrances, ons of record;
(2) has legal power and lawful authority to co	onvey the same;
(3) warrants and will defend title to the real epersons.	estate against the lawful claims of all
Executed June <u><b>15</b></u> , 2021.	
Anne Marie Ohmstede Br	Nee Christede
STATE OF NEBRASKA, COUNTY OF WEBSTE	R ) ss.
The foregoing instrument was acknowledged	before me on June 35 2021

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

by Anne Marie Ohmstede and Bruce Ohmstede, wife and husband.

Notary Public

## Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale Date					Sc	:hool Di	strict (	ode	111		
91	20	21	1778		6/	28/2021	Base:	91-	0002		Affi	liated:			Unif	ied:	den er en
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			g Cost New:			189,6			Cost								
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(106) □ Oth	MATERIA SERVICE DE LA CONTRACTOR DE LA C	QVQ8x35x31535	and the same of	21/2/2		s Canada Cara Sanga S	- 100		(5)		Me	tal Frame	and Wa	alls			
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(308)  Split (309)  2 1/2				(40)		Good						ove Avera	ige	(30)		Averag	e
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### **Real Estate Transfer Statement**

**FORM** 

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

The deed will not be recorded unless this statement		
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed Mo. 6 Day 28 Yr. 2021 Mo. 6 Da	y <u>28 Yr.</u> 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	y <u> </u>
Grantor's Name (Seller) Cecil E. Brooks, Jr and Kristin Brooks	Grantee's Name (Buyer) Michael A. Hasty	
Street or Other Mailing Address	Street or Other Mailing Address	
	2912 N 173 st State	Zip Code
City State Zip Code NE 68970  Phone Number	Omaha NE	68116
402-631-3155 Email Address	Phone Number (402) 670-8227 Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) for Email Address	
n/a	n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if (A) Status (B)		
✓ Improved ✓ Single Family Industrial	Property Type  Mineral Interests-Nonproducing State Assessed	(C)
Unimproved Multi-Family Agricultural	Mineral Interests-Producing State Assessed	Mobile Home
☐ IOLL ☐ Commercial ☐ Recreational		
	d Contract/Memo Partition Sheriff	Other
Bill of Sale     Corrective     Easement     Lea       Cemetery     Death Certificate − Transfer on Death     Executor     Min		
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecld		ansfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale	rustee to Beneficiary
Buyer Seller No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	ther (Explain)
Yes NoNo	12 Was real estate purchased for same use? (If	No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)	
	artnership, or LLC Self Oth	er
Brothers and Sisters Grandparents a  Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	ild Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and	interest rate \
\$20,000	Yes No \$	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company	? (If Yes, include the name
Yes   ✓ No	of the agent or title company contact.)   Yes Southern	
18 Address of Property 413 N Walnut St	19 Name and Address of Person to Whom the Tax Statement S Grantee	Should be Sent
Red Cloud, NE 68970	Ciamos	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
Lots Seven (7), Eight (8) and Nine (9), Block One (1)	), LeDuc's Addition to Red Cloud, We	bster County,
Nebraska		
21 If agricultural, list total number of acres transferred in this transaction		
	\$	
<ul><li>22 Total purchase price, including any liabilities assumed</li></ul>	22 \$	20,000.00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	Ψ	! 
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		20,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number .	
Under penalties of law, I declare that I have examined this statemen		omplete, and
correct, and that I am duly authorized to sign this statement.  Teresa Theobad		(402) 746-2246
Print-or Type Name of Grantee or Authorized Representative	0	Phone Number
sign Joena Theologia	Closing Agent	6/ /2021
here Signature of Grantee or Authorized Representative	ïtle	Date
Register of Deed's Use Onl		For Dept. Use Only
10 08 01 6 115 00	28 Recording Data  Cy  O  O  T  T  T  T  T  T  T  T  T  T  T	
Mo. LO Day AO Yr. OI POPULATION OF Revenue	Authorized by Neb. F	lev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	0	

State of Nebraska Css
State of Nebraska Sss. County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this <a>28</a> day
of Tixe A.D., 20 21. at 3:36
o'clock D M. Recorded in Book 2021
on Page 1778
Louise Petsch County Clerk
10.60 VO Deputy
IndCompAssessorCarded

BOOK 2021 PAGE 1778

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

#### WARRANTY DEED

Cecil E. Brooks, Jr. and Kristin Brooks, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Michael A. Hasty, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7), Eight (8) and Nine (9), Block One (1), LeDuc's Addition to 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 June 28, 2021.

Lyft By G.
Cecil E. Brooks, Jr.

Kristin Brooks

STATE OF NEBRASKA )

COUNTY OF Webster )

ss.

The foregoing instrument was acknowledged before me on June 2% , 2021 by Cecil E. Brooks, Jr. and Kristin Brooks.

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

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale	Date	100			. · S	Scho	ol Dis	trict Code				
91 2	021	1780	6/29	/2021	Base: 65-0011 Affiliated: Unified:				ied:		and the second of the second of the second				
Location ID	Sal	e Number	Useability	& Code#	72.7 67.7				Pa	arcel N	ümber				
001209500		165	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Ārea	Blk	F	arcel
	Date of S	Sale Assessed N	Value ,		4241	3	9	2	22	1	00000	1	000	2	300
sa: Land a	Im	provements	To	otal	9.24	$\mathbf{D}$	ate of	Sal	e Pr	operty	Classific	ation (	ode		i de la companya de
906,58	)	95,125	1,0	001,705	Status	Pro	perty Ty	ре	2	oning	Location	Cit	y Size	Par	cel Size
	Irriga	tion Type:	<u> </u>		A) 2	B)	05		(C)	KARAGE TAR	D) 3	E)	0	F)	9
LCG		ACRES:	VÂL	IIE:		LCG				ACR	FC.		"(VAL)	rks(22)295	
	<b>A1</b>	17.650	ggovern der den de verkeren geben der stelle der der der der der der der der der de	80,840	GR	ASSLA			2003		9.360	40 4 4 4 5 C 4 5 C 4 5 C 4 5 C 4 5 C 4 5 C 4 5 C 4 5 C 4 5 C 4 5 C 4 5 C 4 5 C 4 5 C 4 5 C 4 5 C 4 5 C 4 5 C 4			,525
`	A	13.600		62,290	1G			lG	41.700			54,000			
2	A1		-		2G1			G1	73.100			94,670			670
	2A						2	2G		3	3.400			43,	255
3.	A1						30	G1			-				
	BA						3	3G			_				
4.	<b>A</b> 1						40	Gl		,					
	A	0.300		1,270			4	IG							
DRYLAND 1	01	50.900	1	.25,725	S	helterbe	lt/Timb	er							
	.D	71.240	1	.75,965			Accretic	on		•••					
2]	01						Was	ste							
	.D	29.600		64,385			Oth								
31	D1				AG L	AND T	OTA	$\mathbf{L}$			9.350		8	82,	930
	D						Roa	-			0.000				
4]	01					F	arm Sit	es			1.000				650
2	D	8.500		13,005			ome Sit	-			1.000			15,	000
						R	ecreation	n							
Dwellin				52,195			Oth	_				,			
Outbuildin	gs			42,930	Nor	ı-AG T	OTA	L		1:	2.000	S- 1 - 1-		23,	650

