Agricultural Land Sales Worksheet

Cnty No. Book			Page	Sal	le Date	School District Code													
91	202	21	1806	THE PROPERTY OF CONCESSES.	/2021	Base:	01-01	.23	STAUTA	iated:	strict Cou	Unified:							
Location I	D	Sale	Number	Useability	& Code#	Parcel Number													
00241130	00	1	L69	4	GeoCde Twn Rng			Sec		Subdiv	Area Blk			arcel					
	Da	te of Sa	le Assessed	Value	4247			29		00000	1			000					
Land		Imp	rovements	T	otal		Date of Sale Property Classification Code												
632,	315	-			632,315	Status Property Type			T	Zoning	Location								
		Irrigati	on Type:		10000	A) 2	B)	05		C) 5	D) 3	E)	y Size	F)	cel Size				
LCG ACRES:			CDFS.	VAI	L TUP.			5,873				15)			9				
IRRIGATED	1A1	A	40.000		LUE: 183,200	GR	LCG ASSLA	ND 10	71	ACR	ES:		VAL	UE:					
1A 23.000					105,340	GRASSLAND 1G1													
	2A1							20											
	2A		27.000		117,990			2	G										
	3A1							30											
	3A								G										
	4A1				4G1														
	4A		41.200		L74,275			4	G										
DRYLAND	1D1		2.000		4,940	Shelterbelt/Timber													
	1D		9.000		22,230	Accretion													
	2D1							Was	te				=======================================						
	2D		5.000		10,875			Oth	er										
	3D1					AG LA	AND I	OTA	[]	15	6.000	310-3-31	6.	32,	315				
	3D							Road	ls		4.000								
	4D1						Fa	ırm Site	s										
To the state of the state of	4D		8.800		13,465		Но	me Site	s										
							Re	ecreatio	n										
Dwe Outbuil	dings					**		Othe	-										
Culoun	canigs					Non	-AG T	OTAI	4	4	1.000								

Assessor's Adjustmen	nt to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and	Reason for Adjustment:			
JTWD; SALE BETW	VEEN GRANDPARENT &	GRANDCHILD		
12.1				
Comments from		Comn	nents:	
002411300				
				(Continue on back)

NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE

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

FORM

	The deed will not be re	corded upleas this state	siment and identity	the applicable item	i number.	
1 County Name	2 County N	corded unless this statem				
	Select County & Co		3 Date of Sale/Tran	1	4 Date of Deed	12
5 Grantor's Name, Addres			Mo Day			12 Yr. 02
Grantor's Name (Seller)	o, and receptione (Flease			, Address, and Telepho	one (Please Print)	
- Lulu r	n. Ochmid	14	Grantee's Name (B	chmidt And	Terres 1	Schmidt
Street or Other Mailing Add	ress		Street or Other Mail	ling Address	3 ICICAL	Cenmia
City Hastin	State	Zip Code	City	NB SCO	State	Zip Code
Phone Number	to lot	60701	Phone Number	Is the grantee	a 501(c)(3) organiza	tion? Yes No
Email Address			Email Address	If Yes, is the o	grantee a 509(a) foun	dation? Yes No
7 Property Classification	Number. Check one box is	n categories A and B. Check	C if property is also a n	mobile home.		
(A) Status			B) Property Type			(C)
Improved	Single Family	Industrial	Mineral Interests-N	Vonproducing	State Assessed	Mobile Home
✓ Unimproved	Multi-Family	Agricultural	Mineral Interests-F		Exempt	Mobile Home
IOLL	Commercial	Recreational	40.67a ×	•		
8 Type of Deed Co	nservator	Distribution I	and Contract/Memo	Partition	Sheriff	Other
	rrective	Easement I	ease [= =	Trust/Trustee	Other
	ath Certificate - Transfer on	Death Executor	/lineral		Warranty	
9 Was the property purcha part of an IRS like-kind e	sed as 10 Type of Tra	nsfer Distribution Fore	eclosure Irrevocable	e Trust Revocable T	rust Tran	nsfer on Death
(I.R.C. § 1031 Exchange) Auction	Easement Gift	Life Estate	Sale	=	stee to Beneficiary
Yes No	Court De		ntor Trust Partition	Satisfaction		er (Explain)
11 Was ownership transferre Yes No	d in full? (If No, explain the	division.)	12 Wa	s real estate purchased	for same use? (If No	o, state the intended use.)
			——— ¥	Yes No		
13 Was the transfer between	relatives, or if to a trustee, a	are the trustor and beneficiary re	latives? (If Yes, check the	he appropriate box.)		
Yes No	Aunt or Uncle to Niece		Partnership, or LLC	Self	Other	
	Brothers and Sisters	Grandparent	and Grandchild	Spouse		
44 140	Ex-spouse	Parents and		Step-parent and S		
14 What is the current marke	value of the real property?		15 Was the mortgag	e assumed? (If Yes, sta	te the amount and in	terest rate.)
10.0	032315			🛚 No 💲		%
16 Does this conveyance divi	de a current parcel of land?		17 Was transfer thro	ugh a real estate agent le company contact.)		If Yes, include the name
18 Address of Property				L	Yes	No
X.				ss of Person to Whom the		ould be Sent
			Jame	as as	002	
18a No address assigned	18b Vacant land					
20 Legal Description						
NW /4	78 21					
1700 14	29-3-1	d				
21 If agricultural, list total num	ber of acres					
		·				
22 Total purchase price, ir	cluding any liabilities as	sumed			. 22 \$	7 000 -
23 Was non-real property	included in the purchase	? Yes No (If Yes, e	nter dollar amount an	nd attach itemized list	.) 23 \$	
		e 22 minus line 23)			\$	0,00
					. 24	0 00
Under ne	nalties of law I declare the	stamp tax, list the exemption at I have examined this statement	n number	h1-f1		
correct, and that	an duly authorized to sig	n this statement.	ent and that it is, to the i	best of my knowledge	and belief, true, com	plete, and
1 Oot	Ta doll	mieto				
Print or Type N	ame of Grantee or Authorize	d Representative				Phone Number
sign						7-1-01
here Signature of Gr	antee or Authorized Repres	entative	Title			Date
		Register of Deed's Use Or	ıly		T	For Dept. Use Only
26 Date Deed Recorded	27 Value of Stan	np or Exempt Number	28 Recording Data		-	. Or Dopa Ose Offin
Mo Day Yr.	31 \$ 135	5.00	BK202	1, 6 1804		
ebraska Department of Revenue orm No. 96-269-2008 6-2019 Rev. S	Unamades Co coo coo c		-,,,,,,,,			Stat. §§ 76-214, 77-1327(2)
140. 30-203-2000 0-2019 MeV. S	aperseues ab-269-2008 Rev. 9-2	(110)				100

State of Nebraska) ss.
County of Webster Ss.
Entered on the
numerical index and filed for record in the
Clerk's office of said county thisday
of July A.D. 2021 at 8:57
o'clock AM, Recorded in Book 2021
on Page 1804
Jourse Letoch County Clerk
10.00 as Deputy
Ind Comp Assessor Carded

