

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1426	6/1/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002303400		133		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4369	2	12	22	1	00000	1	000	2020
Land		Improvements		Total		Date of Sale Property Classification Code								
189,525				189,525		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		85.000		110,075				
1A						1G		5.000		6,475				
2A1						2G1		43.000		55,685				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G		19.000		17,290				
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		152.000		189,525				
3D						Roads		3.000						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		3.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
002303400	

(Continue on back)

Real Estate Transfer Statement

133

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>1</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>6</u> Day <u>1</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) William Garth Wentworth and Katherine A. Wentworth Street or Other Mailing Address 516 N Main Avenue City Inavale State NE Zip Code 68952 Phone Number (402) 767-0065 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael D. Delka and Mary M. Delka Street or Other Mailing Address 1028 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number 402-746-3362 Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$235,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Northeast Quarter (NE1/4) of Section 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 100 +/-

22 Total purchase price, including any liabilities assumed	22	\$ 235,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 235,000.00

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

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

Michael D. Delka
 Print or Type Name of Grantee or Authorized Representative

Michael D. Delka
 Signature of Grantee or Authorized Representative

Grantee
 Title

402-746-3362
 Phone Number

6/1/2021
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>1</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$528.75	28 Recording Data BK 2021, Pg 1426

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

BK2021, Pg 1426

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 June A.D., 2021, at 2:46
o'clock P.M. Recorded in Book 2021
on Page 1426
Aime Petach County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-1-21
\$ 528.75 By AB

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 6th 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;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed June 1, 2021.

William Garth Wentworth
William Garth Wentworth

Katherine A. Wentworth
Katherine A. Wentworth

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on June 1, 2021 by William Garth Wentworth and Katherine A. Wentworth, husband and wife.

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

Teresa L. Theobald
Notary Public

My commission expires: 8/27/2021

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1450	6/1/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000161803		134		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4173			00	0	10090		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,385				1,385		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 2	B) 01	C) 1	D) 1	E) 6	F) 1			
						Residential			Commercial					
Multiple Improvements:						Multiple. Improvements. :			Multiple. Improvements. :					
Construction Date:						Construction Date :			Construction Date :					
Floor:						Floor Sq. Ft. :			Floor Sq. Ft. :					
Building Cost New:						Cost :			Cost :					
Single Family Style:						Residential Condition:			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:						Residential Quality:			(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low			Cost Rank:			Condition:		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
CORRECTIVE JTWD														
Comments from						Comments:								
000161803														

(Continue on back)

Real Estate Transfer Statement

134

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>01</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>05</u> Day <u>28</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Terry W. Hoit and Fawn L. Hoit; Patrick D. Hoit Street or Other Mailing Address 1815 Rd L City Red Cloud State NE Zip Code 68970 Phone Number (402) 469-0264 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Daniel S. Vodicka and Lindsay N. Todd Street or Other Mailing Address 340 S. 2nd St. City Springfield State NE Zip Code 68059 Phone Number (402) 450-8082 Email Address N.A.			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Sale	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Trustee to Beneficiary	<input checked="" type="checkbox"/> Other (Explain) <u>Corrective</u>
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11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

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

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

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

14 What is the current market value of the real property?
\$31,235

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

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

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

18 Address of Property
**56 N. Cherry St.
 Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

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

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

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>2</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK2021, Pg 1450</u>

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

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
\$ Ex004 By AS

Bk 2021, Pg 1450

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

Lorise Petsch County Clerk
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 31*, 2021.

Terry W Hoit

Terry W. Hoit

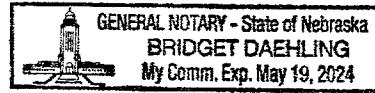
Fawn L Hoit

Fawn L. Hoit



Patrick D. Hoit

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



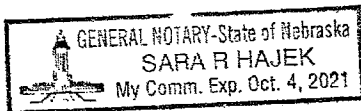
The foregoing instrument was acknowledged before me on *May 31*, 2021 by Terry W. Hoit and Fawn L. Hoit, husband and wife.




Notary Public

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

The foregoing instrument was acknowledged before me on *May 28*, 2021 by Patrick D. Hoit, a single person.





Notary Public

Real Estate Transfer Statement

135

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 06 Day 01 Yr. 2021	4 Date of Deed Mo. 05 Day 28 Yr. 2021
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Daniel S. Vodicka & Lindsay N. Vodicka f/k/a Lindsay N. Todd Street or Other Mailing Address 340 S. 2nd St. City Springfield State NE Zip Code 68059 Phone Number (402) 450-8082 Email Address N.A.		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cecil Brooks and Kristin Brooks Street or Other Mailing Address 56 N. Cherry St. City Red Cloud State NE Zip Code 68970 Phone Number (402) 631-3155 Email Address N.A.	
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
56 N. Cherry St.
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	75,000.00

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

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

Danielle L. Kelley (402) 463-4198
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Escrow Closing Agent Title Date
 06-01-2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 2 Yr. 21	27 Value of Stamp or Exempt Number \$ 168.75	28 Recording Data BK 2021, Pg 1452

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

Bk 2021, Pg 1452

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 02 day
of June A.D., 2021, at 03:24
o'clock PM. Recorded in Book 2021
on Pages 1452-1453

Rorise Petsch 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;

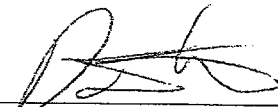
AND

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.

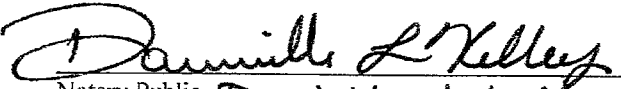
Executed 5/28 / , 2021.

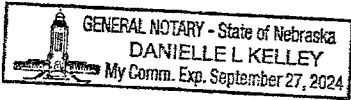

Daniel S. Vodicka


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

STATE OF NEBRASKA }
COUNTY OF Adams } ss

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


Notary Public - Danielle L. Kelley



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2021	1469	6/4/2021	Base: 91-0002		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000130000		136		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value						4371			00	0	10020		016	0000	
Land		Improvements		Total		Date of Sale Property Classification Code									
1,275		34,690		35,965		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)						A) 2	B) 01	C) 1	D) 1	E) 6	F) 1				
						Residential				Commercial					
Multiple Improvements:						Multiple Improvements :				Multiple Improvements :					
Construction Date:						Construction Date :				Construction Date :					
Floor:						Floor Sq. Ft. :				Floor Sq. Ft. :					
Building Cost New:						Cost :				Cost :					
Single Family Style:						Residential Condition:				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other										(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:						Residential Quality:				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low				Cost Rank:			Condition:		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex													(60) <input type="checkbox"/> Excellent		

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000130000 000132200	
(Continue on back)	

Real Estate Transfer Statement

136

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

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

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

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

Grantor's Name (Seller) Michael S. Goebel and Leigh A. Goebel Grantee's Name (Buyer) Justin Zywiec

Street or Other Mailing Address 205 N Franklin St 242 W 10th Avenue

City State Zip Code Red Cloud NE 68970 Red Cloud NE 68970

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 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 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 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? \$70,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ %

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

18 Address of Property 242 W 10th Avenue, Red Cloud, Ne 942 N Seward, Red Cloud, Ne (Lots) 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee 18a No address assigned 18b Vacant land

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

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

Table with 2 columns: Question number and Amount. Row 22: Total purchase price, including any liabilities assumed. Row 23: Was non-real property included in the purchase? Row 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.

Justin Zywiec Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Title Grantee Phone Number 614 12021 Date

26 Date Deed Recorded Mo. 6 Day 4 Yr. 21 27 Value of Stamp or Exempt Number \$ 157.50 28 Recording Data Blk 2021, Pg 1469 For Dept. Use Only

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1491	6/3/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000803600		137		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4373			00	0	50005		014	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,100				2,100		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: COWLES (COW)						A) 2	B) 01	C) 1	D) 1	E) 8	F) 5			
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				Cost :						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000803600														

(Continue on back)

Real Estate Transfer Statement

137

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>03</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>06</u> Day <u>03</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Paul A. Stoner and Amber Stoner Street or Other Mailing Address 1372 Road R City Red Cloud State NE Zip Code 68970 Phone Number (402) 460-1731 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) AGP Grain Marketing, LLC Street or Other Mailing Address 12700 W. Dodge Rd. City Omaha State NE Zip Code 68154 Phone Number (402) 498-5513 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$10,000

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

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

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

18 Address of Property
**199 Franklin St.
Cowles, NE 68930**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 10,000.00

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

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

Danielle L. Kelley

(402) 463-4198

sign here

Print or Type Name of Grantee or Authorized Representative

Danielle L. Kelley
Signature of Grantee or Authorized Representative

Escrow Closing Agent

Phone Number

06-03-2021

Title

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>7</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data BK 2021, Pg 1491	

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/07/21
\$ 22.50 By AS

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 07 day
of June A.D., 2021, at 12:02
o'clock PM. Recorded in Book 2021
on Page 1491

Lorise Petsch 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. 76-201):

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.

Paul A. Stoner

Paul A. Stoner

Amber Stoner

Amber Stoner

STATE OF NEBRASKA)
) SS.
COUNTY OF Adams)

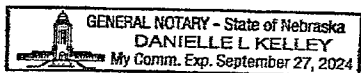
The foregoing instrument was acknowledged before me this 3rd day of June, 2021, by Paul A. Stoner and Amber Stoner, husband and wife.

Danielle L. Kelley

Notary Public

My Commission Expires: Sept. 27, 2024

Danielle L. Kelley



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1496	6/7/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000609600		138		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40010		007	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
755		44,715		45,470		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 2	B) 01	C) 1	D) 1	E) 7	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				Cost :						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000609600 000609700	

(Continue on back)

Real Estate Transfer Statement

138

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 6 Day 7 Yr. 2021	4 Date of Deed Mo. 6 Day 7 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gerald R. Langer and Debra J. Langer Street or Other Mailing Address 920 Road 2400 City Guide Rock NE Zip Code 68942 Phone Number 402-768-3580 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Aaron Giger Street or Other Mailing Address 240 W Washington St City Guide Rock NE Zip Code 68942 Phone Number 402-984-6164 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____

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

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

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

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

14 What is the current market value of the real property?
\$45,000

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

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

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

18 Address of Property
240 W Washington St
Guide Rock, NE 68942

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	45,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	45,000.00

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

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

sign here

Aaron Giger
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Grantee

402-984-6164
Phone Number

6/7/2021
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 7 Yr. 21	27 Value of Stamp or Exempt Number \$ 101.25	28 Recording Data BK 2021, Pg 1496	

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

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

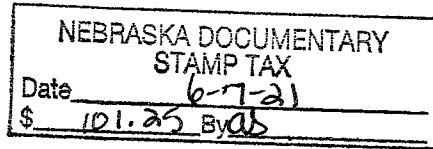
The East forty feet of Lots Seven (7) and Eight (8), all of Lot Nine (9) EXCEPT the South Ten (10) Feet of the West Ninety (90) feet thereof; and all of Lot Ten (10), all in Block Seven (7), Vance's First Addition to the Village of Guide Rock, Webster County Nebraska

State of Nebraska }
County of Webster }

BOOK 2021 PAGE 1496

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of June A.D., 2021, at 2:27 o'clock PM. Recorded in Book 2021 on Page 1496

Louise Peterson Clerk
10.00 AD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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

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.

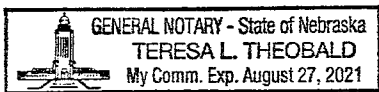
Executed June 7, 2021.

Gerald R. Langer
Gerald R. Langer

Debra J. Langer
Debra J. Langer

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on June 7, 2021 by Gerald R. Langer and Debra J. Langer, husband and wife.



Teresa L Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1514	6/7/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000166200	139	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10105		006	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,165	33,320	34,485		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1972				Construction Date :				
Floor:				Floor Sq. Ft. : 1,440				Floor Sq. Ft. :				
Building Cost New:				Cost : 109,555				Cost :				
Single Family Style: 100				Residential Condition: 30				Commercial Occupancy Code:				
(100) <input checked="" type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
JTWD												
Comments from						Comments:						
000166200												
(Continue on back)												

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 6 Day 7 Yr. 216	4 Date of Deed Mo. 6 Day 3 Yr. 21
---------------	---------------------------------	--	--------------------------------------

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jennie Goebel Street or Other Mailing Address 121 Parkview Circle City Red Cloud State NE Zip Code 68970 Phone Number 402-746-2245 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael S. Goebel and Leigh A. Goebel Street or Other Mailing Address 205 N. Franklin City Red Cloud State NE Zip Code 68970 Phone Number 402-746-0672 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address NA	
--	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$35,000

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

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

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

18 Address of Property
205 N. Franklin Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Six (6), 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	\$	35,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	35,000	00

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

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

Michael S. Goebel
 Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative _____ Title _____ Grantee

Phone Number 6/7/21
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 7 Yr. 21	27 Value of Stamp or Exempt Number \$ 78.75	28 Recording Data BK 2021, Pg 1514

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

State of Nebraska }
County of Webster } ss.