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD; TRANSFER 1/2 INTEREST INTO REVOCABLE	TRUST	
		$\neg$
Comments from	Comments:	
001209500 001210400 001216000		
	(Continue on bac	k)

## **NEBRASKA**

### **Real Estate Transfer Statement**

**FORM** 521

Good Life, Great Service,

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

<u> </u>	it is signed and items 1-25 are accurately completed.	
1 County Name   2 County Number  WEBSTER - 91	3 Date of Sale/Transfer  Mo. 06 Day 29 Yr. 2021  Mo. 06 Day 06 Day 09 Day	
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) David E. and Tamara S. Alber	Grantee's Name (Buyer) David E Alber, I rustee of the David E Alber T	rust uad 6-29-21
Street or Other Mailing Address 2483 Road R	Street or Other Mailing Address 2483 Road R	
Guide Rock State State Zip Code 68942	Guide Rock NE	Zip Code 68942
Phone Number (402) 756-7741	Phone Number (402) 756-7741 Is the grantee a 501(c)(3) organizate If Yes, is the grantee a 509(a) found	
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
	) Property Type	(C)
✓ Improved       Single Family       Industrial         Unimproved       Multi-Family       ✓ Agricultural	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home
OLL Commercial Recreational		
	nd Contract/Memo Partition Sheriff	Other
	ase Personal Rep. Trust/Trustee neral Quit Claim WWarranty	
		nsfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		stee to Beneficiary
Buyer Seller ✓ No Court Decree Exchange ✓ Grant		er (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes No undivided 1/2 interest	12 Was real estate purchased for same use? (If No	), state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	<u>—</u> : : : : : : : : : : : : : : : : : : :	
		To Grantor's Trust
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C	and Grandchild Spouse hild Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	terest rate.)
\$480,000	☐Yes	%
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company? ( of the agent or title company contact.) Yes	(If Yes, include the name
18 Address of Property 2483 Road R Guide Rock, NE 68942	19 Name and Address of Person to Whom the Tax Statement Sho (Same as Grantee)	ould be Sent
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
See descriptions attached.		
240. –4.6		
21 If agricultural, list total number of acres transferred in this transaction240+- =1/2	· •	
22 Total purchase price, including any liabilities assumed		0,00
23 Was non-real property included in the purchase?  Yes   No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	0,00
	\$	0100
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number	
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.  DAVID B. GARWOOD	nt and that it is, to the best of my knowledge and belief, true, con	(402) 746-3613
Print of Type Name of Granted of Authorized Representative		Phone Number
sign July Jawool	Attorney	6/29/2021
here Signature of Grantée of Authorized Representative	Title	Date
Register of Deed's Use Or	ıly	For Dept. Use Only
26 Date Deed Recorded  27 Value of Stamp or Exempt Number  S Example 19	BK2021, Pa 1780	
Nebraska Department of Revenue	Authorized by Neb. Rev	v. Stat. §§ 76-214, 77-1327(2)

#### ALBER TRUST DESCRIPTIONS FOR WEBSTER COUNTY

An undivided one-half ( $\frac{1}{2}$ ) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Northeast Quarter (S½NE¼) of Section Twenty-two (22), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE½) of Section Twenty-four (24), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The Southwest Quarter (SW½), and the East Half of the Northwest Quarter (E½NW¼) of Section Thirty-five (35), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT all oil, gas and mineral rights, if any be found to exist, which have been reserved by prior owners.

#### CERTIFICATE OF EXEMPTION

The undersigned certifies that the transfer of the property referred to herein is made under such circumstances as to come within Neb. Rev. Stat. 76-902 (19) and that evidence supporting the exemption is maintained by the undersigned and is available for inspection by the Nebraska Department of Revenue.

REASON FOR EXEMPTION: Grantor(s) are Trustee(s) of a revocable trust for benefit of Grantor(s), namely the David E. Alber Revocable Trust u/a/d June 29, 2021.

Dated this <u>39</u> day of June, 2021

David B. Garwood, Attorney #11450

Garwood & McCracken Law Office

401 N. Webster

Red Cloud, NE 68970

(402) 746-3613

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 30 day of 1 Lake Ca.D., 2021, at 11:03 o'clock PM. Recorded in Book 2021 on Page 17:00 County Clerk 10.00 Deputy Ind Comp Assessor Carded

BOOK 2021 PAGE 1780

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-30-21
\$ Exempt #19 Byd5

#### WARRANTY DEED

David E. Alber and Tamara S. Alber, husband and wife, GRANTORS, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to a trust for the benefit of a grantor, convey to David E. Alber, Trustee of the David E. Alber Revocable Trust dated James 29, 2021, GRANTEE, an undivided one-half (½) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Northeast Quarter (S½NE¾) of Section Twenty-two (22), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE¼) of Section Twenty-four (24), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The Southwest Quarter (SW¼), and the East Half of the Northwest Quarter (E½NW¼) of Section Thirty-five (35), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT all oil, gas and mineral rights, if any be found to exist, which have been reserved by prior owners; AND

The West Half of the Northwest Quarter (W½NW¼) of Section Nineteen (19), Township Three (3) North, Range Eight (8), West of the 6th P.M., Nuckolls County, Nebraska.

GRANTORS covenant with the GRANTEE that GRANTORS: (1) are lawfully seized of such real estate and that it is free from encumbrances; except liens, 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.

David E. Alber

David E. Alber

Tamara S. Alber

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on June 39

2021, by David E. Alber and Tamara S. Alber, husband and wife.