BOOK 2021 PAGE 1806

NERRAS	KA DOCUMENTARY
	STAMP TAX
Date	7-1-21
\$_135.00	By

JOINT TENANCY WARRANTY DEED

LULU M. SCHMIDT, TRUSTEE, , Grantor, whether one or more, in consideration of Sixty Thousand and no/100 --- (\$60,000.00) --- Dollars, , receipt of which is hereby acknowledged, conveys to SCOTT A. SCHMIDT and TERESA L. SCHMIDT, Husband and Wife, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Webster County, Nebraska: The Northwest Quarter (NW_4^1) of Section Twenty-nine (29), Township Three (3), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska. Grantor covenants (jointly and severally, if more than one) with the Grantees 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; (3) warrants and will defend the title to the real estate against the lawful claims of all persons. Lulu M. Schmidt, Trustee. State of ... Nebraska County of ...Franklin The foregoing instrument was acknowledged before me on August by Lulu M. Schmidt, Trustee GENERAL NOTARY - State of Nebraska 1211 William PATRICK A. DUNCAN STATE OF NEBRASEA Notary Public. My Comm. Exp. July 5, 2005 County of Webstell Filed for record and entered in Numerical Index on ... July !

By: Sound Lettch by A. Stones.

County or Deputy County Clerk

Register of Deeds or Deputy Register of Deeds

Residential & Commercial Sales Worksheet

Cnty No.	Во	ook	Page		Sal	e Date	School District Code												
91	20	21	1807		6/14	/2021	Base:	01	- 0:	123	Aff	iliated:			Unif	ied:			
Location	ID	Sale	Number	Us	eability	& Code#						Parcel .	Parcel Number						
0005125	00	1	L70		1		GeoCde	Т	wn	n Rng Sect		ct Qrt	Sub	div	Area	Blk	Parcel		
	D	ate of Sa	le Assesse	l Valu	4131				0	0 0	300	10		005	0000				
Land		Imp	rovements	ts Total					D	Date of	Sale	Propert	y Clas	sifica	tion (Code			
1	,120					1,120	Status		Pro	Property Type Zoning				cation	Cit	y Size	Parcel Size		
Assessor Lo	cation:	BLAD	EN (BLA	(100 g (10 - 20 g (17 × 3) p)					B)						E)	7	F) 2		
Part Service						Residentia				O1 C 1 D 1 E 7 F 2 Commercial									
	Mul	tiple Imp	rovements:	s: Multiple. Improvements. :						Multiple.	Impr	ovements. :	The sales		Share control				
		Constru	ection Date:	Constr	uction Da	e:				Construc									
			Floor:	Floor S	Sq. Ft. :					Floor Sq.	Ft. :								
		Building	g Cost New:	Cost:						Cost :									
Single Family	Style:			Resid	ential C	ondition:				Commercial Occupancy Code:									
(100) □ Mol	oile Horr	ne		(10)		om Out				Primary		0	ther1:		(Other2:			
(101) 🗆 One	Story										Commercial Construction Class:								
(102) □ Two	Story			(30) Average						(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spli	t Level			(40) □ Good						(2)	Re	inforced (Concret	e Frar	ne				
(104) 🗆 1 1/2	2 Story			(50)	□ Ve	ry Good				(3)	Ma	sonry Bea	aring W	alls					
(111) 🗆 Bi-L	evel			(60)	□ Ex	cellent				(4) U Wood or Steel Framed Ext. Walls									
(106) □ Oth	er									(5)	Me	tal Frame	and W	alls					
Townhouse or	Duplex	Style:									le Frame								
(301) 🗆 One	Story			(10) Low Cost Rank:								C	onditio	n:					
(302) 🗆 Two				(20)	□ Fai	Г				(10) 🗆 Low					(10)				
(307) 🗆 1 1/2				(30)	□ Av	erage				(20) □ Average					(20) 🛘 Badly Worn				
(308) □ Split				(40)	□ Go	od				(30)	Ab	ove Avera	ge	(3	0) 🗆	Averag	ge		
(309) 🗆 2 1/2						y Good				(40)	Hig	gh		(4	0) 🗆	Good			
(304) One				(60)	□ Exc	ellent		Service Control		(50) 🗆 Very Good							lood		
(305) □ Two	Story D	uplex												(6	0) 🗆	Excelle	ent		
Assessor's					_														
Assessor Con	nments	and Re	ason for A	djustn	nent:														
QCD																			
Comments 6				In the second															
Comments fr 0005125								om	ıme	nts:									
	-														1000				
												- 10							
	4															(Contin	ue on back)		

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

The deed will not be received, and an arc	achment and identify the applicable item number.	22
1 County Name 2 County Number	ment is signed and items 1-25 are accurately complete	ed.
WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed	
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 6 Day 18 Yr. 2021 Mo. 6	Day 18 Yr. 2020
Grantor's Name (Seller) Village of Bladen	6 Grantee's Name, Address, and Telephone (Please Print Grantee's Name (Buyer)	t)
Street or Other Mailing Address	Michiael and Barbara Kile	
211 N Main St.	Street or Other Mailing Address 333 W Helen St	
Bladen NE Zip Code	City State	7in Oada
Phone Number (402) 756-1369	TVL	Zip Code 689
Email Address bladenclerk@gmail.com	(402) 746-0062 If Yes, is the grantee a 509(a) f	nization? Yes Voundation? Yes
Diadencierk@gmail.com	Elital Address	Tes V
7 Property Classification Number. Check one box in categories A and B. Check (A) Status	If property is also a mobile home.	
Improved Voingle 5	(B) Property Type	(C)
Unimproved Multi-Family Industrial Multi-Family Agricultural	Mineral Interests-Nonproducing State Assesse	ed Mobile Hor
Oommercial Agricultural	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution Conservator		
Bill of Sale Corrective	Land Contract/Memo Partition Sheriff	Other
Cemetery Death Certificate - Transfer on Death Sycouter	_ease	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Fore Auction Easement Gift	eclosure Irrevocable Trust D	
Buver Soller All	Ulifo Fototo	Transfer on Death
11 Was ewnership transferred in full? (If No, explain the division.)	ntor Trust Partition Satisfaction of Contract	Trustee to Beneficiary Other (Explain)
<u> </u>	12 Was real estate purchased for same use? (If	No, state the intended us
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re Yes No Aunt or Uncle to Niese or Nephania	Yes No	0.000
Family Corp	Partnership or LLC	
Brothers and Sisters Grandparents	s and Grandchild Spouse	1er
Ex-spouse Parents and 0		
14 What is the current market value of the real property? \$502	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate)
16 Does this conveyance divide a current parcel of land?	☐ Yes ☑ No \$	
☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company of the agent or title company contact).	? (If Yes, include the name
18 Address of Property	Yes	[.d] N.
216 N Francis St. Bladen, NE 68928	19 Name and Address of Person to Whom the Tax Statement S Michiael and Barbara Kile	hould be Sent
40.	333 W Helen St	
18a No address assigned 18b V Vacant land	Bladen, NE 68928	
20 Legal Description (Attach additional pages, if needed.)		
0 4 11 LOTS 1-2 BLK 5 BLADEN 1ST ADDITION		
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed	\$	
		501,57
(100) dollar amount and attach itemized list.) (see it	nstructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	E04.57
25 If this transfer is exempt from the documentary stamp tay, list the exemption		501 57
	t and that it is to the heat of much	
correct, and that I am duly authorized to sign this statement. Michiael A. Kile	. and that it is, to the best of my knowledge and belief, true, com	nplete, and
Print or Type Name of Country and M		(402) 746-0062
Sign Name of Authorized Representative		Phone Number
nere Signature of Grantee or Authorized Representative	itle	6/28/2021
O .		Date
Register of Deed's Use Onl 26 Date Deed Recorded 27 Value of Stamp or Exempt Number		For Dept. Use Only
Mo. 7 Day 17 3 \ \$ 2 25	28 Recording Data	_ spa doc only
Nebraska Department of Bevenue	DK 2021, Pg 1807	
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev.	. Stat. §§ 76-214, 77-1327(2)