BOOK 2021 PAGE 1514

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of June A.D., 2021, at 3:55 o'clock P.M. Recorded in Book 2021 on Page 1514
Donna Petrich County Clerk
D.E. Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>6-7-21</u>
\$	<u>78.75</u> By <u>D.E.</u>

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

Executed June 7, 2021.

Jennie Goebel

Jennie Goebel

STATE OF NEBRASKA)
) ss.
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 23, 2024

Don E. Theobald

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1517	4/28/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000310100		140		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20005		022	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,420		21,905		23,325		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
Residential						Commercial								
Multiple Improvements:						Multiple Improvements. :								
Construction Date:						Construction Date : 1890								
Floor:						Floor Sq. Ft. : 976								
Building Cost New:						Cost : 112,710								
Single Family Style: 101						Residential Condition: 20								
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out								
(101) <input checked="" type="checkbox"/> One Story						(20) <input checked="" type="checkbox"/> Badly Worn								
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average								
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good								
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good								
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent								
(106) <input type="checkbox"/> Other														
Townhouse or Duplex Style:						Residential Quality: 30								
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low								
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair								
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input checked="" type="checkbox"/> Average								
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good								
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good								
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent								
(305) <input type="checkbox"/> Two Story Duplex														
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD; SALE BETWEEN PARENT CHILD														
Comments from														
000310100														
Comments:														
(Continue on back)														

Real Estate Transfer Statement

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

140

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>28</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>04</u> Day <u>28</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Patricia A. Medina aka Patricia A. Cook Street or Other Mailing Address P. O. Box 252 City Blue Hill State NE Zip Code 68930 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Shellene Medina Street or Other Mailing Address P. O. Box 93 City Blue Hill State NE Zip Code 68930 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
505 West Seward
Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Patricia A. Cook
P. O. Box 252
Blue Hill, NE 68930

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lot Eight (8), Block Twenty-two (22), Original Town of Blue Hill, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$		
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$		0100

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

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

Patricia A. Cook
Print or Type Name of Grantee or Authorized Representative

Patricia A. Cook
Signature of Grantee or Authorized Representative

Grantor
Title

Phone Number _____
Date _____

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>9</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK 2021, Pg 1517</u>	

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 9 day of June A.D., 2021, at 11:51 o'clock AM. Recorded in Book 2021 on Page 1517
Janice Peterson County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-9-21
\$ Exempt # 5 By AD

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. Cook
Patricia A. Medina, nka Patricia A. Cook

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on the 27th 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

Jan C. Armes
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2021	1518	4/28/2021	Base: 91-0074		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000313400		141		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4133			00	0	20010		004	0000			
Land		Improvements		Total		Date of Sale Property Classification Code									
1,420		14,015		15,435		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1						
				Residential				Commercial							
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :							
Construction Date:				Construction Date : 1900				Construction Date :							
Floor:				Floor Sq. Ft. : 630				Floor Sq. Ft. :							
Building Cost New:				Cost : 65,840				Cost :							
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:							
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:							
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:							
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls							
Townhouse or Duplex Style:				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent					

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD; SALE BETWEEN PARENT & CHILD	
Comments from	Comments:
000313400	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>28</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>04</u> Day <u>28</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Shellene Medina Street or Other Mailing Address P. O. Box 93 City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-3678 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Patricia Medina aka Patricia Cook Street or Other Mailing Address P. O. Box 252 City Blue Hill State NE Zip Code 68930 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**305 West Nemaha St
Blue Hill, NE 68930**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Shellene Medina
P. O. Box 93
Blue Hill, NE 68930**

20 Legal Description (Attach additional pages, if needed.)
Lot Three (3), Block Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska.

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

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

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

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

Shellene Medina (402) 984-3678
Print or Type Name of Grantor or Authorized Representative Phone Number

Grantor
Signature of Grantor or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>9</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5a</u>	28 Recording Data <u>BK 2021, Pg 1518</u>	

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

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 1518

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 11:53 o'clock AM, Recorded in Book 2021 on Page 1518
Joseph P. Joch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-9-21
\$ Exempt By AS

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):

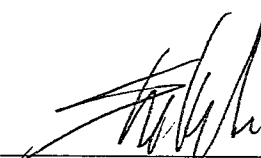
Lot Three (3), Block Four (4), Rohrer's Addition to Blue Hill, Webster County Nebraska.

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.

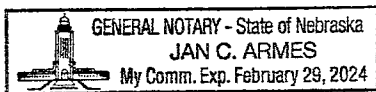
Executed: May 27, 2021

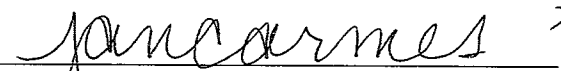


Shellene Medina

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on the 27th 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

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1519	6/4/2021	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001714501	142	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,297,425		1,297,425		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: PIVOT / WELL				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	72.330	331,270		GRASSLAND 1G1	5.070	6,565						
1A	73.710	337,590		1G	21.810	28,245						
2A1				2G1	11.380	14,735						
2A	13.040	56,985		2G								
3A1	12.520	53,335		3G1								
3A				3G								
4A1				4G1								
4A	35.920	151,940		4G								
DRYLAND 1D1	57.000	140,790		Shelterbelt/Timber								
1D	68.900	170,185		Accretion								
2D1				Waste								
2D	2.590	5,635		Other								
3D1				AG LAND TOTAL	374.370	1,297,425						
3D				Roads	6.590							
4D1	0.070	105		Farm Sites								
4D	0.030	45		Home Sites								
				Recreation								
Dwellings				Other	5.000							
Outbuildings				Non-AG TOTAL	11.590							

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

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. <u>6</u> Day <u>4</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>5</u> Day <u>26</u> Yr. <u>2021</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Elna J. Kort, Trustee of the Elna J. Kort Revocable Trust Street or Other Mailing Address 502 East C. St. City Hastings, NE. 68901 State Zip Code Phone Number n/a Email Address dwiebe@charter-title.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ryan P. Kort Street or Other Mailing Address P.O. Box 343 City Blue Hill, Ne. 68930 State Zip Code Phone Number 308 325 1899 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address dwiebe@charter-title.net	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No

<input checked="" type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$1,650,000.00

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

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

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

18 Address of Property

19 Name and Address of Person to Whom Tax Statement Should be Sent
Ryan P. Kort
Same as #6

18a No address assigned 18b Vacant Land

20 Legal Description
SEE ATTACHED EXHIBIT "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	1,650,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,650,000	00

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

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

▶ Ryan P. Kort
Print or Type Name of Grantee or Authorized Representative

▶ *Ryan P. Kort*
Signature of Grantee or Authorized Representative

308-325-1899
Phone Number

June 4, 2021
Date

sign here

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>9</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>3712.50</u>	28 Recording Data <u>BK 2021, Pg 1519</u>	

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 }
County of Webster } ss.

BOOK 2021 PAGE 1519

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 2:12 o'clock PM. Recorded in Book 2021 on Page 1519-1520
Janise Peterson County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-9-21
\$ 372.50 By AD

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

Executed this 26th day of May, 2021.

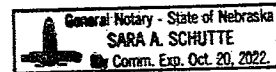
The Elna J. Kort Revocable Trust

Linda Crum
By: Linda Crum
It's: Successor Trustee

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 26th day of May, 2021 by Linda Crum, Successor Trustee of the Elna J. Kort Revocable Trust.

Sara A. Schutte
Notary Public Sara A. Schutte



My Commission expires 10/20/2022

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 $N00^{\circ}47'58''W$ (assumed bearing) on the West line of said NW1/4, a distance of 50.00 feet to the Point of Beginning; thence $N89^{\circ}12'02''E$, perpendicular to the West line of said NW1/4, a distance of 820.00 feet; thence $N36^{\circ}17'27''E$, a distance of 60.00 feet; thence $N18^{\circ}06'38''W$, a distance of 224.00 feet; thence $N58^{\circ}00'02''W$, a distance of 132.00 feet; thence $S89^{\circ}49'12''W$, a distance of 150.00 feet; thence $N00^{\circ}32'01''W$, a distance of 115.00 feet; thence $N30^{\circ}56'04''W$, a distance of 58.00 feet; thence $S89^{\circ}12'02''W$, perpendicular to the West line of said NW1/4, a distance of 500.00 feet to said West line; thence $S00^{\circ}47'58''E$, 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.	Book	Page	Sale Date	School District Code										
91	2021	1555	6/4/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001714500		143		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	23	0	00000	1	000	6950
Land		Improvements		Total		Date of Sale Property Classification Code								
31,150		69,715		100,865		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 6			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		1.780		2,305				
1A						1G		1.780		2,305				
2A1						2G1		2.230		2,890				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		5.790		7,500				
3D						Roads		0.380						
4D1						Farm Sites		1.000		8,650				
4D						Home Sites		1.000		15,000				
						Recreation								
Dwellings				20,830		Other								
Outbuildings				48,885		Non-AG TOTAL		2.380		23,650				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; SALE BETWEEN AUNT & NEPHEW	
Comments from 001714500	Comments:
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>4</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>5</u> Day <u>26</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Elna J. Kort, Trustee of the Elna J. Kort Revocable Trust Street or Other Mailing Address 502 East C. St. City Hastings, NE. 68901 State Zip Code				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ryan P. Kort Street or Other Mailing Address P.O. Box 343 City Blue Hill, Ne. State 68930 Zip Code			
Phone Number n/a				Phone Number 308-325-1899			
Email Address dwiebe@charter-title.net				Email Address dwiebe@charter-title.net			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$8,000.00

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

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

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

18 Address of Property

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Ryan P. Kort
Same as #6

20 Legal Description
SEE ATTACHED EXHIBIT "A"

21 If agricultural, list total number of acres (e) 8

22 Total purchase price, including any liabilities assumed	22	\$	8,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	8,000	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____				

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

▶ Ryan P. Kort
 Print or Type Name of Grantee or Authorized Representative

▶ *Ryan P. Kort*
 Signature of Grantee or Authorized Representative

▶ _____
 Title

308-325-1899
 Phone Number

June 4, 2021
 Date

sign here

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>9</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>18.00</u>	28 Recording Data <u>BK 2021, pg 1555</u>	

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 2021 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 P.M. Recorded in Book 2021 on Page 1555-1556
Lauree Peterson County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-9-21
\$ 18.00 By AD

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

Executed this 26th day of May, 2021.

The Elna J. Kort Revocable Trust

Linda Crum
By: Linda Crum
It's: Successor Trustee

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 26th day of May, 2021 by **Linda Crum, Successor Trustee of the Elna J. Kort Revocable Trust.**

Sara A. Schutte
Notary Public Sara A. Schutte

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

My Commission expires 10/20/2022

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 $N00^{\circ}47'58''W$ (assumed bearing) on the West line of said NW1/4, a distance of 50.00 feet to the Point of Beginning; thence $N89^{\circ}12'02''E$, perpendicular to the West line of said NW1/4, a distance of 820.00 feet; thence $N36^{\circ}17'27''E$, a distance of 60.00 feet; thence $N18^{\circ}06'38''W$, a distance of 224.00 feet; thence $N58^{\circ}00'02''W$, a distance of 132.00 feet; thence $S89^{\circ}49'12''W$, a distance of 150.00 feet; thence $N00^{\circ}32'01''W$, a distance of 115.00 feet; thence $N30^{\circ}56'04''W$, a distance of 58.00 feet; thence $S89^{\circ}12'02''W$, perpendicular to the West line of said NW1/4, a distance of 500.00 feet to said West line; thence $S00^{\circ}47'58''E$, 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.	Book	Page	Sale Date	School District Code											
91	2021	1557	11/9/2017	Base: 91-0002		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000157800		144		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value						4491			00	0	10070		003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code									
1,365		2,190		3,555		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
						Residential				Commercial					
Multiple Improvements:						Multiple Improvements. :				Multiple Improvements. :					
Construction Date:						Construction Date : 1900				Construction Date :					
Floor:						Floor Sq. Ft. : 928				Floor Sq. Ft. :					
Building Cost New:						Cost : 89,975				Cost :					
Single Family Style: 101						Residential Condition: 10				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home						(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other										(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:						Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low				Cost Rank:			Condition:		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex													(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):															
Assessor Comments and Reason for Adjustment:															
QCD															
Comments from						Comments:									
000157800															
(Continue on back)															

Real Estate Transfer Statement

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

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

1 County Name Webster	2 County Number Select County & County Number	3 Date of Sale/Transfer Mo. 11 Day 9 Yr. 2017	4 Date of Deed Mo. 6 Day 10 Yr. 21
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Darlene J. Davis Street or Other Mailing Address 22 N. Seward City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3735 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sharon Sedano Street or Other Mailing Address 15 N. Seward St. City Red Cloud State NE Zip Code 68970 Phone Number (402) 257-7684 Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
3,300

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

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

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

18 Address of Property
**28 N. Seward St.
Red Cloud, NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Sharon Sedano
15 N. Seward St.
Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

20 Legal Description
Lots 42-44 Block 3 Garber's Second Addition Red Cloud

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	3500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

sign here

Darlene J. Davis
Print or Type Name of Grantor or Authorized Representative

Sharon Sedano
Signature of Grantee or Authorized Representative

Phone Number _____ Title _____ Date _____

Register of Deed's Use Only

26 Date Deed Recorded Mo. 6 Day 10 Yr. 21	27 Value of Stamp or Exempt Number \$ 9.00	28 Recording Data BK2021, Pg 1557	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1563	6/2/2021	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001006500	145	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	13	0	00000	1	000	0420
Land	Improvements	Total		Date of Sale Property Classification Code								
323,420		323,420		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	120.860	156,510						
1A				1G	0.130	170						
2A1				2G1	84.340	109,220						
2A				2G	35.160	45,530						
3A1				3G1	2.990	3,870						
3A				3G								
4A1				4G1	8.460	7,700						
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste	2.090	420						
2D				Other								
3D1				AG LAND TOTAL		254.030	323,420					
3D				Roads	2.980							
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL		2.980						

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)

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 6 Day 2 Yr. 2021	4 Date of Deed Mo. 6 Day 2 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gene A. Robb and Deloris J. Teachworth Robb Street or Other Mailing Address 1304 Montana Street City Superior State NE Zip Code 68978 Phone Number (402) 257-4985 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gene A. Robb, Trustee of the Gene A. Robb Family Street or Other Mailing Address Trust Dated June 2, 2021, 1304 Montana Street City Superior State NE Zip Code 68978 Phone Number (402) 257-4985 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address	

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

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

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

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Transfer to Trust
 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?
\$381,000

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

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

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

18 Address of Property
Rural Route
Webster County, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Gene A. Robb, Trustee
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 254.