DAVID B. GARWOOD
My Comm. Exp. October 22, 2022

Comm. expires (0-07-37-37)

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale	Date	to the establish	Kernelia		. 5	Scho	ol Dis	trict C	ode				
91	2021	1781	6/29	/2021	Base: 65-0011 Affiliated: Unified:											
Location ID	Sal	e Number	Useability	& Code#					Pa	arcel N	lumbe	r				
001209500		166	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdi	v	Area	Blk	P	arcel
	Date of S	Sale Assessed	Value		4241	3	9	2	2	1	0000	00	1	000	2:	300
Land	Im	provements	To	otal		D	ate of	Sal	e Pr	operty	Class	ifica	tion C	'ode		
906,58	0	95,125	1,0	001,705	Status	Pror	erty Ty	me.	7	oning	Loca	ition	Cit	Size	Paro	cel Size
Page Andrews of the Control	Irriga	tion Type:	_1		A) 2	B)	05	學學技術	C)	Marketo Ange	D)	Beginskitz	E)	0	F)	9
LCG		ACRES:	VAT	UE:	A VICE III	LCG	e San Jan			ACD		Halland II		VAL	religion.	in - West
IRRIGATED		17.650	•	80,840	GR	ASSLA					9.36		- 1445 de 145			525
	1A	13.600		62,290	1G			ıG	41.700			0	54,0			
	2A1							3.10	0	94,670						
	2A						2	2G		3	3.40	0			43,	255
	3A1						30	G1						-		
	3A						3	3G								
	4A1						40	G1								
.,,	4A	0.300		1,270			2	lG								
DRYLAND	ID1	50.900	1	25,725	S	helterbe	lt/Timb	er			·					
	1D	71.240	1	75,965			Accretic	on								
	2D1						Was	te								
	2D	29.600		64,385			Oth	ег								
	BD1				AG L	AND T	OTA	$\mathbf{L}$			9.35			8	82,	930
	3D						Roa	ds		1	0.00	o 🎇	والويسلة مروا	i Sec le Septembre	k kerista	in per si
	IDI .					F	arm Sit	es			1.00	0			8,	650
	4D	8.500		13,005		Но	me Sit	es			1.00	0			15,	000
	95 NO 101 PAGE OF THE					R	ecreatio	n								
Dwelli	0			52,195			Oth					$\bot$				
Outbuildi	ngs	era de partir	<del></del>	42,930	Non	-AG T	OTA	$\mathbf{L}$		1:	2.00	0			23,	650

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER 1/2 INTEREST INTO A REVOCABLE	TRUST
Comments from	Comments:
001209500 001210400 001216000	
	(Continue on back)

#### NEBRASKA

### **Real Estate Transfer Statement**

166

роги **521** 

Good Life. Great Service

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

<ul> <li>If additional space is needed,</li> </ul>	add an attachment and identify	the applicable item number.

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.					
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 29 2021					
WEBSTER - 91	IVIO. Day Yr					
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)					
Grantor's Name (Seller) David E. and Tamara S. Alber	Grantee's Name (Buyer) Tamara S Alber,Trustee of the Tamara S Alber Trust uad 6-29					
Street or Other Mailing Address 2483 Road R	Street or Other Mailing Address 2483 Road R					
Guide Rock NE State Zip Code 68942	Gity State State Zip Code 68942					
Phone Number (402) 756-7741	Phone Number (402) 756-7741 Is the grantee a 501(c)(3) organization? Yes VNc (402) 756-7741					
Email Address	Email Address					
7 Property Classification Number. Check one box in categories A and B. Check C i	l property is also a mobile home.					
(A) Status (B	) Property Type (C)					
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home					
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt					
Out Commercial Recreational						
	nd Contract/Memo Partition Sheriff Other					
	ase Personal Rep. Trust/Trustee  neral Quit Claim Warranty					
	losure   Irrevocable Trust   Revocable Trust   Transfer on Death					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  10 Type of Transfer Distribution Forect Auction Easement Gift	Life Estate Sale Trustee to Beneficiary					
	or Trust Partition Satisfaction of Contract Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.)  Yes No undivided 1/2 interest	12 Was real estate purchased for same use? (If No, state the intended use					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Vother To Grantor's Trust					
	and Grandchild Spouse					
Ex-spouse Parents and C						
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)					
\$480,000	☐ Yes 🗾 No \$ %					
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent					
2483 Road R	(Same as Grantee)					
Guide Rock, NE 68942						
18a No address assigned 18b Vacant land						
20 Legal Description (Attach additional pages, if needed.) See descriptions attached.						
dee descriptions attached.						
21 If agricultural, list total number of acres transferred in this transaction240+- =1/2	<u>?</u>					
22 Total purchase price, including any liabilities assumed						
23 Was non-real property included in the purchase?	\$ 0,00					
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	s s					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	10					
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number ant 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					
Sign Print or Type/Name of Grantee or Authorized Representative	Phone Number Attorney 6/29/2021					
Signature of Greates by Authorizanting	Title Date					
liele '						
Register of Deed's Use O  26 Date Deed Recorded 27 Value of Stamp or Exempt Number	Por Dept. Use Only  28 Recording Data					
Mo. 6 Day 30 Yr. 21 \$ Exempt # 19	BK 2021, Pa 1781					
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2					

#### ALBER TRUST DESCRIPTIONS FOR WEBSTER COUNTY

An undivided one-half ( $\frac{1}{2}$ ) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Northeast Quarter (S½NE¼) of Section Twenty-two (22), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE½) of Section Twenty-four (24), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The Southwest Quarter (SW¼), and the East Half of the Northwest Quarter (E½NW¼) of Section Thirty-five (35), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT all oil, gas and mineral rights, if any be found to exist, which have been reserved by prior owners.

#### **CERTIFICATE OF EXEMPTION**

The undersigned certifies that the transfer of the property referred to herein is made under such circumstances as to come within Neb. Rev. Stat. 76-902 (19) and that evidence supporting the exemption is maintained by the undersigned and is available for inspection by the Nebraska Department of Revenue.

REASON FOR EXEMPTION: Grantor(s) are Trustee(s) of a revocable trust for benefit of Grantor(s), namely the Tamara S. Alber Revocable Trust u/a/d June 29, 2021.