NEBRASKA DOCUMENTARY STAMP TAX BOOK <u>2021</u> PAGE 180° Prepared By: Ms. Gretchen Lockhart Mastrodonato State of Nebraska County of Webster ss. 603 N Main St Entered on the numerical index and filed for record in the Bladen, Nebraska 68928 Clerk's office of said county this day of A.D., 202 at 9:52 o'clock of M. Recorded in Book 202 (on Page 1807-1809 After Recording Return To: Mr. Michiael A. Kile & Barbara A Kile County Clerk 333 W Helen St LA_Deputy Bladen, Nebraska 68928 _Comp __ Assessor __ Carded TAX PARCEL ID #: 000512500

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that . Village of Bladen, ("Grantor") whose address is 221 N. Main St., Bladen, Nebraska 68928, TO Mr. Michiael A. Kile and Mrs. Barbara A Kile ("Grantee"), whose address is 333 W Helen St, Bladen, Nebraska 68928, all right, title, interest and claim to the following real estate property located at 216 West Francis Street in the City/Township of Bladen, located in the County of Webster and State of Nebraska and ZIP code of 68928, to-wit:

Property having Lot No., with the Section No., and having the following description: 0 4 11 LOTS 1-2 BLK 5 BLADEN 1ST ADDITION.

FOR VALUABLE CONSIDERATION, in the amount of \$501.57 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 06/14/2021, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

(Grantor's Signature)

. Village of Bladen Arlo Thayer, Chairman

(Grantor's Printed Name)

STATE OF NEBRASKA COUNTY OF WEBSTER)	BOOK <u>2021</u> PAGE 1808
The foregoing Quit Claim Deed was acknowledged before me. Village of Bladen, who personally known to me or who propassport as identification, and such individual(s) having exemps. his/her/their free and voluntary act and deed.	ducac	by d a valid driver's license and/or daforementioned instrument of
IN WITNESS THEREOF, to this Quit Claim Deed, I set	my h	and and seal.
Signed, sealed and delivered in the presence of:		
(Signature of Notary)		
(Printed Notary Name) Webster, Nebraska		GENERAL NOTARY - State of Nebraska GRETCHEN L. MASTRODONATO My Comm. Exp. April 8, 2023
My Commission expires: $4-8-2023$		

Grantee's Address:

Michiael A Kile Barbara A. Kile 333 W Helen St Bladen, Nebraska 68928

Mail Subsequent Tax Bills To:

Michiael A Kile Barbara A. Kile 333 W Helen St Bladen, Nebraska 68928

Grantor's Address:

. Village Of Bladen 221 N. Main St. Bladen, Nebraska 68928

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	Sale Date				School District Code											
91	20	21	1810)	6/:	3/2021	Ва	ase:	91-	0002	0002 Affiliated: Unified:								
Location	ID	Sale	Number		Useabilit	y & Code #	#					Pa	arcel N	lumber					
0001288	300	7	171		4	05	Ge	oCde	Tw	n Rng	Rng Sect		Qrt	Subdiv	Ar	ea	Blk	P	arcel
	Da	ate of Sa	ale Assesse	ed Value 4371							0	0	0	10020			014	0	000
Land		Imp	rovements	ts Total						Date of Sale Property Classification Code								Sec.	
43	,010		198,37	70		241,38	0 8	Status	1	Property T	уре	Z	oning	Locati	on	City	Size	Par	cel Size
Assessor Lo	cation:	RED	CLOUD ((RC) A) 1 B					3) 01	01 C) 1 D)			D) 1	1 E) 6			F)	1	
						Resident	ial							Commo	rcial				
	Mult	tiple Imp	provements	: Mu	ltiple. Impr	ovements.:				Multiple	Impr	oven	nents.:			manus proces			
		Constr	uction Date	: Co	nstruction I	ate:	L875			Construc	tion I	Date :	:						
			Floor	: Flo	or Sq. Ft. :		990			Floor Sq	. Ft. :	Ni 0							
Building Cost Ne					st:	95,	610			Cost:									
Single Family	Style:	101		Re	sidential	Condition:	20			Commo	rcia	l Occ	cupanc	y Code:					
(100) □ Mol	bile Hom	ne		(10	7 🗆 (0	Vorn Out				Primary	:		Otl	herl:		С	ther2:		
(101) 🗷 One	Story			(20	0) 🗷 E	adly Worn				Commercial Construction Class:									
(102) □ Two	Story			(30	0) 🗆 A	verage				(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spli	t Level			(40) □ Good						(2)	l Re	einfo	rced Co	oncrete F	rame				
(104) 🗆 1 1/2	2 Story			(50) U Very Good						(3)									
(111) □ Bi-L	evel			(60) Excellent						(4)	(4) U Wood or Steel Framed Ext. Walls								
(106) □ Oth	er									(5)	The same and the s								
Townhouse or		Style:		Residential Quality: 20						(6)	l Po	le Fr	rame						
(301) 🗆 One	Story			(10) □ Low						Cost Ra	Cost Rank:					itio	n:		
(302) □ Two						air				(10) □ Low					(10) U Worn Out				
(307) 🗆 1 1/2				(30))	verage				(20) ☐ Average					(20) 🗆 Badly Worn				Ĺ
(308) □ Split				(40) □ Good					(30) Above Average					(30) Average					
(309) 🗆 2 1/2				(50) Ury Good					(40) □ High					(40) 🗆 Good					
(304) □ One				(60) Excellent										(50)		Very C	lood		
(305) Two	Story D	uplex						2/11/2							(60)		Excelle	nt	
Assessor's						·):													
Assessor Con																			
QCD; DE	CREE	OF D	ISSOLUT	IOI	1														
Comments fr	om								omi	nents:					_				
000128800 001916800									OIIII	neilts.									
																	\neg		
						4.00													
																	(Contin	ue on	back)