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 19.

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.

Gene A. Robb, Trustee (402) 257-4985
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Title Grantee Date
 6/2/21

26 Date Deed Recorded Mo. 6 Day 11 Yr. 21		27 Value of Stamp or Exempt Number \$ Exempt # 19	28 Recording Data BIL 2021, Pg 1563	For Dept. Use Only
--	--	--	--	--------------------

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 6th 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 6th 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

SECTION 1

Grantor of Instrument and Trust

Gene A. Robb and Deloris J. Teachworth Robb

Grantee of Instrument (Trustee)

Gene A. Robb, Trustee of the Gene A. Robb Family Trust Dated June 2, 2021

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR

SECTION 2

Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer? YES NO

Check the exemption that would apply if the transfer was made directly from the grantor to the beneficiaries of the trust.

- Deeds to property transferred by or to the U.S., the State of Nebraska, or any of their agencies or subdivisions.
- Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded, but which do not extend or limit existing title or interest.
- Deeds without actual consideration between: husband and wife; ex-spouses (conveying property acquired or held during the marriage); or parent and child.
- Deeds to or from a family corporation, partnership, or limited liability company (LLC). All the shares of stock of the corporation or interest in the partnership or LLC are owned by members of a family, or a trust created for the benefit of a member of that family, related to one another within the fourth degree of kindred according to the rules of civil law, and their spouses. No consideration is given other than the issuance of stock of the corporation or interest in the partnership or LLC to the family members or the return of the stock to the corporation in partial or complete liquidation of the corporation or deeds in dissolution of the interest in the partnership or LLCs. To qualify for the exemption for family corporations, partnerships, or LLC, the property must be transferred in the name of the corporation or partnership and not in the name of the individual shareholders, partners, or members.
- Deeds of partition.
- Deeds made pursuant to mergers, consolidation, sales, or transfers of the assets of a corporation pursuant to the plans of merger or consolidation filed with the Secretary of State. A copy of this plan must be presented to the register of deeds before the documentary stamp tax exemption is granted.
- Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- Cemetery deeds.
- Mineral deeds.
- Deeds executed pursuant to court decrees.
- Deeds which release a reversionary interest, a condition subsequent or precedent, a restriction, or any other contingent interest.
- Deeds of distribution executed by a personal representative conveying to devisees or heirs property passing by testate or intestate succession.
- Deeds transferring property located within the boundaries of an Indian Reservation where the grantor or grantee is a Native American residing on an Indian Reservation in Nebraska.
- Deeds which convey property held in the name of any partnership or LLC, which is not a family partnership or LLC, to any partner in the partnership or member of the LLC, or to his or her spouse.
- Easements.

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 here  _____ Grantors _____ 6/2/2021
Signature Title 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.

State of Nebraska }
County of Webster } ss.

BOOK 2021 PAGE 1563

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 11 day
of June A.D., 2021, at 9:57
o'clock A M. Recorded in Book 2021
on Page 1563-1567
Louise Patsch County Clerk
31.00 10 Deputy
Ind 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 6th 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 6th 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



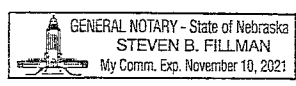
Gene A. Robb



Deloris 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.



Steven B. Fillman

Notary Public

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

CERTIFICATION OF TRUST

STATE OF NEBRASKA)
) ss.
County of York)

This Certification of Trust is provided pursuant to NEB. REV. STAT. §§ 30-38,102 through 30-38,106, inclusive. The undersigned, being the sole trustee of the Gene A. Robb Family 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
 - Testatorof the trust is Gene A. Robb.

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

6. **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.

7. **REVOCABILITY / IRREVOCABILITY OF TRUST.** The trust is:
(Choose one)

Revocable

Irrevocable.

and Gene A. Robb holds the power the power to revoke said trust.

8. **EXERCISE OF POWERS BY TRUSTEE(S).**
(Choose one)

All of the currently acting trustees must exercise identified powers of the trustee.

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. **IDENTIFYING NUMBER.** The tax identification number of the trust is:

Social Security Number: 515-42-3619.

Employer Identification Number: _____

10. **BENEFICIARIES.** Following is a list of beneficiaries of the trust and their relationship to Settlers

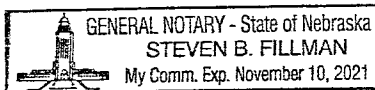
<u>Name of Beneficiary</u>	<u>Relationship</u>
Gene A. Robb	Settlor
Contingent Beneficiaries	
Karla K. Robb	Daughter
Darin E. Robb	Son
Faith Sequoia Robb	Granddaughter
Brendyn Forrest Robb	Grandson

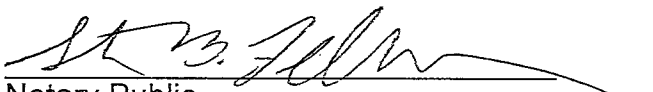
11. **ESTABLISHMENT OF TRUST.** The trust was established in the State of Nebraska on June 2, 2021.
12. **TITLE TO TRUST ASSETS.** Title to assets of the trust is to be taken in the following form: Gene A. Robb, Trustee of the Gene A. Robb Family Trust dated June 2, 2021, or successors in trust thereunder.
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 2nd day of June, 2021.





Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1568	6/10/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000157800		146		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10070			003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
830		2,190		3,020		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 928				Floor Sq. Ft. :						
Building Cost New:				Cost : 89,975				Cost :						
Single Family Style: 1.01				Residential Condition: 1.0				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 3.0				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:			Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from				Comments:										
000157800														

(Continue on back)

Real Estate Transfer Statement

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FORM 521

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

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

1 County Name Webster		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. 6 Day 10 Yr. 21		4 Date of Deed Mo. 6 Day 10 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sharon Sedano Street or Other Mailing Address 15 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number 402-257-7684 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brandon Noble Street or Other Mailing Address 1120 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
3,300

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

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

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

18 Address of Property
**28 N Seward St
Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots 42-44, Block 3, Garber's 2nd Addition, Red Cloud

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	1200	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1200	00

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

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

Sharon Sedano
Print or Type Name of Grantee or Authorized Representative

Sharon Sedano
Signature of Grantee or Authorized Representative

Phone Number _____
Title _____
Date _____

Register of Deed's Use Only

26 Date Deed Recorded Mo. 6 Day 11 Yr. 21	27 Value of Stamp or Exempt Number \$ 4.50	28 Recording Data BK 2021, Pg 1568	For Dept. Use Only
---	--	--	--------------------

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 June A.D., 2021, at 4:01 o'clock PM. Recorded in Book 2021 on Page 1568-1570
Louise Petch County Clerk
22.00 AD Deputy
Ind Comp Assessor Carded

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

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.

Sharon Sedano Date June 10 2021
Grantor's Signature

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

NOTARY ACKNOWLEDGMENT

State of Nebraska)

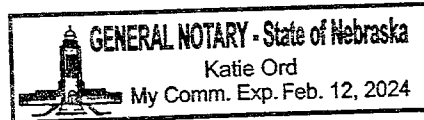
County of webster)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that Sharon Sedano whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 11 day of June, 2021.

Katie Ord (SEAL)
Notary Public

My Commission Expires: Feb 12, 2024



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1576	6/9/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002004700	147	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	27	0	00000	1	000	9765
Land	Improvements	Total		Date of Sale Property Classification Code								
3,542,770		3,542,770		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	149.440	193,525						
1A	86.390	395,665		1G	28.000	36,260						
2A1	48.600	222,590		2G1	41.100	53,225						
2A	256.720	1,121,860		2G	64.400	83,400						
3A1	4.000	17,040		3G1								
3A				3G								
4A1	35.200	148,895		4G1								
4A	222.590	941,560		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	23.430	57,875		Accretion								
2D1	5.420	13,415		Waste	6.300	1,260						
2D	67.070	145,880		Other								
3D1	7.000	15,225		AG LAND TOTAL	1,107.810	3,542,770						
3D				Roads	22.000							
4D1	2.200	3,365		Farm Sites								
4D	59.950	91,730		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	22.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S WD; TRANSFER INTO LLC	
Comments from	
Comments:	
002004700 002004800 002012800 002005000 002005700 002005900 002006100	
00200620	
(Continue on back)	

Real Estate Transfer Statement

147

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>09</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>06</u> Day <u>09</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address 1101 12th Street, P.O. Box 329 City Aurora State NE Zip Code 68818 Phone Number (402) 694-3136 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rocking JK, LLC, a Nebraska limited liability company Street or Other Mailing Address 1101 12th Street, P.O. Box 329 City Aurora State NE Zip Code 68818 Phone Number (402) 694-3136 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$3,118,955

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

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

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

18 Address of Property
Rural Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Steven J. Arnett
Heritage Bank
1101 12th Street, P.O. Box 329
Aurora, NE 68818**

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 1120 ±.

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5 (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
 Print or Type Name of Grantee or Authorized Representative Phone Number
Michael E. Sullivan Attorney
 Signature of Grantee or Authorized Representative Title
 Date **06/11/2021**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>14</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK 2021, Pg 1576</u>

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/14/21
\$ Ex05b 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 14 day of June A.D., 2021, at 10:05 o'clock AM. Recorded in Book 2021 on Pages 1576-1577

Louise Petsch 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 seized 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 9, 2021.

Steven J. Arnett
Heritage Bank, Trustee of the Joy P. Uden Revocable Trust

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on June 9, 2021, by Steven 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

Michael E. Sullivan
Notary Public

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1579	6/10/2021	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001107700	148	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	16	2	00000	1	000	6131
Land	Improvements	Total		Date of Sale Property Classification Code								
17,455	11,870	29,325		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G	0.220		80					
2A1				2G1	1.470		1,905					
2A				2G								
3A1				3G1								
3A				3G	2.250		450					
4A1				4G1								
4A				4G	0.110		20					
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	4.050		2,455					
3D				Roads	0.580							
4D1				Farm Sites								
4D				Home Sites	1.000		15,000					
				Recreation								
Dwellings			11,270	Other								
Outbuildings			600	Non-AG TOTAL	1.580		15,000					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001107700	

(Continue on back)

Real Estate Transfer Statement

148

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>10</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>05</u> Day <u>21</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donald A. Sheltroun and Sherika A. Sheltroun Street or Other Mailing Address 112 W. 3rd St. City Junction City State NE Zip Code 66441 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Luke P. Sheltroun and Brenna H. Sheltroun Street or Other Mailing Address 1070 Road 2100 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7362			
Email Address N.A.				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Email Address N.A.				Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$48,000

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

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

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

18 Address of Property
**1070 Road 2100
Guide Rock, NE 68942**

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed \$ **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)

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ **48,000.00**

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

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

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

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

06-10-2021
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>14</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>108.⁰⁰</u>	28 Recording Data BK2021 Pg 1579

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 _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/14/21
\$ 108.00 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of June A.D., 2021, at 11:04 o'clock AM. Recorded in Book 2021 on Page 1579

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

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

Warranty Deed

The Grantors, **DONALD A. SHELTRON AND SHERIKA A. SHELTRON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **LUKE P. SHELTRON AND BRENN A. H. SHELTRON, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

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.

GRANTORS covenant with GRANTEEES 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 May 21, 2021.

Donald A. Sheltron

Donald A. Sheltron

Sherika A. Sheltron

Sherika A. Sheltron

STATE OF ^{Kansas} NEBRASKA }
COUNTY OF Geary } ss

On this 21 day of May, 2021, before me personally appeared **Donald A. Sheltron and Sherika A. Sheltron**.