Dated this 29th day of June, 2021

David B. Garwood, Attorney #11450

Garwood & McCracken Law Office

401 N. Webster

Red Cloud, NE 68970

(402) 746-3613

BOOK 3031	PAGE	1781
-----------	------	------

State of Nebraska County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of June A.D., 20 31, at 11:05 o'clock A.M. Recorded in Book 362 on Page 1781

Assessor

Carded

Comp

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-30-2 |
\$\frac{\frac{1}{2}}{2} \text{Exe\_Of \$\frac{1}{2}} \text{By \$a\$}

#### WARRANTY DEED

David E. Alber and Tamara S. Alber, husband and wife, GRANTORS, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to a trust for the benefit of a grantor, convey to Tamara S. Alber, Trustee of the Tamara S. Alber Revocable Trust dated June 29, 2021, GRANTEE, an undivided one-half (½) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Northeast Quarter (S½NE¾) of Section Twenty-two (22), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE¼) of Section Twenty-four (24), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The Southwest Quarter (SW¼), and the East Half of the Northwest Quarter (E½NW¼) of Section Thirty-five (35), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT all oil, gas and mineral rights, if any be found to exist, which have been reserved by prior owners; AND

The West Half of the Northwest Quarter (W½NW¼) of Section Nineteen (19), Township Three (3) North, Range Eight (8), West of the 6th P.M., Nuckolls County, Nebraska.

GRANTORS covenant with the GRANTEE that GRANTORS: (1) are lawfully seized of such real estate and that it is free from encumbrances; except liens, 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  $\frac{29}{100}$ , 2021

David E. Alber Tamara S. Albe

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on June 29

1 by David F. Alber and Tamara S. Alber, bushand and wife

2021, by David E. Alber and Tamara S. Alber, husband and wife.

My Comm. Exp. October 22, 2022

Comm. expires (0-72-707)

DAVID B. GARWOOD

Notary Public

## Agricultural Land Sales Worksheet

Cnty No. Bo	ok Page	Sale Date	e selfaile de			S	chool Dis	trict Code			e produce de la composition de la comp En la composition de	
91 20	21 1785	6/30/2021	Base: 9	1-00	02	Aff	iliated:		Unif	ied:		
Location ID	Sale Number	Useability & Code#		A.			Parcel 1	lumber	o de la			
002315600	167	1	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel	
D	ate of Sale Assessed	Value	4369	2	12	3	5 3	00000		000	2385	1
Land	- Improvements	Total .		D	ate of S	Sale	Property	Classific	ation (	Code		1
23,650	57,460	81,110	Status	Prop	erty Ty	pe	Zoning	Location	Cit	y Size	Parcel Si	ze
	Irrigation Type:		A) 1	B)	01	2 14762 (-1)	c) 5	D) 2	E)	0	F) 4	10,345
LCG	ACRES:	VALUE:	1.5	LCG	i.		ACR	ES:		VAL	Ј <b>Е:</b>	
IRRIGATED 1A1				ASSLA					Art - Carrier and Carrier			
1A					1	G						
2A1					20	G1						
2A					2	2G						
3A1					30	<b>31</b>						
3A					. 3	G						
4A1					40	31						
4A				, <u></u>	4	G						
DRYLAND 1D1			SI	helterbe	lt/Timb	er						
1D					Accretic	on					water.	
2D1					Was	te						
2D					Oth					, 2012		
3D1			AG L	IND I	OTA	$\mathbb{L}$						
3D					Road				elligg <b>e</b> sliefe	and the second	de la company	السد
4D1				F	arm Sit	es		0.650			8,650	
4D					ome Site	_		1.000			15,000	)
er und und				R	ecreatio	n						
Dwellings		40,665			Oth							
Outbuildings		16,795	Non	-AG T	OTA	L		1.650			23,650	)

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
JTWD		
Comments from	Comments:	
002315600		
		(Continue on back)

### **Real Estate Transfer Statement**



Good Life. Great Service. DEPARTMENT OF REVENUE

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

**FORM** 

The deed will not be recorded unless this statemen	it is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	2021
WEBSTER - 91  ▼	Mo. <u>6</u> Day <u>30</u> Yr. <u>2021</u> Mo. <u>6</u> Day	Yr
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) See Attached	Grantee's Name (Buyer) Linda Brinda and Jeff A. Brinda	
Street or Other Mailing Address	Street or Other Mailing Address 1038 Road B	
City State Zip Code	Red Cloud State NE	Zip Code 68970
Phone Number	Phone Number (402) 460-7953 Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four	tion? Yes No No Ves No
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C in	property is also a mobile home.	
	) Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	1
IOLL   Commercial   Recreational	, , , , , , , , , , , , , , , , , , ,	
	nd Contract/Memo Partition Sheriff	Other
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
		nsfer on Death
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  10 Type of Transfer Distribution Forec		stee to Beneficiary
Buyer Seller ✔ No Court Decree Exchange Grant	or Trust Partition Satisfaction of Contract Ott	ner (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	12 Was real estate purchased for same use? (If N	o, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Othe	r
☐ Brothers and Sisters ☐ Grandparents	and Grandchild Spouse	
Ex-spouse Parents and C	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 in	iterest rate.)
\$150,000	Yes	%
16 Does this conveyance divide a current parcel of land?  Yes  No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.)  Yes Montgome	(If Yes, include the name ry Auction & R \square No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement St	
515 N Minnesota Ave	Grantees	
Inavale, NE 68952		
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  \$	150,000,00
23 Was non-real property included in the purchase?		130,000.00
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	nstructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24   \$	150,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number	
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, co	nplete, and
Teresa Theobald		(402) 746-2246
Sign Print-or Type Name of Grantee or Authorized Representative	Clasies Asset	Phone Number
Cignature of Creates as Authorized Passacetative	Closing Agent Title	6/30/2021 Date
IICIC ·		
Register of Deed's Use Or 26 Date Deed Recorded 27 Value of Stamp or Exempt Number		For Dept. Use Only
	28 Recording Data	
Mo. 6 Day 30 Yr. 21 \$ 337.50  Nebraska Department of Revenue	DN alball, to 1/ab	v. Stat. §§ 76-214, 77-1327(2)

Roger D. Mans and Linda K. Mans 825 Circle Q Street Hastings, NE 68901

Jeffrey H. Pohlmeier-Mans and Michelle Pohlmeier-Mans 830 N Cherry St Red Cloud, NE 68970 402-746-0384

Shonda K. Owens 14 Santa Maria Circle Wylie, TX 75098

Troy D. Mans and Kelly Mans 20600 Cedar Lane Eagle, NE 68347 A tract of land located in County Surveyor's Lot 15B in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast (SE) corner of said County Surveyor's Lot 15B, thence North 127 feet, thence West 156 feet, thence South 127 feet, thence East 156 feet to the point of beginning, and

All of County Surveyor's Lot Sixteen (16) in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

State of Nebraska 355.