Real Estate Transfer Statement

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

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

Lancate and the second	it is signed and items 1-25 are accurately completed.	-0 (0.0)									
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	3 2021									
WEBSTER - 91	Mo. 6 Day 3 Yr. 2021 Mo. 6 Day 3 Yr. 2021										
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)										
Kina L. Elliott	Delbert L. Elliott										
Street or Other Mailing Address 605 N. Cherry	Street or Other Mailing Address 1208 Rd H										
City State Zip Code Red Cloud NE 68970	City State NE	Zip Code 68901									
Phone Number	Phone Number Is the grantee a 501(c)(3) organizat	ion? Yes ✓ No									
Email Address	Email Address	iation: Tes V IVO									
7 Property Classification Number. Check one box in categories A and B. Check C in	property is also a mobile home.										
(A) Status (B) Property Type	(C)									
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing State Assessed Mineral Interests-Producing Exempt	Mobile Home									
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee	Other									
	neral										
kind exchange (I.R.C. § 1031		nsfer on Death stee to Beneficiary									
Exchange) by buyer or seller?		er (Explain)									
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No	and the same of th									
✓ Yes	Yes										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp.,											
	Partnership, or LLC										
✓ Ex-spouse ☐ Parents and C											
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	terest rate.)									
233900	Yes	%									
16 Does this conveyance divide a current parcel of land? Yes V No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name									
18 Address of Property 1208 Rd H	19 Name and Address of Person to Whom the Tax Statement Sh Delbert L. Elliott	ould be Sent									
Red Cloud, NE 68970	1208 Rd H										
18a No address assigned 18b Vacant land	Red Cloud, NE 68970										
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 \$	00									
23 Was non-real property included in the purchase?	\$	100									
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	100									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24										
25 If this transfer is exempt from the documentary stamp tax, list the exemption											
Under penalties of law, I declare that I have examined this statemed correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, cor	nplete, and									
Susan K. Alexander											
Print or Type Name of Grantee or Authorized Representative	Attamaniation	Phone Number									
	Attorney at Law	6/10/21 Date									
liele '											
Register of Deed's Use O		For Dept. Use Only									
26 Date Deed Recorded Mo. 1 Day 1 Yr. 2 27 Value of Stamp or Exempt Number \$ Exempt #5a	BK2021 Recording Data										
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019		ev. Stat. §§ 76-214, 77-1327(2)									

Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Fourteen (14), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska. Subject to any easements.

And

The North Half of the Northwest Quarter of the Northwest Quarter (Nl/2NW1/4NW1/4) of Section Thirty-Six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT state highway and county road right of way, and EXCEPT tract conveyed by Deeds recorded in Book 75, page 450 and Book 78, page 1158 and described as follows: Commencing 232.7 feet East and 33 feet South of the Northwest corner of Section 36; thence continuing South in the same course at a 90° angle to the North line for a distance of 300 feet; thence 90° West a distance of 197.8 feet to a point on the East right-of-way line of U.S. Highway No. 281; thence Northerly along said highway right-of-way line a distance of 300 feet; thence Easterly a distance of 200 feet more or less to the point of beginning, in Webster County, Nebraska. Subject to any easements.

BOOK 2021 PAGE 1810

State of Nebraska County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of day of A.D., 20 d at 10.55 o'clock a M. Recorded in Book 200 on Page 1810 County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-1-21
\$ Exempt = 5a.by 0.0

QUITCLAIM DEED

KINA L. ELLIOTT, spouse of the grantee, GRANTOR, whether one or more, in consideration One Dollar (\$1.00) and pursuant to the Decree of Dissolution in Webster County District Court, Case No. CI20-24, receipt of which is hereby acknowledged, quitclaims and conveys to DELBERT L. ELLIOTT, GRANTEE, the following described real estate (as defined in Neb. Rev. of Stat. 76-201):

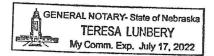
Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Fourteen (14), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska. Subject to any easements.

And

The North Half of the Northwest Quarter of the Northwest Quarter (Nl/2NW1/4NW1/4) of Section Thirty-Six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT state highway and county road right of way, and EXCEPT tract conveyed by Deeds recorded in Book 75, page 450 and Book 78, page 1158 and described as follows: Commencing 232.7 feet East and 33 feet South of the Northwest corner of Section 36; thence continuing South in the same course at a 90° angle to the North line for a distance of 300 feet; thence 90° West a distance of 197.8 feet to a point on the East right-of-way line of U.S. Highway No. 281; thence Northerly along said highway right-of-way line a distance of 300 feet; thence Easterly a distance of 200 feet more or less to the point of beginning, in Webster County, Nebraska. Subject to any easements.

Executed: $6-3$, 2021.
	King L'Elliott
STATE OF NEBRASKA)	Kina L. Elliott
COUNTY OF Webster) ss.	

The foregoing instrument was acknowledged before me on the 3 day of ______, 2021 by Kina L. Elliott, Grantee.



Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok	Page		Sale Date School District Code															
91	202	21	1811		7/	1/2021	Base:	91-	000	2	Aff	iliated	:		Unit	ied:				
Location	ID	Sale	Number	U	seabil	ity & Code #		Parcel Num						Number	ımber					
0001170	00	1	172		1		GeoCde	T	wn	Rng Sect		ct ()rt	Subdiv	Area	Blk	Par	rcel		
	Da	te of Sa	ale Assessed	l Val	ue		4491				0	0	0	10005		026	00	00		
Land		Imp	rovements	s Total						Date of Sale Property Classification Code										
	860		42,06	5	Status		Prope	roperty Type Zoning Lo					Cit	y Size	Parce	el Size				
Assessor Lo	cation:	RED	CLOUD ((RC) A					B)	03 C) 3			D) 1	E)	6	F)	1			
					A stay	Residentia	hered		Commercial											
	Mult	iple Imp	provements:	Multi	iple. Imp	provements.:			Mu	ıltiple.	Impr	ovemen	ts.:	3						
Construction Date				Cons	truction	Date:			Co	nstruct	ion D	Date :		1900						
	Floor:	Floor	Sq. Ft.	:			Flo	or Sq.	Ft.:			288								
	g Cost New:	Cost					Co				42	,860								
Single Family		Resi	dentia	Condition:			Co	mme	rcial	Occu	pano	cy Code:								
(100) □ Mol	oile Hom	e		(10)		Worn Out			Pri	mary:	3	44	Ot	her1:	(Other2:				
(101) 🗆 One	Story			(20)		Badly Worn			Co	Commercial Construction Class: 3										
(102) 🗆 Two	Story			(30) Average						(1) ☐ Fireproof Structural Steel Frame										
(103) □ Spli	t Level			(40) □ Good						2) 🗆	Re	inforc	ed C	oncrete Fra	me					
(104) 🗆 1 1/2	2 Story			(50)		Very Good			(3	3) 🖼	Ma	asonry	Bea	ring Walls						
(111) 🗆 Bi-L	evel			(60)		Excellent			(4	(4) Uood or Steel Framed Ext. Walls										
(106) 🗆 Oth	er			是15名第二年(DEALES AND					(5	5) 🗆	Me	etal Fra	me	and Walls						
Townhouse or	Duplex	Style:		Residential Quality:					(6	(6) □ Pole Frame										
(301) 🗆 One	Story			(10) □ Low					Co	st Ra	nk:	20			Conditio	on: 30)			
(302) 🗆 Two	Story			(20) □ Fair					(10	(10)						Out				
(307) 🗆 1 1/2	2 Story			(30)		Average			(20) ☑ Average (20) ☐ Badly W						Worn					
(308) □ Split	t Level			(40)		Good			(30) ☐ Above Average (30) ★ Average							ge				
(309) 🗆 2 1/2	2 Story			(50) U Very Good					(40) ☐ High (40) ☐ Good											
(304) 🗆 One	Story D	uplex		(60) Excellent					(50) U Very Good							Good				
(305) 🗆 Two	Story D	uplex													60) 🗆	Excell	ent			
Assessor's	Adjus	tment	to Sale P	rice	(+ or	· -):			1											
Assessor Co	mments	and R	eason for A	djust	tment								Las selloss		- NOSE					
TRUSTEE	E'S DI	EED																		
0001170								Com	ment	ts:										
0001170																				
							layer year													
																(Conti	nue on l	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. Good Life. Great Service. DEPARTMENT OF REVENUE