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

Rebecca I. Carrigan

Notary Public -

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1594	6/1/2021	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000512600	149	1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30010		005	0870
Land	Improvements	Total		Date of Sale Property Classification Code								
1,120		1,120		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 2	B) 01	C) 1	D) 1	E) 7	F) 2			

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000512600	

(Continue on back)

Real Estate Transfer Statement

149

FORM
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 06 Day 01 Yr. 21		Mo. 5 Day 21 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Wesley and Lisa Rae Pawlowski				Grantee's Name (Buyer) Julita Borja and Alarissa Borja-Gomez			
Street or Other Mailing Address PO Box 660				Street or Other Mailing Address 223 W Frances St			
City Edgemont		State SD		City Bladen		State NE	
		Zip Code 57735				Zip Code 68928	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$1,000

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

Lots 3 and 4, Block 5, First Addition to Bladen, Webster County, NE

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

same as Grantee

18a No address assigned 18b Vacant land

20 Legal Description

Lots Three(3) and Four(4), Block Five(5), first Addition to Bladen, Webster County, NE

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 1,800.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 1,800.00

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

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

sign here _____

Print or Type Name of Grantee or Authorized Representative: **Kory J McCracken**

Signature of Grantee or Authorized Representative: _____

Attorney: _____

Phone Number: (402) 746-3613

Date: 06/14/21

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 6 Day 14 Yr. 21	\$ 4.50	BK2021, Pg 1594

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

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 1594

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 1:30 o'clock P.M. Recorded in Book 2021 on Page 1594
Julie Peterson County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-14-21
\$ 4.50 By AD

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:

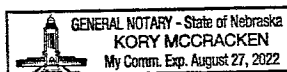
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

Wesley M. Pawlowski
Wesley M. Pawlowski

Lisa Rae Pawlowski
Lisa Rae Pawlowski

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 _____

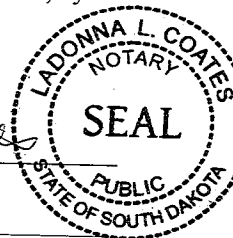
Kory McCracken
Notary Public

STATE OF SOUTH DAKOTA, COUNTY OF Pennington) ss.

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

Comm. expires 12-22-2023

Ladonna L. Coates
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1595	6/14/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000118002	150	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10005		031	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
280	19,415	19,695		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date :	Construction Date : 1900
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 2,305
Building Cost New:	Cost :	Cost : 321,135
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 350 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 3
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input checked="" type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: 20 Condition: 20
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input checked="" type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000118002	
(Continue on back)	

Real Estate Transfer Statement

150

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 05 Day 14 Yr. 2021	4 Date of Deed Mo. 05 Day 20 Yr. 2021
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kirk T and Rebecca L Rundle Street or Other Mailing Address 7337 W 33rd St. N City Wichita State KS Zip Code 67205 Phone Number Email Address Kirk@rundlegeo.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Daniel S and Amber R Conway Street or Other Mailing Address 741 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2708 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address conwayinsurance19@gmail.com	
---	--	--	--

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

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Insurance office
--	---	---

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

14 What is the current market value of the real property? 19,620	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property 326 N Webster St Red Cloud, NE	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as grantee)
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description
Lot 18, Block 31, Original Town of Red Cloud, Webster 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 35,000.00

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

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

David B. Garwood Print or Type Name of Grantee or Authorized Representative	Kory J. McCracken Attorney	(402) 746-3613 Phone Number
		06/14/21 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 14 Yr. 21	27 Value of Stamp or Exempt Number \$ 78.75	28 Recording Data BK 2021, Pg 1595

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of June A.D., 2021, at 1:34 o'clock P.M. Recorded in Book 2021 on Page 1595

BOOK 2021 PAGE 1595

Louise Petch County Clerk
Ind. 15.00 Comp. AN Assessor AN Deputy AN Carded AN

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-14-21
\$ 18.75 By AN

JOINT TENANCY WARRANTY DEED

Kirk T. Rundle and Rebecca L. Rundle, husband and wife, GRANTOR, in consideration of THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00) receipt of which is hereby acknowledged, convey to Daniel S. Conway and Amber R. Conway, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Eighteen (18), Block Thirty-one (31), Original Town of Red Cloud, Webster County, Nebraska.

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

Executed May 20th, 2021.

Kirk T. Rundle
Kirk T. Rundle

Rebecca L. Rundle
Rebecca L. Rundle

STATE OF KANSAS, COUNTY OF Sedwick) ss.

The foregoing instrument was acknowledged before me on May 20th, 2021, by Kirk T. Rundle and Rebecca L. Rundle, husband and wife.

Comm. expires 8/19/2024

Jennifer C. Smith
JENNIFER C. SMITH, Notary Public
Notary Public - State of Kansas
My Appt. Expires 8/19/2024

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1600	6/15/2021	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002008200	151	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	8	2	00000	1	000	9375
Land	Improvements	Total		Date of Sale Property Classification Code								
159,560		159,560		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	2.840	3,635						
1A				1G	2.240	2,900						
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G	4.970	995						
DRYLAND 1D1	48.560	119,945		Shelterbelt/Timber								
1D	5.420	13,385		Accretion								
2D1				Waste								
2D	0.880	1,915		Other								
3D1				AG LAND TOTAL	75.880	159,560						
3D				Roads	2.830							
4D1				Farm Sites								
4D	10.970	16,785		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	2.830							

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)	

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 06 Day 15 Yr. 2021	4 Date of Deed Mo. 06 Day 15 Yr. 2021
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Meridith M. Engelhardt and Cheryl K. Engelhardt Street or Other Mailing Address 722 Road T City Bladen State NE Zip Code 48928 Phone Number (405) 756-1282 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Timothy M. Engelhardt and Melanie Engelhardt Street or Other Mailing Address 2272 Spur 91a City Bladen State NE Zip Code 68928 Phone Number (402) 756-1620 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address	
---	--	---	--

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

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

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

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

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

14 What is the current market value of the real property? \$172,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No \$ 120,000 5.00 %
--	---

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

18 Address of Property Rural Webster County, Nebraska	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as grantee)
18a <input type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land

20 Legal Description
The West Half of the Northwest Quarter (W¹/₂NW¹/₄) of Section Eight (8), Township Three (3) North, Range Eleven (11), West of the 6th P. M., Webster County, Nebraska.

21 If agricultural, list total number of acres 80+-

22 Total purchase price, including any liabilities assumed	\$ 120,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 120,000.00

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

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

sign here Print or Type Name of Grantee or Authorized Representative David B. Garwood Signature of Grantee or Authorized Representative	Attorney Title (402) 746-3613 Phone Number 06/15/2021 Date
--	---

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 15 Yr. 21	27 Value of Stamp or Exempt Number \$ 270. ⁰⁰	28 Recording Data BK2021, 1600

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of June A.D., 2021, at 11:48 o'clock A.M. Recorded in Book 2021 on Page 1600
David Petz County Clerk
10.00 Deputy
Ind Comp Assessor Carded

BOOK 2021 PAGE 1600

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-15-21
\$ 210.00 By AD

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 (W½NW¼) 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 15, 2021.

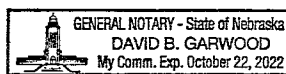
Meredith M. Engelhardt
Meredith M. Engelhardt

Cheryl K. Engelhardt
Cheryl K. Engelhardt

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 15, 2021, by Meredith M. Engelhardt and Cheryl K. Engelhardt, husband and wife.

Comm. expires 10-22-2022



David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1611	6/14/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000139600		152		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	35	0	10025		006	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
830		53,045		53,875		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1910	Construction Date :
Floor:		Floor Sq. Ft. : 1,785	Floor Sq. Ft. :
Building Cost New:		Cost : 230,520	Cost :
Single Family Style: 101		Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

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

Assessor Comments and Reason for Adjustment:

JTWD

Comments from

000139600

Comments:

(Continue on back)

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>14</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>6</u> Day <u>14</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert P. Halliburton and Amber Dawn Jackson Halliburton Street or Other Mailing Address City State Zip Code Phone Number Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Weston Johnson and Justina Stevens Street or Other Mailing Address 621 N Chestnut St City State Zip Code Red Cloud NE 68970 Phone Number <u>308-249-3783</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$62,500

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

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

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

18 Address of Property
**621 N Chestnut St
 Red Cloud, NE 68970**

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

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 62,500.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: Weston Jay Johnson

Signature of Grantee or Authorized Representative: [Signature]

Title: _____

Grantee

Phone Number: 308-249-3783

Date: 6/15/2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>15</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>141.75</u>	28 Recording Data <u>BK2021, Pg 1611</u>

State of Nebraska }
County of Webster } ss.

BOOK 2021 PAGE 1611

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of June A.D., 2021 at 3:01
o'clock P.M. Recorded in Book 2021
on Page 1611
Louise Patzek County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>6-15-21</u>
\$	<u>141.75</u> By <u>AS</u>

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

JOINT TENANCY WARRANTY DEED

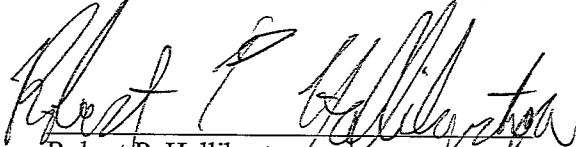
Robert P. Halliburton and Amber Dawn Jackson Halliburton, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Weston Johnson and Justina Stevens, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

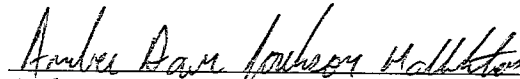
Lot Four (4) and the North Half of Lot Five (5), Block Six (6), LeDuc's Addition to Red Cloud, Webster County, Nebraska

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.

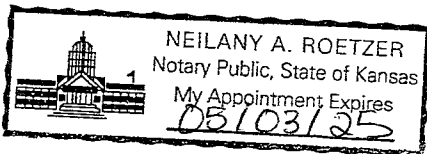
Executed 6/14/21, 2021.

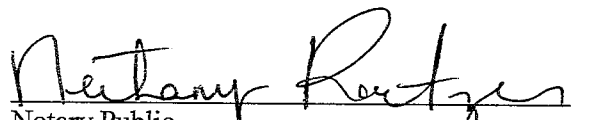

Robert P. Halliburton
6/14/21


Amber Dawn Jackson Halliburton
6/14/21

STATE OF KANSAS)
) ss.
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me on June 14, 2021 by Robert P. Halliburton and Amber Dawn Jackson Halliburton, husband and wife.




Notary Public
June 14th 2021

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1623	6/15/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000165900		153		1		GeoCde	Twn	Rng	Sect	Ort	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10105		005	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,210		120,410		122,620		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1910	Construction Date :
Floor:		Floor Sq. Ft. : 1,860	Floor Sq. Ft. :
Building Cost New:		Cost : 257,150	Cost :
Single Family Style: 101		Residential Condition: 35	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:	
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

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

Assessor Comments and Reason for Adjustment:

WD

Comments from

000165900

Comments:

(Continue on back)

Real Estate Transfer Statement

153

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>15</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>6</u> Day <u>15</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jeffery J. Armstrong and Ashley C. Armstrong Street or Other Mailing Address <u>1111 Hwy 281</u> City Red Cloud State NE Zip Code 68970 Phone Number <u>402-519-0201</u> Email Address <u>n/a</u>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Teresa A. Vagi Street or Other Mailing Address 242 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number <u>805-701-7455</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <u>n/a</u>			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property? \$195,000		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <u>GTA</u> <input type="checkbox"/> No	
18 Address of Property 242 N Franklin St Red Cloud NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

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

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

22 Total purchase price, including any liabilities assumed	22	\$	195,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	195,000.00

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

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

sign here **Teresa A. Vagi**
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title **Grantee**
 Phone Number 805-701-7455
 Date 6/15/2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>15</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>438.75</u>	28 Recording Data <u>BK 2021, Pg 1623</u>

State of Nebraska }
County of Webster } ss.

BOOK 2021 PAGE 1623

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of June A.D., 2021, at 3:07 o'clock P.M. Recorded in Book 2021 on Page 1623
Louise Petrich County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded

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

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

WARRANTY DEED

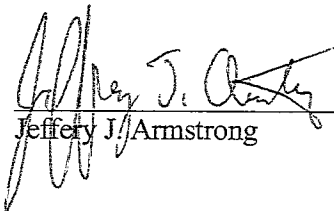
Jeffery J. Armstrong and Ashley C. Armstrong, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Teresa A. Vagi, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

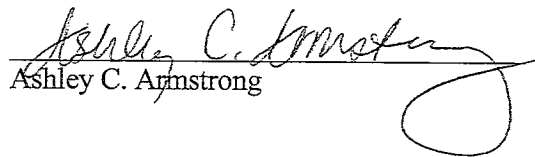
Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Five (5), Platt's Addition to Red Cloud, Webster County, Nebraska

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

- (1) are lawfully 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.

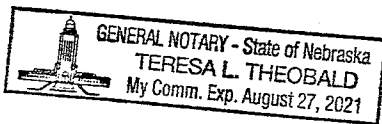
Executed June 15, 2021.