BOOK <u>2621</u> PAGE 1785

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of Tune A.D., 20 at 340 o'clock D. M. Recorded in Book 2020 on Page 1785-1787 County Clerk 20.00 Louise Peters County Clerk 20.00 Louise Peters County Clerk 20.00 Louise Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-30-21
\$\_337.50 By 140

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

#### JOINT TENANCY WARRANTY DEED

Jeffrey H. Pohlmeier-Mans and Michelle A. Pohlmeier-Mans, husband and wife; Shonda K. Owens, a married person and resident of Texas; Troy D. Mans and Kelly Mans, husband and wife; and Roger D. Mans and Linda K. Mans, husband and wife; Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jeff A. Brinda and Linda Brinda, 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):

A tract of land located in County Surveyor's Lot 15B in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast (SE) corner of said County Surveyor's Lot 15B, thence North 127 feet, thence West 156 feet, thence South 127 feet, thence East 156 feet to the point of beginning, and

All of County Surveyor's Lot Sixteen (16) in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

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

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

Executed June 21, 2021.

Veffrey H. Pohlmeier-Mans

Michelle A. Pohlmeier-Mans

STATE OF NEBRASKA ) COUNTY OF LLEBSTEE ) ss.
The foregoing instrument was acknowledged before me on June 28, 2021 by Jeffrey H. Pohlmeier-Mans and Michelle A. Pohlmeier-Mans, husband and wife.
A GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021 Notary Public
My commission expires: $8/27/2021$
Shonda K. Quens Shonda K. Owens
STATE OF TEXAS ) ) ss.
COUNTY OF )
The foregoing instrument was acknowledged before me on June 2, 2021 by Shonda K. Owens, a married person and resident of Texas.
LATONYA P. WINNERS Notary ID #129619180 My Commission Expires November 7, 2021  My commission expires: 11 07 / 7.1
My commission expires: <u>II   07 / 21</u>

		BU	JR OUDI PAGE 1181
Roger D. Mans	<del>-</del>	Linda K. Mans	Key Mans
STATE OF NEBRASKA  COUNTY OF Access 5  The foregoing instrument was Mans and Linda K. Mans, husband ar	) ) ss. ) s acknowledged ad wife.	before me on June	e 29, 2021 by Roger D.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021  My commission expires:  8/21/2	707/	Notary Public	- Duchales
My commission expires: 8/27/2			
Troy D. Mans		Kelly Mans	m Maus
STATE OF NEBRASKA COUNTY OF Lancaster	) ) ss. )		
The foregoing instrument was D. Mans and Kelly Mans, husband and	acknowledged l l wife.	pefore me on June	21s+, 2021 by Troy
	1	Lajaun Notary Public	AL TA
My commission expires: February	8,2022		GENERAL NOTARY - State of Nebraska MEAGANN M. SCHWEITZER My Comm. Exp. February 8, 2022

My commission expires: February 8, 2022

## Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sale Date		School District Code										
91	20	21	1782	6/18/2021		Base: 9	91-0	002	Affi	liated:		Unified:					
Location	ID	Sale N	umber	Useab	ility & Code #					Parcel	Number						
0001075	500	168	}	1		GeoCde	Twn	Rng Sec		t Qrt	Subdiv	Area	Blk	Parcel			
19 19 192 B	Da	ate of Sale	Assessed	Value	4371			00	0	10005		014	0000				
Land		Impro	vements		Total		I	Date of S	Sale	Propert	y Classifi	cation	Code	7. J. J. K.			
1.	,300		24,53	5	25,835	Status	Pr	operty Ty	ре	Zoning	Locatio	ation City Size Parcel S					
Assessor Lo	cation:	RED CI	LOUD (1	RC)		A) 1	B)			C) 3	D) 1	E)	6	F) 2			
					Residential			SX SA			Comme	rcial					
	Mul	tiple Impro	ovements:	Multiple. Is	mprovements. :		191 1920E01	Multiple.	Impro	vements.							
		AND DESCRIPTION OF THE PERSON	tion Date:	Construction				Construct			1950						
			Floor:	Floor Sq. F	t. :			Floor Sq.	Ft. :		1,008						
		Building (	Cost New:	Cost:				Cost :		4	5,530						
Single Family	Style:			Resident	ial Condition:			Comme	rcial	Occupar	cy Code:						
(100) □ Mol	bile Hon	ne		(10)	Worn Out	Primary: 391 Other1: Other2:											
(101) 🗆 One	Story			(20)	Badly Worn	Commercial Construction Class: 3											
(102) 🗆 Two	Story			(30)	Average	(1) ☐ Fireproof Structural Steel Frame											
(103) □ Spli	t Level			(40) □	Good	(2) Reinforced Concrete Frame											
(104) 🗆 1 1/2	2 Story			(50) U Very Good					(3) 🖼 Masonry Bearing Walls								
(111) 🗆 Bi-L	Level			(60)	Excellent			(4) Uood or Steel Framed Ext. Walls									
(106) □ Oth	er	-						(5)	Me	tal Frame	and Walls						
Townhouse or	Duplex	Style:		Residenti	ial Quality:		Pol	e Frame	:								
(301) 🗆 One	Story			(10)	Low		Cost Rank: 20 Condition: 20										
(302) 🗆 Two	Story			(20)	Fair			(10)	Lov	W	(10)	10) 🗆 Worn Out					
(307) 🗆 1 1/2	2 Story			(30) □ Average				(20) 🖼	Ave	erage		(20) 🗷 Badly Worn					
(308) 🗆 Split	t Level			(40)	Good		(30)	Ab	ove Aver	age	(30)   Average						
(309) 🗆 2 1/2	2 Story			(50)	Very Good			(40)	Hig	;h		(40) 🗆 Good					
(304) □ One	Story D	uplex		(60)	Excellent			0.0				(50) Urry Good					
(305) □ Two	Story D	Ouplex						91 SA - 9			-	(60)	Excell	ent			
Assessor's	Adjus	stment to	Sale P	rice (+ c	or -):												
Assessor Co	mments	s and Reas	son for A	djustmen	ıt:												
JTWD																	
				·													
Comments fi	nom						70				Anna Areas Construction (A						
0001075						(	Comm	ents:									
		***************************************															
													(Conti	nue on back)			

### NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

**Real Estate Transfer Statement** 

167

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.

	t is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed							
WEBSTER - 91	Mo. 6 Day 18 Yr. 21 Mo. 6 Day 18 Yr.							
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)							
Ricky D Minnick Street or Other Mailing Address	Grantee's Name (Buyer) Bradford and Andrea Frey Street or Other Mailing Address							
_239 Rd J	Street or Other Mailing Address 742 N Chestnut St							
City State Zip Code NE 68952	City State Zip Code NE 68970							
Phone Number (402) 767-0960	Phone Number Is the grantee a 501(c)(3) organization? Yes VNo (402) 621-0708 If Yes, is the grantee a 509(a) foundation? Yes No							
Email Address	Email Address							
7 Property Classification Number. Check one box in categories A and B. Check C in	l f property is also a mobile home.							
(A) Status (B)	Property Type (C)							
✓ Improved       Single Family       Industrial         ☐ Unimproved       Multi-Family       Agricultural         ☐ IOLL       ✓ Commercial       Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt							
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea	nd Contract/Memo Partition Sheriff Other							
Cemetery Death Certificate – Transfer on Death Executor Mir	neral Quit Claim Warranty							
11 Was ownership transferred in full? (If No, explain the division.)	Life Estate							
✓ Yes	✓ Yes							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes  No Aunt or Uncle to Niece or Nephew Family Corp., F	tives? (If Yes, check the appropriate box.)							
Brothers and Sisters Grandparents a								
Ex-spouse Parents and Ch	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.)							
\$39,815	%							
16 Does this conveyance divide a current parcel of land?  ☐ Yes	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes							
18 Address of Property 209 W 4th Ave 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								
18a No address assigned 18b Vacant land  20 Legal Description								
Lot 8 & E 100' Lots 9-12, Block 14 OTRC, Webster	Co NE							
Lot 6 & E 100 Lots 9-12, block 14 OTAG, Webster	CO NE							
21 If agricultural, list total number of acres								
22 Total purchase price, including any liabilities assumed								
23 Was non-real property included in the purchase? Ves No (If Yes, er	nter dollar amount and attach itemized list.) 23 \$ 5,000 00							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 45,000 <sub>0</sub> 00							
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number .							
The state of the s	nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-3613							
Sign Print or Type Mame of Grantee or Authorized Representative	Attorney Attorney							
	Title Days							
Register of Deed's Use On	ly For Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data							
Mo. Q Day SO YA 1 5 101. 3 5  Nebraska Department of Revenue	BKa0a I, G 1782  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)							
Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017	J 70011011200 by 1460. 1169. Stat. 99 10-214, 17-1321(2)							

Lot Eight (8) and the East 100 feet of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Fourteen (14), Original Town of Red Cloud, Webster 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 30 day of New A.D., 20 2 at 2:58 o'clock M. Recorded in Book 202 on Page 178 County Clerk 10.00 Deputy Ind Comp Assessor Carded

BOOK 2021 PAGE 1782

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-30-2
\$ [01.25] By @\

#### JOINT TENANCY WARRANTY DEED

Ricky D. Minnick, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Bradford Frey and Andrea Frey, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Eight (8) and the East 100 feet of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Fourteen (14), 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 June 18, 2021.

Ricky D. Minnick

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on June  $\cancel{/2}$ , 2021, by Ricky D. Minnick, a single person.

Comm. expires

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

Notary Public

## Residential & Commercial Sales Worksheet

Cnty No.	: Bo	ok	Page			Sale	Date		School District Code													
91	20	21	MH 2		6	/7/	/2021	Bas	Base: <b>91-0</b>			1	Affil	iated:			U	Unified:				
Location	$\mathbf{D}$	Sale	Number		Useability & Code #									Parcel	N	umber						
002601	100	12,737	)	2540 500000	4	17917792 w 1799	05	Geo	Cde	Twn	R	ng :	Sec	t Qrt		Subdiv	Are	a	Blk	P	arcel	
	i de la D	ate of S	ale Assesse	d V	alue		187 128	41:	esercial a	4	error Societa	0	9	0	890 E	20070	350000	8.077	000	e registration than	000	
Land	# 15 m 15	Imp	provements								Date	of S	ale]	Proper	ty.	y Classification Code						
ST A COLOR AS PROBERED TO THE STREET	ALCONO. SERVICE	Total Control of Control Control	6,00	170,70			6,000	St	atus	Pı	roperty	Tvo	e	Zoning		Locatio	n	City	Size	Parc	el Size	
Assessor Lo	cation:	BLUE			)		<u>-</u>	A)	3	B)	MATERIAL T	1	SECTION OF	C) 1		D) <b>1</b>	E	New York	6	F)	0	
45.77					diam.		Residentia	1								Comme				<i>(17.944</i> )	et also	
2/36/6	Mul	tiple Im	provements:	Mu	ıltiple. Ir	nprov	ements.:	en augita sen alam	periodente c	r legislations	Multi	ole. I	того	vements.	: :		AL-Mark Co	ergradien.		2.,0,40		
		SAPECIAL SALESSEE	uction Date	31	nstructio			74			Cons		_									
		100	Floor	Flo	or Sq. F	t. :	. 9	24			Floor	Sq. I	Ft. :									
		Buildin	ig Cost New:	Со	st:		43,4				Cost											
Single Family	Style:	100		Re	sidenti	al Co	ondition: 1	0	Civery a		Com	mer	cial (	Occupa	nc	y Code:	**************************************	E.V		gan te		
(100) <b>⅓</b> Mo	bile Hon	ne			0) 🗷		om Out				Prim					ner1:			ther2:			
(101) 🗆 On	e Story			(2	0) 🏻	Ba	dly Wom				Com	mer	cial (	Constru	ıcti	ion Class						
(102) 🗆 Tw	o Story			(3	0) 🗆	Av	erage				(1)		Fire	proof S	tru	ctural Ste	el Fra	me				
(103) □ Spl	it Level			(40) □ Good						(2)	2)											
(104) 🗆 11	/2 Story			(50) U Very Good						(3)	3)   Masonry Bearing Walls											
(111) 🗆 Bi-l	Level			(60)   Excellent							(4)	) Uwood or Steel Framed Ext. Walls										
(106) □ Oth	ner						L. Grand		Selection of the select		(5)		Met	al Fram	e a	nd Walls						
Townhouse o	r Duplex	Style:		Re	sidenti	al Q	uality: 20	in the second	, justice,		(6)		Pole	e Frame								
(301) 🗆 On	e Story			(1	0) 🗆	Lo	w				Cost	Ran	ik:				Cond	itio	n:			
(302) 🗆 Tw	o Story			(2	0) 🗷	Fai	r				(10)		Lov	V			(10)		Worn	Out		
(307) 🗆 11/	2 Story			(3	0) 🗆	Av	erage				(20)		Ave	rage		1	(20)		Badly	Wom	i	
(308) □ Spl	it Level			(4	0) 🗆	Go	od				(30)		Abo	ve Ave	rag	ge i	(30)		Averag	ge		
(309) 🗆 21/				(5	0) 🗆	Ve	ry Good				(40)		Hig		845.25		(40)		Good			
(304) 🗆 One	e Story D	Ouplex		(6	0) 🗆	Exe	cellent	10.2 d to 10.0 d to 10.0 d	084475. s. 1		S.V.						(50)		Very (	ood		
(305) 🗆 Tw	o Story I	Duplex							San S				17.				(60)		Excelle	nt		
Assessor's	s Adju	stment	t to Sale I	ric	e (+ o	r -)	•															
Assessor Co		s and R	Reason for A	\dju	stmen	t:																
2021 M	H																					
							·															
Comments 1	Fram									oman	ents:		Total Control									
002601										AIIII	CHIS	•										
																	<u> </u>					
			<del>.</del>	-													-					
															_							
																			(Conti	nue on	back)	