FORM 521

	nt is signed and items 1-25 are accurately completed.									
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 6 28 2021									
WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print)	Mo7 _ Day1 _ Yr2021									
Grantor's Name (Seller)	Grantee's Name (Buyer) Jessica Rasser-Thies and Daniel Thies									
Kirk T. Rundle and Rebecca L. Rundle, Trustees	Jessica Rasser-Thies and Daniel Thies Street or Other Mailing Address									
Street or Other Mailing Address 7337 W 33rd St N	311 N Webster St									
City State Zip Code Wichita KS 67205										
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No									
Email Address n/a	Email Address n/a									
7 Property Classification Number. Check one box in categories A and B. Check C	The state of the s									
	3) Property Type (C)									
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home									
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt									
IOLL										
	and Contract/Memo Partition Sheriff Other									
	ease Personal Rep. V Trust/Trustee ineral Quit Claim Warranty									
	closure Irrevocable Trust Revocable Trust Transfer on Death									
kind exchange (I.R.C. § 1031 Auction Easement Gift	Life Estate Sale Trustee to Beneficiary									
Buyer Seller V No Court Decree Exchange Gran	tor Trust Partition Satisfaction of Contract Other (Explain)									
11 Was ownership transferred in full? (If No, explain the division.) V 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 rel Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	atives? (If Yes, check the appropriate box.) Partnership, or LLC Self Other									
	and Grandchild Spouse									
Ex-spouse Parents and C	and the state of t									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
\$178,000	☐ Yes									
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name									
Yes No	of the agent or title company contact.) Yes GTA No									
18 Address of Property 309 & 311 N Webster St	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees									
Red Cloud, NE 68970	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										
23 Was non-real property included in the purchase?	\$									
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	instructions)									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)										
25 If this transfer is exempt from the documentary stamp tax, list the exemption	TO CONTRACT OF THE PROPERTY OF									
Under penalties of law. I declare that I have examined this statement	n number 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.	in and that it is, to the best of my knowledge and belief, true, complete, and									
Jessica Rasser-Thies	308-991-2442									
Print or Type Name of Grantee or Authorized Representative	20 8 - 991- 2443 Phone Number 7/1/2021									
sign Print or Type Name of Grantee or Authorized Representative	Grantee 7/1/2021									
Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	Grantee 7/1/2021 Title Date									
Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use Or	Grantee 7/1/2021 Title Date nly For Dept. Use Only									
Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	Grantee 7/1/2021 Title Date									

Lot Ten (10), Block Twenty-six (26), Original Town of Red Cloud, Webster County, Nebraska, EXCEPT a strip of land off the North side described as follows: Beginning at the northeast corner of said Lot 10, 6 inches wide, running West to a point 60 feet West of the point of beginning, and from said point, a piece of land 13 inches wide off the North side of said Lot 10 to the Northwest corner of said Lot, being the strip of land a described in the conveyance from First National Bank to Charles Wiener dated June 4, 1885, and recorded in deed records Book J, Page 49.

State of Nebraska ss. County of Webster
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
of July A.D., 20 21, at 11:08
o'clock A.M. Recorded in Book 202
on Page 1811-1812
Louise Dotsch County Clerk
16.00 LO Deputy

Assessor

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-1-21

BOOK 2021 PAGE 1811

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

Comp

TRUSTEE'S DEED

Kirk T. Rundle and Rebecca L. Rundle, Trustees of the Rebecca Rundle Revocable Trust, u/a/d August 16, 2007, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEES, Jessica Rasser-Thies and Daniel Thies, wife and husband, 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):

Lot Ten (10), Block Twenty-six (26), Original Town of Red Cloud, Webster County, Nebraska, EXCEPT a strip of land off the North side described as follows: Beginning at the northeast corner of said Lot 10, 6 inches wide, running West to a point 60 feet West of the point of beginning, and from said point, a piece of land 13 inches wide off the North side of said Lot 10 to the Northwest corner of said Lot, being the strip of land a described in the conveyance from First National Bank to Charles Wiener dated June 4, 1885, and recorded in deed records Book J, Page 49.

Subject to easements and restrictions of record

GRANTORS covenant with GRANTEES that GRANTORS:

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

Evanuted	June	183	2021
Executed	July		. 2021

BOOK <u>2021</u> PAGE 1812

Kirk T. Rundle, Trustee	Rebecca L. Rundle, Trustee
STATE OF)
COUNTY OF)ss.
The foregoing instrument was acknowle by Kirk T Rundle and Rebecca L. Rund u/a/d August 16, 2007 .	edged before me on JUNE 25 ¹¹ , 2021, lle, Trustees of the Rebecca L. Rundle Revocable Trust,
JENNIFER C. SMITH Notary Public - State of Kansas My Appt. Expires 8 19/2024	Jewises C. And
My Commission Expires: 8 19 2024	