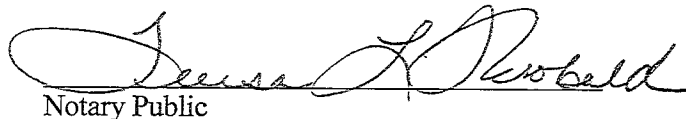

Jeffery J. Armstrong


Ashley C. Armstrong

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

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.	Book	Page	Sale Date	School District Code										
91	2021	1642	6/11/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001557600		154		4	05	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4373	2	10	20	3	00000	1	000	4810
Land		Improvements		Total		Date of Sale Property Classification Code								
362,515				362,515		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	4.500		5,825				
	1A						1G	20.330		25,055				
	2A1						2G1	43.500		48,590				
	2A						2G							
	3A1						3G1	7.000		9,065				
	3A						3G	0.450		90				
	4A1						4G1	18.000		16,380				
	4A						4G	47.990		17,785				
DRYLAND	1D1	16.600		41,000		Shelterbelt/Timber								
	1D	13.500		33,345		Accretion								
	2D1	31.830		78,780		Waste		15.200		3,040				
	2D	3.000		6,525		Other								
	3D1	21.700		47,200		AG LAND TOTAL		263.100		362,515				
	3D					Roads		8.490						
	4D1					Farm Sites								
	4D	19.500		29,835		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		8.490						

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)

Real Estate Transfer Statement

154

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 06 Day 11 Yr. 2021		Mo. 06 Day 11 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Ronny A. Meyer, also known as Ron Meyer, a single person				Grantee's Name (Buyer) Ronny A. Meyer, Trustee of the Ronny A. Meyer Rev.Liv.Trst.			
Street or Other Mailing Address 1976 H Road				Street or Other Mailing Address 1976 H Road			
City Riverton		State NE		City Riverton		State NE	
Zip Code 68972		Zip Code 68972		Phone Number (402) 469-9798		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$510,584

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

18a No address assigned 18b Vacant land

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

Ronny A. Meyer, Trustee of the Ronny A. Meyer Revocable Living Trust
1976 H Road
Riverton, NE 68972

20 Legal Description

See Attached

21 If agricultural, list total number of acres 271.59

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

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

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

Henry C. Schenker

(308) 425-6273

sign
here

Print or Type Name of Grantee or Authorized Representative

Phone Number

Signature of Grantee or Authorized Representative

Title

Attorney

6/17/2021

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. <u>6</u> Day <u>17</u> Yr. <u>21</u>	\$ <u>Exempt #4</u>	<u>BK2021 Pg 1642</u>	

20. The Southwest Quarter (SW¼) of Section Twenty (20), Township Two (2), North, Range Ten (10), West of the 6th 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 6th 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 _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/17/21
\$ Ex004 By AS

Bk 2021, Pg 1642

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

Louise Petsch County Clerk
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 (SW $\frac{1}{4}$) of Section Twenty (20), Township Two (2), North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT that parcel described as: Commencing at the Northwest Corner of the Southwest Quarter (SW $\frac{1}{4}$) 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 (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Eleven (11), and Lot Seven (7) in the Southwest Quarter (SW $\frac{1}{4}$) of Section Two (2), Township One (1), North, Range Twelve (12), West of the 6th 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;

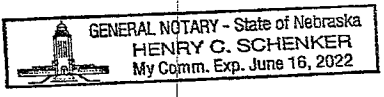
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: June 11, 2021.

Ronny A Meyer
 Ronny A. Meyer, also known as Ron Meyer.

STATE OF NEBRASKA)
) ss.
 FRANKLIN COUNTY)

The foregoing instrument was acknowledged before me on June 11, 2021, by Ronny A. Meyer, also known as Ron Meyer, a single person.



Henry C. Schenker
 Notary Public.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1649	6/18/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000158700		155		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10075		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,660		77,330		78,990		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date : 1963				Construction Date :						
Floor:				Floor Sq. Ft. : 1,626				Floor Sq. Ft. :						
Building Cost New:				Cost : 220,195				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTWD														
Comments from						Comments:								
000158700														
(Continue on back)														

Real Estate Transfer Statement

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 6 Day 18 Yr. 2021	Mo. 6 Day 18 Yr. 2021

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Johnnie R. Snow and Patricia L.. Snow		Grantee's Name (Buyer) Richard Kucera and Kathleen Kucera	
Street or Other Mailing Address He Oadnige Road		Street or Other Mailing Address 741 N Franklin St	
City Superior	State NE	City Red Cloud	State NE
Zip Code 68978		Zip Code 68970	
Phone Number		Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address n/a		Email Address n/a	

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

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

8 Type of Deed

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

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

Buyer Seller No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$175,000

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes GTA No

18 Address of Property

741 N Franklin St
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

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

Grantee

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

Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block One (1), Case and McNeny'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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	175,000.00

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

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

sign here

Richard Kucera
Print or Type Name of Grantee or Authorized Representative

Grantee

Signature of Grantee or Authorized Representative

Title

Phone Number
6/18/2021

Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 6 Day 22 Yr. 21	\$ 393.75	BK 2021, Pg 1649

State of Nebraska }
 County of Webster } ss.
 Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 22 day
 of June A.D., 2021, at 2:15
 o'clock PM. Recorded in Book 2021
 on Page 1649
Aime Petrich County Clerk
10.00 AD Deputy
 Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 6-22-21
 \$ 393.75 By AD

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 & McNery'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. Snow
 Patricia L. Snow

Johnnie R. Snow Patricia L. Snow
 Johnnie 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

Bridget Daehling
 Notary Public

My commission expires: May 19, 2024

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1658	6/21/2021	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000325100	156	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20030		005	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
4,035	206,300	210,335		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1902	Construction Date :
Floor:	Floor Sq. Ft. : 2,350	Floor Sq. Ft. :
Building Cost New:	Cost : 348,250	Cost :
Single Family Style: 101	Residential Condition: 35	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 50	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input checked="" type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000325100	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>06</u> Day <u>21</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>06</u> Day <u>20</u> Yr. <u>2021</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Travis J. Lowery and Sara E. Lowery Street or Other Mailing Address 321 Marcel St. City Bladen State NE Zip Code 68938 Phone Number (402) 984-4243 Email Address N.A.		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Daniel John Mackin and Nicole Suzanne Mackin Street or Other Mailing Address 601 S. Cherry St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3874 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N.A.	
---	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$208,000

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

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

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

18 Address of Property
**601 S. Cherry St.
Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

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

The 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	\$	208,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	208,000.00

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

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

Danielle L. Kelley (402) 463-4198
 Primary Type Name of Grantee or Authorized Representative Phone Number
Danielle L. Kelley Escrow Closing Agent
 Signature of Grantee or Authorized Representative Title Date
06-21-2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>22</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>468.00</u>	28 Recording Data BK 2021 Pg 1658

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/22/21
\$ 468.00 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of June A.D., 2021, at 02:34 o'clock PM. Recorded in Book 2021 on Page 1658

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

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

Warranty Deed

The Grantors, **TRAVIS J. LOWERY AND SARA E. LOWERY, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **DANIEL JOHN MACKIN AND NICOLE SUZANNE MACKIN, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The West Half (W½) 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.

GRANTORS covenant with GRANTEES that GRANTORS:

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

Executed 6/20, 2021.

[Signature]

Travis J. Lowery

[Signature]

Sara E. Lowery

STATE OF NEBRASKA }
COUNTY OF Webster } ss

On this 20 day of June, 2021, before me personally appeared **Travis J. Lowery and Sara E. Lowery**.

GENERAL NOTARY - State of Nebraska
JENNIFER L. LONG
My Comm. Exp. November 7, 2024

[Signature]

Notary Public - *Jennifer L. Long*

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2021	1690	6/22/2021	Base: 91-0002		Affiliated:		Unified:									
Location ID		Sale Number		Useability & Code #		Parcel Number											
002308000		157		1		4369	2	12	15	0	00000	1	000	1915			
Date of Sale Assessed Value				Date of Sale Property Classification Code													
Land		Improvements		Total		Status		Property Type		Zoning		Location		City Size		Parcel Size	
753,805				753,805		A) 2		B) 05		C) 5		D) 3		E) 0		F) 10	
Irrigation Type:																	
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:							
IRRIGATED 1A1		8.690		39,800		GRASSLAND 1G1		74.160		96,035							
1A		31.800		145,645		1G											
2A1						2G1		39.660		51,360							
2A						2G											
3A1		18.800		80,090		3G1											
3A						3G											
4A1						4G1											
4A		24.310		102,830		4G											
DRYLAND 1D1		20.050		49,525		Shelterbelt/Timber											
1D		44.990		111,125		Accretion											
2D1						Waste											
2D		2.780		6,045		Other											
3D1		1.980		4,305		AG LAND TOTAL		311.040		753,805							
3D						Roads		5.960									
4D1		14.830		22,690		Farm Sites											
4D		28.990		44,355		Home Sites											
						Recreation											
Dwellings						Other											
Outbuildings						Non-AG TOTAL		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

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FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>22</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>6</u> Day <u>10</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Erich A. Knehas and Cheryl I Nabholz Street or Other Mailing Address 21907 Masters Circle City Estero State FL Zip Code 33928				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Armstrong Family Farm, LLC c/o Justin Armstrong Street or Other Mailing Address 1207 Road 1100 City Red Cloud State NE Zip Code 68970			
Phone Number				Phone Number (402) 746-3963		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address n/a				Email Address n/a		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1,215,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The South Half of Section Fifteen (15), Township Two 92) North, Range Twelve (12) West of the 6th P.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	\$	1,215,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list. (see instructions))	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1,215,000.00

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

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

sign here **Teresa Theobald** (402) 746-2246
Print or Type Name of Grantee or Authorized Representative Phone Number

Signature of Grantee or Authorized Representative Closing Agent Date
6/22/2021

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>22</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>2733.75</u>	28 Recording Data BK2021, pg 1690	

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

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 1690

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 3:24 o'clock PM. Recorded in Book 2021 on Page 1690
Louise Peters County Clerk
LD.00 AD Deputy
Ind Comp Assessor Carded

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

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):

West of the South Half of Section Fifteen (15), Township Two (2) North, Range Twelve (12) 6th P.M., Webster County, Nebraska. JA

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.

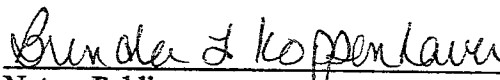

Erich A. Knehans


Cheryl I. Nabholz

STATE OF Pennsylvania)
) ss.
COUNTY OF Schuylkill)

The foregoing instrument was acknowledged before me on June 10, 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


Brenda L. Koppenhaver
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1723	6/23/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000121900		158		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10020		003	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
830		14,955		15,785		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1935	Construction Date :
Floor:	Floor Sq. Ft. : 778	Floor Sq. Ft. :
Building Cost New:	Cost : 88,370	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000121900	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 06 Day 23 Yr. 2021		4 Date of Deed Mo. 06 Day 21 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ronald Strobl, Allan Strobl, and Kathy Schiermeyer Street or Other Mailing Address 428 N Chesnut St City Red Cloud State NE Zip Code 68970 Phone Number (402) 984-3518 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nathan and Jaime Raffaeli Street or Other Mailing Address 610 N Locust St City Red Cloud State NE Zip Code 68970 Phone Number (308) 240-9222 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

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

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

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

14 What is the current market value of the real property? \$17,940	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property 610 N Locust St Red Cloud, NE 68970 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee
---	---

20 Legal Description
Lots 22-24 Block 3 Smith and Moore's Addition
Red Cloud, Webster Co

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 40,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 40,000.00

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

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

<p>sign here</p> <p>Kory J McCracken Print or Type Name of Grantee or Authorized Representative</p> <p><i>[Signature]</i> Signature of Grantee or Authorized Representative</p> <p>Attorney Title</p>	<p>(402) 746-3613 Phone Number</p> <p>6/23/21 Date</p>
--	--

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 23 Yr. 21	27 Value of Stamp or Exempt Number \$ 90.00	28 Recording Data BK2021, pg 1723

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of June A.D., 2021, at 11:43 o'clock a M. Recorded in Book 2021 on Page 1723
Jaime Peter County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-23-21
\$ 90.00 By AD

JOINT TENANCY WARRANTY DEED

Ron Strobl and Lara J. Strobl, husband and wife, Allan Strobl and Amber Strobl, husband and wife, and Gordon Schiermeyer and Kathy Schiermeyer, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Nathan E. Raffaeli and 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 (23) and Twenty-four (24), Block Three (3), Smith & Moore's Addition to the City of Red Cloud, 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.

Ron Strobl
Ron Strobl

Lara J. Strobl
Lara J. Strobl

Allan Strobl
Allan Strobl

Amber Strobl
Amber Strobl

Gordon Schiermeyer
Gordon Schiermeyer

Kathy Schiermeyer
Kathy Schiermeyer

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 21, 2021, by Ron Strobl and Lara J. Strobl, husband and wife, Allan Strobl, a married person, and Gordon Schiermeyer and Kathy Schiermeyer, husband and wife.