NEBRASKA Manufa Good Life. Great Service.  To be filed to	actured Hous with the County Treasurer.	ing Transfe	r State	ment	FORM
• If additiona	Il space is needed, add an att	achment and identify the	erse side. applicable iter	n number.	521MH
1 County Name	2 County Number	3 Date of Sale	) 1	4	
5 Seller's Name, Address, and Telephone (Plea	7 J	Mo. <u>C</u> Day /	Yr	- 1	
Seller's Mame	ise rimij	6 Buyer's Name, Address Buyer's Name	ess, and Telephor	ne (Please Prin	t)
HMOS MIGSEL	•	Mervin	Μ	osel	
Current Mailing Address (Number and Street or P	O Box 1410	Current Mailing Address	(Number and Stre	eet or PO Box)	
1002 W Gage Sto	101-01/2	1.0. Box	154		h.
Rlive Hill	1 1097	City	•	State	Zip Code
Daytime Phone Email Address	100120	Page Daytime Phone	Email Address	Ne.	68766
2-217-7301 amosmos	e   Sa amil com	1 401-340-8529	1		
7 Type of Transfer Gift F	W				A 1 - 1
Sale Auction Gift E  8 Was ownership transferred in full? (If No, explain	xchange Foreclosure	Satisfaction of Contract			in.) Private Salo
PYES NO	The division.)	9 Was the property purch	nased as part of an	IRS like-kind exc	hange? (IRC § 1031 Exchang
10 Was the sale between relatives? (If Yes, check th	e appropriate box.)				
YES NO Spouse	Step-parent a	nd Step-child Aunt or	Uncle to Niece or	Nephew	Family Corp. or Partnership
☐ Grandparents and Child		Sisters Self			Other
11 What is the current market value of the manufact		12 Wooths			
# 1200.00	a.ou mousing:	12 Was the mortgage ass YES NO	umed? (If Yes, stat	e amount and ir	
3 Was the sale through an real estate agent or title	company?	I LEO PINO	Ψ		at%
YES NO If Yes, include the name					
4 Length (Without Hitch) 15 Width	Geer Co.	17 Mod			18 Year
9 Vehicle Identification Number	GEET CO.	FL6			1979
N14270FL640168	?				
20 Situs address of the Manufactured Home Before	Sale	21 Name and Address of	Person to Whom the	ne Tax Statemer	nt Should be Sent
1000 West Good	Start 1 + 11	Mervin			
1002 West Gage  Oa Situs address of the Manufactured Home After S	211661 -01 12	· -			
, · · · · · · · · · · · · · · · · · · ·		P.O. Box 1			
1002 West Gage Sti 2 Name and Address of the Land Owner	reet LUIIZ	Page, N	le 68	766	
		23 Legal Description of the	Land	. 0 /-	
Sara Donahey	•	Lot 1	2		
102 South Chefr	4				
01 11	1				
Blue Hill Ne 689	730				
4 Total purchase price including a	15 - 1- 15 15 15 15 15 15 15 15 15 15 15 15 15				
Total purchase price, including a Was non-real property included i	n the purchase? TVES	INO (If Voc. com	,	24	1200 100
and 25c indicating the cost amou	int of each.)	live (ii ies, com	piete 25a, 25	oD,	
a= = Wachant	Mryan St. Da	C . 4			
25a Furnishings Washerd	viger, slove, Ne	19era 0 25a	200	00	
25b Moving Costs	<b>₹</b>	OFI	A	do.	
		25b	. 0	00	
25c Set-up Costs			0	00	
Under penalties of law, I dec	lare that I have examined this state	ment and that it is to the best	of my knowledge	and belief, true,	
complete, and correct, and that I an	и uniy autnorized to sign this statem	ent.	-	- ,	
Mervin	Masel			<u>.</u>	410 240 Or
Print or Type Name of Buyer or .	Authorized Representative				Davtime Phone
sign Smoo S	madel		,		Dayamo r none
here Signature of Buyer or Authorized	Representative	Title			Date
This statement should be filed		* * * * * * * * * * * * * * * * * * * *			Date

This statement should be filed with the county treasurer in the county where the application for title is made.

Retain a copy for your records.