Agricultural Land Sales Worksheet

Cnty No.	le Date	School District Code															
91	202	1	1822	7/1	/2021	Base: 9	91-00	002	Aff	iliated:		Unified:					
Location ID		Sale	Number	Useabilit	y & Code #	Parcel Number											
00181420	0	5	.73	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel			
	Date of Sale Assessed Value							11	1	6 4	00000	1	000	7905			
Land		Imp	rovements	1	Total	Date of Sale Property Classification Code											
865,0	865,075 50,950				916,025	Status	Pro	perty T	уре	Zoning	Location	Cit	City Size Pare				
Irrigation Type:					A) 2	B)	05		c) 5	D) 3	E)	0	F) 8				
LCG	LUE:		LCG			ACI	RES:		VAL	UE:							
IRRIGATED						GR	ASSLA	ND 1	G1		01.000			30,795			
1A									1G								
	2A1							2	G1	1:	18.000	152,810					
2A									2G	2:	29.140		2	96,735			
	3A1							3	G1								
	3A								3G		6.000	7,770					
	4A1					4G1											
	4A					4G											
DRYLAND	1D1		6.000		14,820	Shelterbelt/Timber											
	1D		22.000		54,340			Accret	ion								
	2D1		42.000		103,950			Wa	ste		8.000	1,600					
	2D		11.000		23,925		unitaber - Manes	Ot		THE SECRETARY WE SEE THE SECOND							
	3D1					AG L	AND '	TOTA	L	ZA TIMBER	38.140		8	55,595			
	3D							Roa	_		10.860						
	4D1		30.000		45,900		I	Farm Si	tes		1.000			8,650			
	4D		15.000		22,950			ome Si	_		0.240			830			
							F	Recreati	on								
	llings				34,810			Otl	-								
Outbuil	dings				16,140	Noi	n-AG	ГОТА	\mathbf{L}		L2.100			9,480			

Dweiiii	igs		31,010		Other								
Outbuildir	ngs		16,140	Non-AC	G TOTAL	12.100	9,480						
Assessor's Ad	justment to S	ale Price (+ o	r -):		Total Reca								
Assessor Comments and Reason for Adjustment:													
DEED OF D	STRIBUTION	N BY PERS	REP										
		11 P 1 11 11 11 12 12 11 11 11 12 12 11 11 1			· uli · · · · · · · · · · · · · · · · · · ·								
Comments from			A STATE OF THE STA	Comi	nents:								
001814200	001812300	001814600	001811300	00016880	0								
							(Continue on back)						
							PAT 96-106-99						

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

173

FORM **521**

Good Life, Great Service

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 3 Date of Sale/Transfer 4 Date of Deed 2021 WEBSTER - 91 Mo. _____ Day ____ 01___ Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Deanne R Wehnes, PR Estate of William Bradley Boren Grantee's Name (Buyer) Deanne R Wehnes Street or Other Mailing Address 5740 M Street Street or Other Mailing Address 5740 M Street City Lincoln Zip Code 68510 State City Lincoln State (402) 540-7774 Is the grantee a 501(c)(3) organization? Phone Number (402) 540-7774 If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Land Contract/Memo Distribution Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep Trust/Trustee Death Certificate - Transfer on Death Cemetery ✓ Executor Mineral Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer **✓** Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Fasement Gift Exchange) by buyer or seller? 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.) ✓ Yes No ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Estate Distribution Self Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$633,000 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes 18 Address of Property
Rural Webster County land 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 560+-22 Total purchase price, including any liabilities assumed . . 22 0.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 0,00 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 0,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. DAVID B. GARWOOD (402) 746-3613 Print or Type Name of Grantee sign Attorney ture of Grantee or Authorized Representative Title 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. 07 Day 01 \$ exempt Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

The South Half of the South Half of the Southeast Quarter (S½S½SE¾) of Section Sixteen (16), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND

Southeast Quarter of the Northwest Quarter (SE¼NW¼); and the Southwest Quarter of the Northeast Quarter (SW¼NE¼); and the Southeast Quarter (SE¼) of Section Eighteen (18), Township One (1) North Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE¼) of Section Twenty-one (21), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW¼) of Section Thirty (30); Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND

Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block One (1), Sub-Division of Annex Lot 12 by Ordinance to the City of Red Cloud, Webster County, Nebraska

subject to LIFE ESTATE of Raeoma Boren and easements and restrictions of record.

re ay SUD
ty
_
-

NEE	BRASKA	DOC	UMENT	ARY
.3		AMP		
Date	7-1-	21		
\$ exem	pt#15	_By_	Liz	

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Deanne Wehnes, Personal Representative of the Estate of William Bradley Boren, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Case No. PR 20-24, GRANTOR, conveys and releases to Deanne R. Wehnes, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the South Half of the Southeast Quarter (S½S½SE½) of Section Sixteen (16), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND

Southeast Quarter of the Northwest Quarter ($SE\frac{1}{N}W\frac{1}{4}$); and the Southwest Quarter of the Northeast Quarter ($SW\frac{1}{4}NE\frac{1}{4}$); and the Southeast Quarter ($SE\frac{1}{4}$) of Section Eighteen (18), Township One (1) North Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE½) of Section Twenty-one (21), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW¼) of Section Thirty (30); Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND

Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block One (1), Sub-Division of Annex Lot 12 by Ordinance to the City of Red Cloud, Webster County, Nebraska;

subject to LIFE ESTATE of Raeoma Boren and easements and restrictions of record.

GRANTOR has determined that the GRANTEE is the person entitled to distributon of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

BOREN, DECEASED.
BY: Deanne Wehnes
Deanne Wehnes, Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER: SS

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

Comm. expires October 22, 2022.

Executed July / , 2021.