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

David B. Garwood
Notary Public

Comm. expires 10-22-2022
GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2022

STATE OF NEBRASKA, COUNTY OF Lincoln) ss.

The foregoing instrument was acknowledged before me on June 15th, 2021, by Amber Strobl, a married person.

Comm. expires 2-21-25

Suzette L. Tatman
Notary Public

GENERAL NOTARY - State of Nebraska
SUZETTE L. TATMAN
My Comm. Exp. February 21, 2025

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1734	6/22/2021	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000508000	159	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30015		002	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,065	24,570	25,635		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1900	Construction Date :
Floor:	Floor Sq. Ft. : 984	Floor Sq. Ft. :
Building Cost New:	Cost : 121,870	Cost :
Single Family Style: 101	Residential Condition: 25	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000508000	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>22</u> Yr. <u>21</u>		4 Date of Deed Mo. <u>6</u> Day <u>15</u> Yr. <u>21</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bruno A. Imer Street or Other Mailing Address P.O. Box 4 City Bladen State NE Zip Code 68928 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Travis J. Lowery and Sara E. Lowery Street or Other Mailing Address 321 W. Mariel Street City Bladen State NE Zip Code 68928 Phone Number			
Email Address N/A				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Email Address N/A				Email Address N/A			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$59,500

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

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

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

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 Bladen, 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	\$ 59,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 59,500.00

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

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

Travis J. Lowery
 Print or Type Name of Grantee or Authorized Representative

T. J. Lowery
 Signature of Grantee or Authorized Representative

402-705-4279
 Phone Number

Grantee
 Title

6-22-2021
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>23</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>135.00</u>	28 Recording Data BK2021, 1734

Index _____
 Computer _____
 Assessor _____
 Carded _____

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date: 06/23/21
 \$ 135.00 By AS

State of Nebraska }
 County of Webster } ss.

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

Lorise Petsch County Clerk
 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, GRANTEEES, 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 GRANTEEES that GRANTOR:

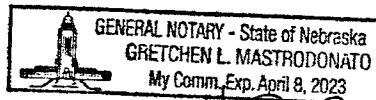
- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: 6-15, 2021.

Bruno A. Irmer
 BRUNO A. IRMER

STATE OF NEBRASKA)
) SS:
 COUNTY OF ADAMS)

The foregoing warranty deed was acknowledged before me on 6-15, 2021, by Bruno A. Irmer.

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

Gretchen L. Mastrodonato
 Notary Public

My commission expires: 4-8-2023

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1749	3/25/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000133400		160		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		021	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,930		59,810		61,740		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 3					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements : 3
Construction Date:	Construction Date :	Construction Date : 1951
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 1,104
Building Cost New:	Cost :	Cost : 93,840
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 353 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 5
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input checked="" type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: 20 Condition: 20
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input checked="" type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD; BETWEEN PARENT & CHILD	
Comments from	Comments:
000133400	

(Continue on back)

Real Estate Transfer Statement

160

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

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

1 County Name, 2 County Number (WEBSTER - 91), 3 Date of Sale/Transfer (Mo. 03 Day 25 Yr. 2021), 4 Date of Deed (Mo. 06 Day 23 Yr. 2021)

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

Grantor's Name (Seller): Michael and Barbara Kenny; Grantee's Name (Buyer): Matthew L and Casey R Kenny

Street or Other Mailing Address: 340 West 11th Ave (Grantor), 519 West 8th (Grantee)

City, State, Zip Code: Red Cloud, NE, 68970

Phone Number: (402) 746-2253 (Grantor), (308) 440-2887 (Grantee); Is the grantee a 501(c)(3) organization? Yes/No

Email Address

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

(A) Status: Improved, Unimproved, IOLL; (B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests; (C) Mobile Home

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

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

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

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

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

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

18 Address of Property: 1046 N Webster St, Red Cloud, NE 68970; 19 Name and Address of Person to Whom the Tax Statement Should be Sent (same as grantee)

18a No address assigned; 18b Vacant land

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

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.

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

Table with 3 columns: Item Number, Description, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 144,000.00. Row 23: Was non-real property included in the purchase? \$ 39,000.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 105,000.00.

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

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

DAVID B. GARWOOD

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Title

Attorney

(402) 746-3613

Phone Number

Date

sign here

Handwritten signature of David B. Garwood

6-23-21

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded (Mo. 6 Day 23 Yr. 21); 27 Value of Stamp or Exempt Number (\$ 236.25); 28 Recording Data (BK 2021, Pg 1749)

Kennys Lumber Purchase Agreement

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

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 1749

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 3:11 o'clock P.M. Recorded in Book 2021 on Page 1749
Jayne Peterson County Clerk
10.20 AD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-23-21
\$ 236.25 By AD

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
Michael Kenny

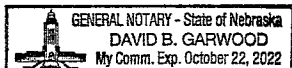
Barbara Kenny
Barbara Kenny

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 10-22-2022

David B. Garwood
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1756	6/21/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002112600		161		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	23	1	00000	1	000	0565
Land		Improvements		Total		Date of Sale Property Classification Code								
25,000		76,170		101,170		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)						A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 1,431				Floor Sq. Ft. :						
Building Cost New:				Cost : 142,395				Cost :						
Single Family Style: 104				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD, SALE BETWEEN COUSINS														
Comments from						Comments:								
002112600														

(Continue on back)

Real Estate Transfer Statement

161

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 6 Day 21 Yr. 2021		4 Date of Deed Mo. 6 Day 23 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) SEE ATTACHED Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bradley W. Toepfer Street or Other Mailing Address 1153 Road X			
City		State		City		State	
		Zip Code		Bladen		NE	
Phone Number		Phone Number		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		(402) 469-5492		If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$200,000

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

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

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

18 Address of Property
1153 Road X
Bladen, NE 68928

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Bradley W. Toepfer
1153 Road X
Bladen, NE 68928

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	\$	200,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	200,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number n/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) 463-1383
Print or Type Name of Grantee or Authorized Representative Phone Number

Charles W. Hastings Attorney 6/23/2021
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 23 Yr. 21	27 Value of Stamp or Exempt Number \$ 450.00	28 Recording Data BK2021, pg 1756

ATTACHMENT TO FORM 521

5 Grantors' Name, Address and Telephone

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

Aaron J. Moser
715 West 1st 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

State of Nebraska }
County of Webster } ss.

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

Rorise Petsch County Clerk
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

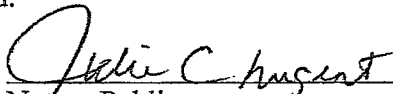


Douglas J. Lintz

STATE OF NEBRASKA)
) ss:
COUNTY OF Buffalo)

The foregoing instrument was acknowledged before me on June 21st, 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

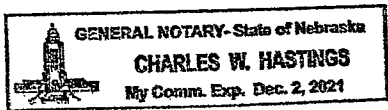
The North 300 feet of the West 500 feet of the Northeast Quarter (NE ¼) of Section Twenty-three (23), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska



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





Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1762	6/23/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001704100		162		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	7	0	00000	1	000	6315
Land		Improvements		Total		Date of Sale Property Classification Code								
1,379,025		100,605		1,479,630		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	8.560	39,205	GRASSLAND	1G1	86.080	111,475							
	1A	20.360	93,245		1G	52.820	68,400							
	2A1	33.140	151,780		2G1	31.630	40,960							
	2A	19.720	86,175		2G	11.000	14,245							
	3A1	15.410	65,645		3G1	2.270	2,940							
	3A	0.180	765		3G									
	4A1	25.870	109,430		4G1									
	4A	6.040	25,550		4G									
DRYLAND	1D1	3.560	8,795	Shelterbelt/Timber										
	1D	109.350	270,100	Accretion										
	2D1	1.590	3,935	Waste		3.000	600							
	2D	19.050	41,430	Other										
	3D1	53.510	116,385	AG LAND TOTAL		569.410	1,352,450							
	3D			Roads		10.990								
	4D1	51.400	78,640	Farm Sites		2.000	11,575							
	4D	14.870	22,750	Home Sites		1.000	15,000							
				Recreation										
	Dwellings		75,340	Other										
	Outbuildings		25,265	Non-AG TOTAL		13.990	26,575							

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)	

Real Estate Transfer Statement

162

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 6 Day 23 Yr. 2021 4 Date of Deed Mo. 6 Day 23 Yr. 2021

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

Grantor's Name (Seller) Gerald F. Toepfer and Susan K. Toepfer Grantee's Name (Buyer) Gerald F. Toepfer and Susan K. Toepfer

Street or Other Mailing Address 1659 Road Z

City Blue Hill State NE Zip Code 68930

Phone Number (402) 756-3750 Is the grantee a 501(c)(3) organization? Yes No

Email Address gstoeper@gtmc.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) Mobile Home

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death

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

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

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

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

18 Address of Property SEE ATTACHED 19 Name and Address of Person to Whom the Tax Statement Should be Sent Gerald F. Toepfer and Susan K. Toepfer 1659 Road Z Blue Hill, NE 68930

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 See attached

Table with 2 columns: Question (22-24) and Amount (\$). 22 Total purchase price, including any liabilities assumed 0.00 23 Was non-real property included in the purchase? No 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 0.00

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

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

sign here Charles W. Hastings Print or Type Name of Grantee or Authorized Representative 402-463-1383 Phone Number Charles W. Hastings Signature of Grantee or Authorized Representative Attorney Title 6-23-2021 Date

Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Mo. 6 Day 24 Yr. 21 27 Value of Stamp or Exempt Number \$ Exempt # 5a 28 Recording Data RK2021, pg 1762

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

ATTACHMENT TO FORM 521

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

Parcel 1: \$874,407
Parcel 2: ¼ 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 ¼) 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 (E ½) 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 ¼) 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

Index _____
Computer _____
Assessor _____
Carded _____

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

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

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

JOINT TENANCY QUIT CLAIM DEED

Gerald F. Toepfer and Susan K. Toepfer, husband and wife, GRANTORS, in consideration of One Dollar and other valuable consideration (\$1.00) received from Gerald F. Toepfer and Susan K. Toepfer, husband and wife, GRANTEES, conveys and releases to GRANTEES, as Joint Tenants and not as Tenants in Common, all of the GRANTORS' undivided interest in the following described real estate (as defined in NEB. REV. STAT. §76-201):

All of the Northwest Quarter (NW ¼) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

Grantor's undivided one-fourth interest in the East Half (E ½) of Section Two (2), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; and

Grantor's undivided one-fourth interest in the North 98.92 Acres of the Northeast Quarter (NE ¼) of Section Eleven (11), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

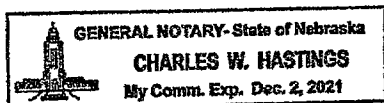
Executed June 23, 2021.

Gerald F. Toepfer
Gerald F. Toepfer

Susan K. Toepfer
Susan K. Toepfer

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

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



Charles W. Hastings
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1775	6/25/2021	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000613000	163	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40010		015	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
455	8,965	9,420		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1910	Construction Date :
Floor:	Floor Sq. Ft. : 1,116	Floor Sq. Ft. :
Building Cost New:	Cost : 108,670	Cost :
Single Family Style: 104	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from 000613000	Comments:

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>06</u> Day <u>25</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>06</u> Day <u>25</u> Yr. <u>2021</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Anne Marie (Giger) Ohmstede and Bruce Ohmstede Street or Other Mailing Address 2001 Road F City Guide Rock State NE Zip Code 68942 Phone Number (402) 879-1910 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lorraine Powell Street or Other Mailing Address 115 High Street City Guide Rock State NE Zip Code 68942 Phone Number 785-443-5717 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
115 High Street
Guide Rock, NE 68942

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

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

20 Legal Description (Attach additional pages, if needed.)
Lots Three (3) and Four (4), Block Fifteen (15), Vance'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	22	\$	7,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	7,000.00

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

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

DAVID B. GARWOOD
 Print or Type Name of Grantee or Authorized Representative

David B. Garwood
 Signature of Grantee or Authorized Representative

(402) 746-3613
 Phone Number
6-25-21
 Date

 Attorney

 Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>25</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>15.75</u>	28 Recording Data <u>BK2021, pg 1775</u>

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 25 day
of June A.D., 2021, at 2:55
o'clock P.M. Recorded in Book 2021
on Page 1775
Marie Pettit M County Clerk
D. D. Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-25-21
\$ 15.75 By AS

WARRANTY DEED

Anne Marie Ohmstede, formerly Anne Marie Giger, & Bruce Ohmstede, wife and husband, GRANTOR, in consideration of SEVEN THOUSAND AND NO/100 DOLLARS (\$7,000.00) receipt of which is hereby acknowledged, convey to Lorraine Powell, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Three (3) and Four (4), Block Fifteen (15), Vance's Addition to Guide Rock, Webster County, Nebraska.

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

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

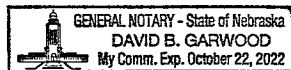
Executed June 25, 2021.

Anne Marie Ohmstede
Anne Marie Ohmstede

Bruce Ohmstede
Bruce Ohmstede

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 25, 2021, by Anne Marie Ohmstede and Bruce Ohmstede, wife and husband.