#### EBRASKA CERTIFICATE OF Vehicle Identification Number Year Make/Model N14270FL640168 1974 GEER CO. / FL6 Previous Title Body Style Color NE N0001399653 MANUFACTURED HOME WHITE Purchase Date Issue Date 07-Jun-2021 11-Jun-2021 Residential Address Mail To 1002 W GAGE STLOT 12 MERVIN L MOSEL BLUE HILL NE 68930-5541 PO BOX 154 Owner Name(s) PAGE NE 68766-0154 MERVIN L MOSEL SELLER MUST COMPLETE PURCHASER'S INFORMATION Federal and State law requires that the seller state the mileage in connection with the fransfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment (RETAIN COPY FOR 5 YEARS.) imprisonment. (RETAIN COPY FOR 5 YEARS) The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein or the following named purchasers. Leerilly to the best of my knowledge the orderneter reading is the actual mileage of the vehicle unless one of the following statements is checked. The mileage stated is in excess of its mechanical limits. ☐ 2. The odometer reading is not the actual mileage. ODOMETER READING PRINTED NAME OF PURCHASER(S) ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN. SIGNATURE OF SELLER SIGNATURE OF SELLER STATE SIGNATURE OF SELLER I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S) PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED) SIGNATURE OF PURCHASER DATE OF SALE SIGNATURE OF PURCHASER INVENTORY CONTROL NUMBER Title Number 10001761260 5360088 WEBSTER Witness My Hand And Official Seal The Date Shown County Official SEAI

JANET K KNEHANS

\$10.00



#### DEPARTMENT OF MOTOR VEHICLES

### State of Nebraska

## **Application for Certificate of Title**

1 Vehicle Description				Fee \$10.00
☐ Salvage ☐ Previously Sal	vaged  Flood	Non-Transfe	erable	ufacturer Buyback
Vehicle Identification Number	Year	Make	Model	
N14270FL640168	1974	GEER CO.	FL6	
Body Style Color	GVWR	# of Passengers	Taxi Use	Limousine Use
MANUFACTURED WHITE	0	0	☐Yes ☒ No	Yes X No
2 Owner/Applicant Informat	ion (if more than thr	ee (3) please attack a se		
in more than one owner, do you wish clear in	ghts of survivorship to	be transferred to the surv	viving owner(s) in the	event of the death of
		•	iving owner(s) in the	event of the death of
No (probate will be required to transfer	ownership - owner names	separated with "And")		
Yes (ownership will transfer to co-own Owner Name or Business Name	er upon presentation of de	eath certificate - owner name	es separated with "Or")	
MOSEL, MERVIN L Nebraska Driver's License Number				
G36005228	Soc. Sec. Number	Employer Ident	ification Number	Date of Birth
Second Owner Name or Business Nam	ıe			Check here if spouse
N.L. I. D	1.			of owner 1.
Nebraska Driver's License Number	Soc. Sec. Number	Employer Identi	fication Number	Date of Birth
	<u> </u>			· · · · · · · · · · · · · · · · · · ·
Third Owner Name or Business Name				Check here if spouse
S7.1		·		of owner 1 or 2.
Nebraska Driver's License Number	Soc. Sec. Number	Employer Identi	fication Number	Date of Birth
Transfer on Death Beneficiaries, if app	3' 3 7			
If indicated, upon death of last surviving owner, or	merchin of the rechiele w	213 4		
	whersimp of the verticle w			
1st TOD		2nd TOD		
Owner's Residential Address, City, State, 7				
1002 W GAGE ST LOT 12 BLUE HILL NE				
Owner's Mailing Address, City, State, Zip	(if different)			
PO BOX 154 PAGE NE 68766-0154	<u> </u>			
3 Lien Information (please atta	Salah da Salah Salah da Salah			
		n for secondary lien nota	mention and the second state of the second s	Fee \$7.00
Is there a lien on this vehicle? Yes X	No If yes, you must comp	lete this section and provide	a copy of the lien instru	ment with this application.
Primary Lender Name:		Primary Len	der ID:	
Primary I and an Addusses				
Primary Lender Address:				
lf there is a lien, are you a non-resident requesti	ng a printed title for iss	uance of a title in your stat	e of residence? 🔃 Y	es X No
The undersigned being duly sworn attest and affirm	the information provided	d on this application is true	and complete. Use of a	false or fictitious name,
cnowingly making a false statement or concealing certificate of title. Any purchaser who willfully de	a material fact in this app	lication can result in a fine,	imprisonment or both a	nd cancellation of your
mon = m	or imprepresents in	rothiduon totating to sales t	an may be found guilty	of a Class IV Telony.
Signature, Owner 1		Signature, Owner 2		
	•	June 11, 2021		
Signature, Owner 3		Date Date		
all owners listed above shall sign this Application of e/she is handicapped or disabled or is too young to total title when ever policy is not be.	except in the case where consists a parent legal over	o-owners are spouses, one s	spouse may sign; where	an owner provides proof
tate title when ownership is not changing, one own	ier may sign.	and, rosior parent or agent?	may sign, and it transfe	11mg from an out-oi-

Sold to Menun Mosel 1974 Geen Co./FLb vehicle FP#N14270FL64L 168 Manufactured Home white on 6-7-21 for the total off 1200.00. Pald in full Seller Amos Mosel

BUYEN Mervin Mosel
Sylvin Mosel

NEBRASKA CERTIFICATE OF TITLE	
Vehicle Identification Number Year Make / Moo N14270FL640168 1974 GEER CO.	
Previous Title Body Style  NE N0001192231 MANUFACTURED HOME	Color A Barana A Barana Bar
	Purchase Date Issue Date 21-Oct-2019 18-Mar-2021
Mail To  AMOS J MOSEL  1002 W GAGE ST LOT 12	Residential Address  1002-W GAGE ST LOT 12- BLUE HILL NE 68930-5541
BEUE HILL NE 68930-5541	Owner Name(s)  AMOS J MOSEL
SELLER MUST COMPLETE	PURCHASER'S INFORMATION
Federal and State law requires that the seller state the mileage in connection with the trans	ster of ownership. Failure to complete or providing a false statement may result in fines and/or eby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle
	age stated is in excess of its mechanical limits.  meter reading is not the actual mileage. WARNING – ODOMETER DISCREPANCY.  PRINTED NAME OF PURCHASER(S)
ON THE FACE OF THIS TITLE MUST SIGN.  SIGNATURE OF SELLER	Mervin Mose ROBESS BOX 154 865895tateSput 45A
SIGNATURE OF SELLER SIGNATURE OF SELLER	STATE ZIP  STATE ZIP  A 9e 1 1 Me 68766  I AM AWARE OF THE ODOMETER STATEMENTS
PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)	MADE BY THE SELLER(S)  SIGNATURE OF PURCHASER
DATE OF SALE  0-7-21  INVENTORY CONTROL NUMBER	SIGNATURE OF PURCHASER
T FOCOTOR WE	county BSTER N0001399653 Hicial Seal The Date Shown
Jane Krean	SEAL STATE OF THE SEAL STATE O
	R DUPLICATE ISSUED