David B. Garwood, Notary Public

ESTATE OF WILLIAM BRADLEY

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		S	ale Date	School District Code												
91	20	21	1824		3/	9/2021	Base:	91-	0002 Affiliated: Unified:										
Location	ID	Sale	Number	Use	eabili	ty & Code #		Parcel Number											
0001688	300		174		1		GeoCde	Tw	/n]	Rng	Sec	ct Q	rt	Subdiv	Area	Blk	Parcel		
	Da	ate of S	ale Assessed	Valu	e		4491				0 (0 ()	10115		001	0000)	
Land		Imp	provements			Total			Date	te of S	ale	Prop	erty	Classific	ation (Code			
Programme and the Bridge	830		47,625	5		48,455	Status		Property Type Zoning Lo						Location City Size			ze	
Assessor Lo	cation:	RED	CLOUD (F	RC)			A) 1	E	3)	01		C) :	L	D) 1	E)	6	F) 2		
						Residentia					nes.			Commer	cial		1		
	Mul	tiple Im	provements:	Multip	le. Imp	rovements.:			Mu	ıltiple.	Impr	ovement	s. :						
		Constr	uction Date:	Constr	uction	Date: 19	26		Cor	nstructi	ion D	Date :							
			Floor:	Floor	Sq. Ft.	1,1	04		Flo	oor Sq.	Ft.:								
		Buildir	g Cost New:	Cost:		148,5	65		Cos	st:									
Single Family	Style:	101		Resid	lential	Condition: 3	0		Co	mmer	rcial	Occup	anc	y Code:					
(100) 🗆 Mo	bile Hon	ne		(10)		Worn Out			Pri	imary:			Ot	her1:	(Other2:			
(101) 🗷 One	e Story			(20)		Badly Worn			Commercial Construction Class:										
(102) 🗆 Two	o Story			(30) 🗷 Average						(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spl	it Level			(40)		Good			(2	2) 🗆	Re	inforce	d C	oncrete Fra	me				
(104) 🗆 11/	2 Story			(50)		Very Good			(3	3) 🗆	Ma	asonry	Bear	ring Walls					
(111) 🗆 Bi-l	Level			(60)		Excellent			(4	4) 🗆	W	ood or	Stee	el Framed E	xt. Wal	ls			
(106) 🗆 Oth	er			The state of the s						5) 🗆	Me	etal Fra	me a	and Walls					
Townhouse or	r Duplex	Style:		Residential Quality: 30						6) 🗆	Po	le Fran	ne						
(301) 🗆 One	e Story			(10) □ Low						Cost Rank: Condition:									
(302) 🗆 Two	o Story			(20)		Fair			(10	0) 🗆	Lo	w		((10) U Worn Out				
(307) 🗆 1 1/	2 Story			(30)	*	Average			(20	(0)	Av	rerage		(20) 🗆	Badly	Worn		
(308) 🗆 Spl	it Level			(40) □ Good					(30	0) 🗆	Ab	ove A	veraș	ge ((30) Average				
(309) 🗆 21/				(50)		Very Good			(40	0) 🗆	Hi	gh		(40) 🗆	Good			
(304) 🗆 One		7		(60)		Excellent								(50) 🗆	Very	Good		
(305) 🗆 Two	Story I	Duplex													60) 🗆	Excell	ent		
Assessor's	s Adju	stmen	t to Sale P	rice ((+ or	-):													
Assessor Co	mment	s and F	Reason for A	djusti	ment:	2													
WD																			
		0																	
Comments 1	- Pom							~~~	more	to-	-1			COLUMN AL MORE SERVICE		unumenten (sente			
000168								om	ment	ıs:									

			Herman and the second																
																(Cont	inue on bac	k)	

Good Life. Great Service.

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

174

FORM

DEPARTMENT OF REVENUE

521

The deed will not be recorded unless this stat	atement 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		Mo08_1 Day _09_1 Yr2021								
5 Grantor's Name, Address, and Telephone (Please Print) <u>Grantor's Name (Seller)</u>	6 Grantee's Name, Address, and Telephone (Please Print)									
Raeoma M'Borén & Deanne R & Richard J Wehnes	Grantee's Name (Buyer) Kina Elliott									
Street or Other Mailing Address 5740 M Street	Street or Other Mailing Address 749 W 5th Ave									
City State Zip Cod NE 688	Red Cloud State NE	Zip Code 68970								
Phone Number (402) 540-7774	Phone Number Is the grantee a 501(c)(3) organization If Yes, is the grantee a 509(a) foundation	? Yes V No								
Email Address	Email Address	on? Yes No								
7 Property Classification Number. Check one box in categories A and B. Chec	eck C if property is also a mobile home.									
(A) Status	(B) Property Type	(C)								
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home								
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt									
9 Type of Book Do										
Bill of Sale Corrective Distribution Easement	Land Contract/Memo Partition Sheriff Oth Lease Personal Rep. Trust/Trustee	er								
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 Auction Easement Of IRS like-	Foreclosure Irrevocable Trust Revocable Trust Transfe	r on Death								
Dungs College CAN Con Con Con Control		to Beneficiary								
Buyer Seller No Court Decree Exchange (11 Was ownership transferred in full? (If No, explain the division.)	Grantor Trust Partition Satisfaction of Contract Other (Explain)								
Yes No	12 Was real estate purchased for same use? (If No, st	ate the intended use.								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiar	ary relatives? (If Yes, check the appropriate box.)									
Yes No Aunt or Uncle to Niece or Nephew Family Co	Corp., Partnership, or LLC Self Other									
	arents and Grandchild Spouse									
Ex-spouse Parents a 14 What is the current market value of the real property?	and Child Step-parent and Step-child									
	15 Was the mortgage assumed? (If Yes, state the amount and intere	st rate.)								
16 Does this conveyance divide a current parcel of land?	Yes No \$ 17 Was transfer through a real estate agent or a title company? (If Ye	%								
☐ Yes ✓ No	of the agent or title company contact.)	No								
18 Address of Property 749 W 5th Ave	19 Name and Address of Person to Whom the Tax Statement Should									
Red Cloud, NE 68970	(Same as grantee)									
18a No address assigned 18b Vacant land										
20 Legal Description (Attach additional pages, if needed.)										
Lots Twenty-two (22), Twenty-three (23) and Twe	enty-four (24), Block One (1), Sub-Division o	f Annex								
Lot 12 by Ordinance to the City of Red Cloud, We	vebster County, Nebraska.									
21 If agricultural, list total number of acres transferred in this transaction										
21 in agricultural, list total number of acres transferred in this transaction	*									
22 Total purchase price, including any liabilities assumed		40,000.00								
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (s	(see instructions)	0,00								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	W-10/25/201	40,000 00								
25 If this transfer is exempt from the documentary stamp tax, list the exemp	nption number									
and that I am day authorized to start this statement.	atement and that it is, to the best of my knowledge and belief, true, complete	e, and								
DAVID B. GARWOOD	(4	02) 746-3613								
Sign Print or Type Name of Grantee/dr Authorized Representative	Attorney	one Number								
here Signature of Grantee or Authorized Representative	Title Care Title	1-1-71								
	Ja	le .								
Register of Deed's Use 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	se Only Fo 28 Recording Data	r Dept. Use Only								
Mo. 07 Day 01 Yr. 21 \$ 90.00	2021 - Pa 1824									
ebraska Department of Revenue	Authorized by Neb. Rev. Stat	\$\$ 76-214, 77-1327(2)								

State of Nebraska County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this Stday of Wy A.D., 20-21, at 3:40 o'clock M. Recorded in Book 20-21 on Page 18-24

Douise 18-190 County Clerk

D. DO Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY

WARRANTY DEED

Raeoma M. Boren, a single person; and Deanne R. Wehnes and Richard J. Wehnes, wife and husband, GRANTORS, in consideration of FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00) receipt of which is hereby acknowledged, convey to Kina Elliott, GRANTEE, 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 One (1), Sub-Division of Annex Lot 12 by Ordinance to the City of Red Cloud, 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 July 1, 2021

Deanne R. Wehnes, Individually

and as Attorney in Fact for Raeoma Boren

Richard J. Wehnes

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 1, 2021, by Richard J. Wehnes and by his wife, Deanne R. Wehnes, Individually and as Attorney in Fact for Raeoma Boren.