Comm. expires 10-22-2022

David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1778	6/28/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000135400		164		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10025		001	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
830		9,715		10,545		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements : _____	Multiple Improvements : _____
Construction Date:	Construction Date : 1900	Construction Date : _____
Floor:	Floor Sq. Ft. : 1,550	Floor Sq. Ft. : _____
Building Cost New:	Cost : 189,625	Cost : _____
Single Family Style: 101	Residential Condition: 10	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary: _____ Other1: _____ Other2: _____
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: _____ Condition: _____
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from _____ Comments: _____	
000135400	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>28</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>6</u> Day <u>28</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Cecil E. Brooks, Jr and Kristin Brooks Street or Other Mailing Address 56 North Cherry St City Red Cloud State NE Zip Code 68970 Phone Number 402-631-3155 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael A. Hasty Street or Other Mailing Address 2912 N 173 st City Omaha State NE Zip Code 68116 Phone Number (402) 670-8227 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**413 N Walnut St
 Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Seven (7), Eight (8) and Nine (9), Block One (1), LeDuc's Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	\$ 20,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$ _____
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 statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Teresa Theobald (402) 746-2246
 Print or Type Name of Grantee or Authorized Representative Phone Number

Teresa Theobald Closing Agent 6/ /2021
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>28</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>45.00</u>	28 Recording Data <u>BL 2021, Pg 1778</u>	

State of Nebraska }
County of Webster } ss.

BOOK 2021 PAGE 1778

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of June A.D., 20 21, at 3:36 o'clock P. M. Recorded in Book 2021 on Page 1778
Louise Patsch County Clerk
10.00 VD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-28-21
\$ 45.00 By VD

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.

Cecil E. Brooks, Jr.
Cecil E. Brooks, Jr.

Kristin Brooks
Kristin Brooks

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on June 28, 2021 by Cecil E. Brooks, Jr. and Kristin Brooks.

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

Teresa L. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1780	6/29/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001209500		165		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4241	3	9	22	1	00000	1	000	2300
Land		Improvements		Total		Date of Sale Property Classification Code								
906,580		95,125		1,001,705		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	17.650	80,840	GRASSLAND	1G1	129.360	167,525							
	1A	13.600	62,290		1G	41.700	54,000							
	2A1				2G1	73.100	94,670							
	2A				2G	33.400	43,255							
	3A1				3G1									
	3A				3G									
	4A1				4G1									
	4A	0.300	1,270		4G									
DRYLAND	1D1	50.900	125,725		Shelterbelt/Timber									
	1D	71.240	175,965		Accretion									
	2D1				Waste									
	2D	29.600	64,385		Other									
	3D1				AG LAND TOTAL	469.350	882,930							
	3D				Roads	10.000								
	4D1				Farm Sites	1.000	8,650							
	4D	8.500	13,005		Home Sites	1.000	15,000							
					Recreation									
	Dwellings		52,195		Other									
	Outbuildings		42,930		Non-AG TOTAL	12.000	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	
Comments from	Comments:
001209500 001210400 001216000	
(Continue on back)	

Real Estate Transfer Statement

165

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>29</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>06</u> Day <u>29</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David E. and Tamara S. Alber Street or Other Mailing Address 2483 Road R City Guide Rock State NE Zip Code 68942 Phone Number (402) 756-7741 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David E Alber, Trustee of the David E Alber Trust uad 6-29-21 Street or Other Mailing Address 2483 Road R City Guide Rock State NE Zip Code 68942 Phone Number (402) 756-7741 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No undivided 1/2 interest

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

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

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

14 What is the current market value of the real property?
\$480,000

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

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

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

18 Address of Property
2483 Road R
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.)
See descriptions attached.

21 If agricultural, list total number of acres transferred in this transaction 240+- =1/2

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 19

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.

<p>DAVID B. GARWOOD Print of Type Name of Grantee or Authorized Representative</p> <p><i>[Signature]</i> Signature of Grantee or Authorized Representative</p>	<p>Attorney</p> <p>Phone Number (402) 746-3613</p> <p>Date 6/29/2021</p>
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Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>30</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 19</u>	28 Recording Data <u>BK2021, Pg 1780</u>

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

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 ($S\frac{1}{2}NE\frac{1}{4}$) 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 ($NE\frac{1}{4}$) of Section Twenty-four (24), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

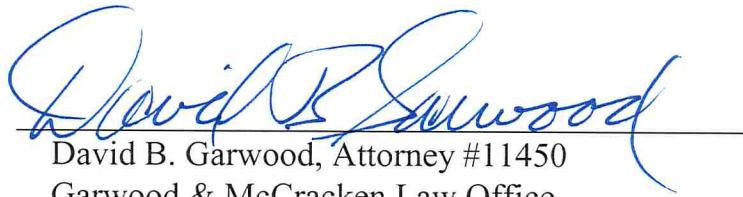
The Southwest Quarter ($SW\frac{1}{4}$), and the East Half of the Northwest Quarter ($E\frac{1}{2}NW\frac{1}{4}$) of Section Thirty-five (35), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT all oil, gas and mineral rights, if any be found to exist, which 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 29th 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 }

BOOK 2021 PAGE 1780

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of June A.D., 2021, at 11:03 o'clock PM. Recorded in Book 2021 on Page 1780
Louise Petach County Clerk
10.00 AS Deputy
Ind Comp Assessor Carded

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

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 June 29, 2021, GRANTEE, an undivided one-half (1/2) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Northeast Quarter (S1/2NE1/4) 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 (NE1/4) 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 (SW1/4), and the East Half of the Northwest Quarter (E1/2NW1/4) 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 (W1/2NW1/4) 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 June 29, 2021

David E. Alber
David E. Alber

Tamara S. Alber
Tamara S. Alber

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 29, 2021, by David E. Alber and Tamara S. Alber, husband and wife.

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

Comm. expires 10-22-2022

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1781	6/29/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001209500		166		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4241	3	9	22	1	00000	1	000	2300
Land		Improvements		Total		Date of Sale Property Classification Code								
906,580		95,125		1,001,705		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	17.650	80,840	GRASSLAND	1G1	129.360	167,525							
	1A	13.600	62,290		1G	41.700	54,000							
	2A1				2G1	73.100	94,670							
	2A				2G	33.400	43,255							
	3A1				3G1									
	3A				3G									
	4A1				4G1									
	4A	0.300	1,270		4G									
DRYLAND	1D1	50.900	125,725		Shelterbelt/Timber									
	1D	71.240	175,965		Accretion									
	2D1				Waste									
	2D	29.600	64,385		Other									
	3D1				AG LAND TOTAL	469.350	882,930							
	3D				Roads	10.000								
	4D1				Farm Sites	1.000	8,650							
	4D	8.500	13,005		Home Sites	1.000	15,000							
					Recreation									
	Dwellings		52,195		Other									
	Outbuildings		42,930		Non-AG TOTAL	12.000	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)	

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>06</u> Day <u>29</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>06</u> Day <u>29</u> Yr. <u>2021</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David E. and Tamara S. Alber		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tamara S Alber, Trustee of the Tamara S Alber Trust uad 6-29-21	
Street or Other Mailing Address 2483 Road R		Street or Other Mailing Address 2483 Road R	
City Guide Rock	State NE	Zip Code 68942	City Guide Rock
			State NE
			Zip Code 68942
Phone Number (402) 756-7741	Phone Number (402) 756-7741	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address		Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No undivided 1/2 interest

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

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

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

14 What is the current market value of the real property?
\$480,000

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

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

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

18 Address of Property
**2483 Road R
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.)
See descriptions attached.

21 If agricultural, list total number of acres transferred in this transaction 240+- =1/2

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 19

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

DAVID B GARWOOD (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

David B Garwood Attorney 6/29/2021
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>30</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 19</u>	28 Recording Data <u>BK2021, Pg 1781</u>

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

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 ($S\frac{1}{2}NE\frac{1}{4}$) 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 ($NE\frac{1}{4}$) of Section Twenty-four (24), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

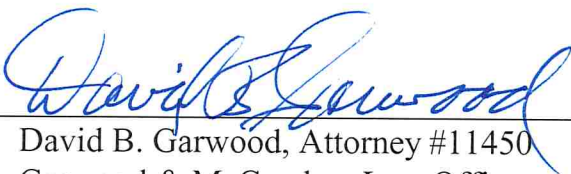
The Southwest Quarter ($SW\frac{1}{4}$), and the East Half of the Northwest Quarter ($E\frac{1}{2}NW\frac{1}{4}$) of Section Thirty-five (35), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT all oil, gas and mineral rights, if any be found to exist, which 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

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 1781

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of June A.D., 2021, at 11:05 o'clock A.M. Recorded in Book 2021 on Page 1781

Laurie Peterson County Clerk
10:00 AM Deputy
Ind Comp Assessor Carded

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

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 (1/2) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Northeast Quarter (S1/2NE1/4) 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 (NE1/4) 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 (SW1/4), and the East Half of the Northwest Quarter (E1/2NW1/4) 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 (W1/2NW1/4) 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 June 29, 2021

David E. Alber
David E. Alber

Tamara S. Alber
Tamara S. Alber

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 29, 2021, by David E. Alber and Tamara S. Alber, husband and wife.

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

Comm. expires 10-22-2022

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1785	6/30/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002315600		167		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4369	2	12	35	3	00000	000	2385	
Land		Improvements		Total		Date of Sale Property Classification Code								
23,650		57,460		81,110		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 01	C) 5	D) 2	E) 0	F) 4			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL								
3D						Roads								
4D1						Farm Sites				0.650			8,650	
4D						Home Sites				1.000			15,000	
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL				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

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>6</u> Day <u>30</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>6</u> Day <u>21</u> Yr. <u>2021</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached		6 Grantee's Name, Address, and Telephone (Please Print) 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	City	State
		Red Cloud	NE
Phone Number	Zip Code	Phone Number (402) 460-7953	Zip Code 68970
Email Address n/a	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$150,000

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

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

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

18 Address of Property
**515 N Minnesota Ave
Inavale, NE 68952**

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

Teresa Theobald (402) 746-2246
Print or Type Name of Grantee or Authorized Representative Phone Number

Teresa Theobald Closing Agent 6/30/2021
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>30</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>337.50</u>	28 Recording Data <u>BK 2021, Pg 1785</u>	

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

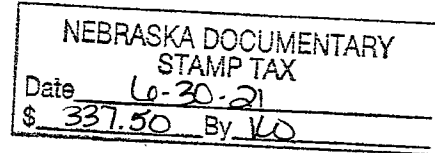
A tract of land located in County Surveyor's Lot 15B in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast (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 6th P.M., Webster County, Nebraska

State of Nebraska }
County of Webster } ss.

BOOK 2021 PAGE 1785

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 30 day
of June A.D., 2021, at 340
o'clock P M. Recorded in Book 2021
on Page 1785-1787
Louise Petsch County Clerk
22-00 10 Deputy
Ind. Comp Assessor Carded



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 6th 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 6th 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.



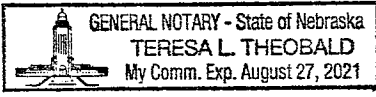
Jeffrey H. Pohlmeier-Mans



Michelle A. Pohlmeier-Mans

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on June 28, 2021 by Jeffrey H. Pohlmeier-Mans and Michelle A. Pohlmeier-Mans, husband and wife.



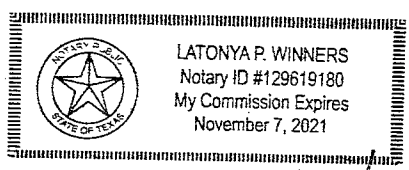
Teresa L. Theobald
Notary Public

My commission expires: 8/27/2021

Shonda K. Owens
Shonda K. Owens

STATE OF TEXAS)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me on June 21, 2021 by Shonda K. Owens, a married person and resident of Texas.



Latonya P. Winners
Notary Public

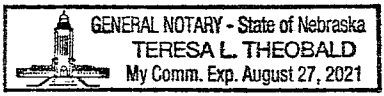
My commission expires: 11/07/21

Roger D. Mans
Roger D. Mans

Linda K. Mans
Linda K. Mans

STATE OF NEBRASKA)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on June 29, 2021 by Roger D. Mans and Linda K. Mans, husband and wife.



Teresa L. Theobald
Notary Public

My commission expires: 8/27/2021

Troy D. Mans
Troy D. Mans

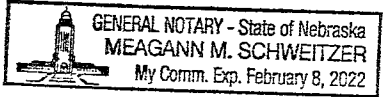
Kelly Mans
Kelly Mans

STATE OF NEBRASKA)
COUNTY OF Lancaster) ss.

The foregoing instrument was acknowledged before me on June 21st, 2021 by Troy D. Mans and Kelly Mans, husband and wife.

Meagann M. Schweitzer
Notary Public

My commission expires: February 8, 2022



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2021	1782	6/18/2021	Base: 91-0002		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000107500		168		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value						4371			00	0	10005		014	0000	
Land		Improvements		Total		Date of Sale Property Classification Code									
1,300		24,535		25,835		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)						A) 1	B) 03	C) 3	D) 1	E) 6	F) 2				
						Residential				Commercial					
Multiple Improvements:						Multiple Improvements. :				Multiple Improvements. :					
Construction Date:						Construction Date :				Construction Date : 1950					
Floor:						Floor Sq. Ft. :				Floor Sq. Ft. : 1,008					
Building Cost New:						Cost :				Cost : 45,530					
Single Family Style:						Residential Condition:				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out				Primary: 391 Other1: Other2:					
(101) <input type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 3					
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other										(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:						Residential Quality:				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low				Cost Rank: 20		Condition: 20			
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input checked="" type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):															
Assessor Comments and Reason for Adjustment:															
JTWD															
Comments from						Comments:									
000107500															

(Continue on back)

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.

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 6 Day 18 Yr. 21		Mo. 6 Day 18 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Ricky D Minnick				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 Inavale		State NE		City Red Cloud		State NE	
Zip Code 68952				Zip Code 68970			
Phone Number (402) 767-0960		Phone Number (402) 621-0708		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$39,815

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

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

20 Legal Description

Lot 8 & E 100' Lots 9-12, Block 14 OTRC, Webster Co NE


21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 50,000.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 5,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 45,000.00

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

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

sign here → Kory J McCracken
Print or Type Name of Grantee or Authorized Representative

→ 
Signature of Grantee or Authorized Representative

→ _____
Attorney

→ (402) 746-3613
Phone Number

→ 06/18/21
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 6 Day 30 Yr. 21	\$ 101.25	BK2021, Pg 1782

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 June A.D., 2021, at 2:58 o'clock P.M. Recorded in Book 2021 on Page 1782
Loise Petrich County Clerk
D. Co. Deputy
Ind. Comp. Assessor Carded

BOOK 2021 PAGE 1782

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-30-21
\$ 101.25 By AS

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.

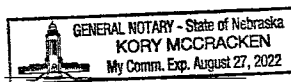
Ricky D Minnick

Ricky D. Minnick

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 18, 2021, by Ricky D. Minnick, a single person.

Comm. expires



[Signature]
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	MH 2	6/7/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002601100				4 05		GeoCde	Twm	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	9	0	20070		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
		6,000		6,000		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 3	B) 01	C) 1	D) 1	E) 6	F) 0					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1974				Construction Date :						
Floor:				Floor Sq. Ft. : 924				Floor Sq. Ft. :						
Building Cost New:				Cost : 43,480				Cost :						
Single Family Style: 100				Residential Condition: 10				Commercial Occupancy Code:						
(100) <input checked="" type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:			Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
2021 MH														
Comments from						Comments:								
002601100														
(Continue on back)														

Manufactured Housing Transfer Statement

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

1 County Name Webster	2 County Number 45	3 Date of Sale Mo. 6 Day 7 Yr. 21	4
---------------------------------	------------------------------	---	---

5 Seller's Name, Address, and Telephone (Please Print)	6 Buyer's Name, Address, and Telephone (Please Print)
--	---

Seller's Name Amos Mosel		Buyer's Name Mervin Mosel	
Current Mailing Address (Number and Street or PO Box) 1002 W Gage St Lot #12		Current Mailing Address (Number and Street or PO Box) P.O. Box #54	
City Blue Hill	State NE	City Page	State Ne.
Zip Code 68930		Zip Code 68766	
Daytime Phone 402-217-7501	Email Address amosmosel82@gmail.com	Daytime Phone 402-340-8529	Email Address

7 Type of Transfer
 Sale Auction Gift Exchange Foreclosure Satisfaction of Contract Life Estate Other (Explain.) **Private Sale**

8 Was ownership transferred in full? (If No, explain the division.)
 YES NO

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)
 YES NO

10 Was the sale between relatives? (If Yes, check the appropriate box.)
 YES NO

<input type="checkbox"/> Spouse	<input type="checkbox"/> Step-parent and Step-child	<input checked="" type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp. or Partnership
<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Self	<input type="checkbox"/> Other
<input type="checkbox"/> Parents and Child			

11 What is the current market value of the manufactured housing?
\$ 1200.00

12 Was the mortgage assumed? (If Yes, state amount and interest rate.)
 YES NO \$ _____ at _____ %

13 Was the sale through an real estate agent or title company?
 YES NO If Yes, include the name of the agent: _____

14 Length (Without Hitch)	15 Width	16 Make Geer Co.	17 Model FL6	18 Year 1974
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19 Vehicle Identification Number
N14270FL640168

20 Situs address of the Manufactured Home Before Sale
1002 West Gage Street Lot 12

21 Name and Address of Person to Whom the Tax Statement Should be Sent
**Mervin Mosel
P.O. Box 154
Page, Ne. 68766**

20a Situs address of the Manufactured Home After Sale
1002 West Gage Street Lot 12

22 Name and Address of the Land Owner
**Sara Donahy
102 South Cherry
Blue Hill Ne 68930**

23 Legal Description of the Land
Lot 12

24 Total purchase price, including any liabilities assumed.....	24	1200	00
25 Was non-real property included in the purchase? <input type="checkbox"/> YES <input type="checkbox"/> NO (If Yes, complete 25a, 25b, and 25c indicating the cost amount of each.)			
25a Furnishings Washer Dryer, Stove, Refrigerator	25a	200	00
25b Moving Costs	25b	0	00
25c Set-up Costs	25c	0	00

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

sign here

Mervin Mosel
Print or Type Name of Buyer or Authorized Representative

Mervin Mosel
Signature of Buyer or Authorized Representative

402-340-8529
Daytime Phone

_____ Title _____ 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.

NEBRASKA CERTIFICATE OF TITLE



N0001761260

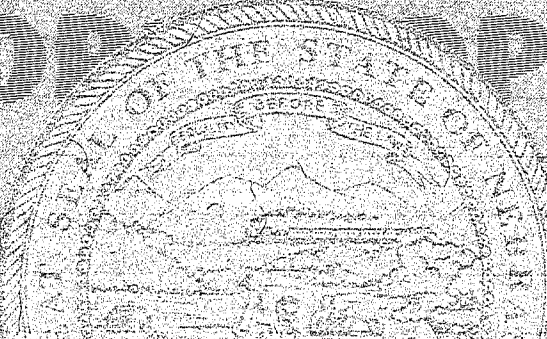
Vehicle Identification Number Year Make / Model
 N14270FL640168 1974 GEER CO. / FL6

Previous Title Body Style Color
 NE N0001399653 MANUFACTURED HOME WHITE

Purchase Date Issue Date
 07-Jun-2021 11-Jun-2021

Mail To
 MERVIN L MOSEL
 PO BOX 154
 PAGE NE 68766-0154

Residential Address
 1002 W GAGE ST LOT 12
 BLUE HILL NE 68930-5541
 Owner Name(s)
 MERVIN L MOSEL



SELLER MUST COMPLETE

PURCHASER'S INFORMATION

Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or 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 to the following named purchasers.
 I certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

ODOMETER READING NO TENTHS

CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK

- 1. The mileage stated is in excess of its mechanical limits.
- 2. The odometer reading is not the actual mileage.

WARNING - ODOMETER DISCREPANCY.

ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.

PRINTED NAME OF PURCHASER(S)

SIGNATURE OF SELLER

ADDRESS

SIGNATURE OF SELLER

CITY

STATE

ZIP

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

F 5360088

County
 WEBSTER

Title Number
 N0001761260

Witness My Hand And Official Seal The Date Shown

County Official

Janet Knehan
 JANET K KNEHANS

\$10.00



VOID IF ALTERED OR DUPLICATE ISSUED

Application for Certificate of Title

1 Vehicle Description **Fee \$10.00**

<input type="checkbox"/> Salvage <input type="checkbox"/> Previously Salvaged <input type="checkbox"/> Flood <input type="checkbox"/> Non-Transferable <input type="checkbox"/> Manufacturer Buyback					
Vehicle Identification Number N14270FL640168		Year 1974	Make GEER CO.	Model FL6	
Body Style MANUFACTURED	Color WHITE	GVWR 0	# of Passengers 0	Taxi Use <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Limousine Use <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

2 Owner/Applicant Information (if more than three (3), please attach a second application)

If more than one owner, do you wish clear rights of survivorship to be transferred to the surviving owner(s) in the event of the death of one owner?

- No (probate will be required to transfer ownership - owner names separated with "And")
 Yes (ownership will transfer to co-owner upon presentation of death certificate - owner names separated with "Or")

Owner Name or Business Name

MOSEL, MERVIN L

Nebraska Driver's License Number G36005228	Soc. Sec. Number	Employer Identification Number	Date of Birth
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Second Owner Name or Business Name Check here if spouse of owner 1.

Nebraska Driver's License Number	Soc. Sec. Number	Employer Identification Number	Date of Birth
----------------------------------	------------------	--------------------------------	---------------

Third Owner Name or Business Name Check here if spouse of owner 1 or 2.

Nebraska Driver's License Number	Soc. Sec. Number	Employer Identification Number	Date of Birth
----------------------------------	------------------	--------------------------------	---------------

Transfer on Death Beneficiaries, if applicable:

If indicated, upon death of last surviving owner, ownership of the vehicle will transfer to listed entities.

1st TOD _____ 2nd TOD _____

Owner's Residential Address, City, State, Zip

1002 W GAGE ST LOT 12 BLUE HILL NE 68930-5541

Owner's Mailing Address, City, State, Zip (if different)

PO BOX 154 PAGE NE 68766-0154

3 Lien Information (please attach a second application for secondary lien notations) **Fee \$7.00**Is there a lien on this vehicle? Yes No If yes, you must complete this section and provide a copy of the lien instrument with this application.

Primary Lender Name:	Primary Lender ID:
Primary Lender Address:	

If there is a lien, are you a non-resident requesting a printed title for issuance of a title in your state of residence? Yes No

The undersigned being duly sworn attest and affirm the information provided on this application is true and complete. Use of a false or fictitious name, knowingly making a false statement or concealing a material fact in this application can result in a fine, imprisonment or both and cancellation of your certificate of title. Any purchaser who willfully deceives or misrepresents information relating to sales tax may be found guilty of a Class IV felony.

Signature, Owner 1

Signature, Owner 2

June 11, 2021

Signature, Owner 3

Date

All owners listed above shall sign this Application except in the case where co-owners are spouses, one spouse may sign; where an owner provides proof he/she is handicapped or disabled or is too young to sign, a parent, legal guardian, foster parent or agent may sign; and if transferring from an out-of-state title when ownership is not changing, one owner may sign.

Sold to Mervin Mosel
1974 Gen Co./FL6
vehicle ID# N14270FL64L
168 Manufactured Home
(white) on 6-7-21 for the
total of \$1200.00.

Paid in full
6-7-21

Seller Amos Mosel

Buyer ~~Amos Mosel~~
Mervin Mosel
Mervin Mosel

NEBRASKA CERTIFICATE OF TITLE



N0001399653

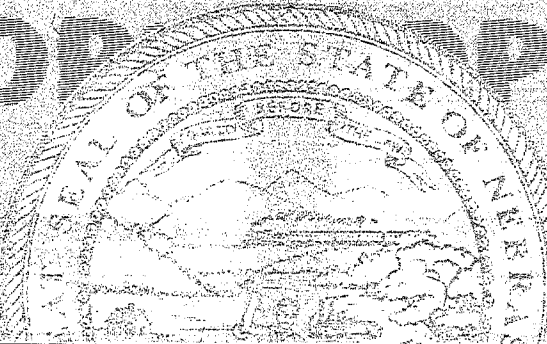
Vehicle Identification Number Year Make / Model
 N14270FL640168 1974 GEER.CO. / FL6

Previous Title Body Style Color
 NE N0001192231 MANUFACTURED HOME WHITE

Purchase Date Issue Date
 21-Oct-2019 18-Mar-2021

Mail To
 AMOS J MOSEL
 1002 W GAGE ST LOT 12
 BLUE HILL NE 68930-5541

Residential Address
 1002 W GAGE ST LOT 12
 BLUE HILL NE 68930-5541
 Owner Name(s)
 AMOS J MOSEL



SELLER MUST COMPLETE

PURCHASER'S INFORMATION

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I certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

1. The mileage stated is in excess of its mechanical limits.
 2. The odometer reading is not the actual mileage.

ODOMETER READING NO TENTHS

CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK

WARNING - ODOMETER DISCREPANCY.

ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.

PRINTED NAME OF PURCHASER(S)

SIGNATURE OF SELLER

Amos Mosel

ADDRESS

P.O. Box 154 86589 State Spur 45A

SIGNATURE OF SELLER

Amos Mosel

CITY

Page

STATE

Ne

ZIP

68766

SIGNATURE OF SELLER

Amos Mosel

I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

SIGNATURE OF PURCHASER

Mervin Mosel

DATE OF SALE

6-9-21

SIGNATURE OF PURCHASER

Mervin Mosel

INVENTORY CONTROL NUMBER

F 5360486

County WEBSTER

Title Number N0001399653

Witness My Hand And Official Seal The Date Shown

County Official

Janet Knehan

JANET K KNEHANS

\$14.00



VOID IF ALTERED OR DUPLICATE ISSUED