Comm. expires 10-39 - 7099

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

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		S	ale D	ate	500					Scl	nool Dis	stric	ct Code		-			
91	20	21	1830		5/	28/2	2021	Bas	se: 9	1-(0002	A	ffil	iated:			Uni	fied:			
Location	ID	Sale	Number	U	seabil	ity &	Code#							Parcel 1	Nun	nber					
0001365	500		175		4		05	Geo	Cde	Twi	n Rng	5	Sect	Qrt	S	ubdiv	Area	Blk	P	arcel	
	D	ate of S	ale Assessed	l Val	ue			43	71				00	0	10	0025		002	0	000	
Land		Imp	rovements			Tota	1		Date of Sale Property Classification Code								Code				
	830		24,72	25 25,555 s				St	atus	P	Property Type Zoning L					Location City Size			Pare	cel Size	
Assessor Lo	cation:	RED	CLOUD (RC)				A)	1	B	01	i	(C) 1	I	0) 1	E)	6	F)	2	
				R	esidentia	i			Commercial												
	Mul	tiple Imp	provements:	Multi	iple. Imp	orovem	ents. :				Multip	e. Im	ргоч	vements.:							
		Constr	uction Date:	Cons	truction	Date:	19	28			Constr	ction	ı Da	te:							
			Floor:	Floor	Sq. Ft.	1	9	27			Floor S	q. Ft.	. :								
		Buildin	g Cost New:	Cost	:		113,4	00			Cost:										
Single Family	Style:	101		Resi	identia	l Con	dition: 2	0			Comn	erci	ial (Occupan	icy C	Code:					
(100) 🗆 Mo	bile Hon	ne		(10)		Worn	Out				Prima	y:		0	ther	1:		Other2:			
(101) 🗷 One	e Story			(20)	*	Badly	Worn				Commercial Construction Class:										
(102) 🗆 Two	o Story			(30) Average							(1)	1									
(103) □ Spli	it Level			(40) □ Good							(2)		Reir	nforced (Conc	crete Fra	me				
(104) 🗆 11/	2 Story			(50)		Very	Good				(3)		Mas	sonry Be	aring	g Walls					
(111) □ Bi-I	Level			(60) Excellent						(4)	<u> </u>	Wo	od or Ste	el F	ramed E	xt. Wa	11s				
(106) 🗆 Oth	er												Met	al Frame	and	l Walls					
Townhouse or	r Duplex	Style:		Residential Quality: 30									Pole	Frame							
(301) 🗆 One	e Story			(10) □ Low						Cost Rank: C						Conditi	condition:				
(302) 🗆 Two	o Story			(20)		Fair					(10) □ Low (0) U Worn Out			
(307) 🗆 1 1/				(30)	*	Avera	ige				(20) Average							Badly		1	
(308) □ Spli				(40) □ Good														Avera			
(309) 🗆 21/				(50)		Very					(40)							Good			
(304) □ One				(60)		Excel	lent	Septiment of the								1 5 m 2 m 2 m 2 m 2 m 2 m 2 m 2 m 2 m 2 m		Very			
(305) 🗆 Two	o Story I	Duplex								Tie			10/			(50) L	Excel	lent		
Assessor's																		Sistera de la constantina della constantina dell			
Assessor Co						:															
QCD; BI	ETWEE	N PAR	ENT & C	HIL	D																
Comments f	rom			- to a section	1000 Carlos Carl		OF SHIPS OF SHIPS	2 - H - C - H		'om'	ments:										
000136									•	VAIIII	ments.										
																1					
																		(Cont	inue o	n back)	

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

FORM 521

Good Life. Great Service.

	ii daditional opa	00 10 1100000, 222 211 2112	on approus		
L			ent is signed and items 1-25 are		
1 County Name	2 County Nu	mber	3 Date of Sale/Transfer Mo. 05 Day 28 Yr. 20	4 Date of Deed 05	y <u>28</u> Yr. <u>2021</u>
	WEBSTER - 91				y Yr
5 Grantor's Name, Ad Grantor's Name (Selle	ddress, and Telephone (Please I	Print)	6 Grantee's Name, Address, and T Grantee's Name (Buyer)	elephone (Please Print)	
Glenn, James			Glenn, Jayme C		
Street or Other Mailing 434 N Cherry S	St		Street or Other Mailing Address 5065 E Hadco Rd Bldg 1		
City Red Cloud	State NE	Zip Code 68970		State NE	Zip Code 68901
Phone Number (402) 746-2306	3			grantee a 501(c)(3) organiz is the grantee a 509(a) fou	
Email Address			Email Address	g	
7 Property Classific	ation Number Chack one hov in	categories A and B. Chack	if property is also a mobile home.		
(A) Status	ation Number. Officer one box in		B) Property Type		(C)
✓ Improved	✓ Single Family	Industrial	Mineral Interests-Nonproducing	State Assessed	
Unimproved	Multi-Family	Agricultural	Mineral Interests-Producing	Exempt	
□ IOLL	Commercial	Recreational			
8 Type of Deed	Conservator	Distribution	and Contract/Memo Partition	Sheriff	Other
Bill of Sale	Corrective	= =	.ease Personal Rep	=	
Cemetery [Death Certificate – Transfer on	Death Executor	/lineral	Warranty	
9 Was the property p	purchased as 10 Type of Tra	nsfer Distribution For	eclosure Irrevocable Trust Revo	ocable Trust Tr	ansfer on Death
part of an IRS like- (I.R.C. § 1031 Excl		Easement Gift	✓ Life Estate Sale	Tr	ustee to Beneficiary
✓ Yes	No Court De	ecree Exchange Gra	ntor Trust Partition Satis	sfaction of Contract O	ther (Explain)
11 Was ownership tran	sferred in full? (If No, explain the	division.)			No, state the intended use.)
Yes ✓	No Life Estate			lo	
and the same of th			elatives? (If Yes, check the appropriate I		
✓ Yes	No Aunt or Uncle to Niece		, Partnership, or LLC Self	∐ Oth	er
	☐ Brothers and Sisters		s and Grandchild Spouse		
d d 100 - 11 - 11 - 11	Ex-spouse	✓ Parents and		ent and Step-child	
	market value of the real property?		15 Was the mortgage assumed? (If	Yes, state the amount and	interest rate.)
\$28,255	ce divide a current parcel of land?		Yes ✓ No \$ 17 Was transfer through a real esta	to agent or a title company	2 (If Vac. include the name
	No		of the agent or title company cor		No
18 Address of Property			19 Name and Address of Person to		
434 N Cherry St			same as Grantor		modic bo com
Red Cloud, NE 6	8970				
18a No address as	ssigned 18b Vacant lan	d			
20 Legal Description					
See attached					¥.
21 If agricultural, list to	al number of acres	*			
				[[\$	alaa
22 Total purchase p	rice, including any liabilities a	ssumed	**********	22	000
23 Was non-real pro	perty included in the purchas	se? ☐ Yes ☑ No (If Yes,	enter dollar amount and attach item	/	<u> </u>
24 Adjusted purchas	se price paid for real estate (li	ne 22 minus line 23)	***************************************	24	0 00
	exempt from the documentary				
Ur	nder penalties of law, I declare t and that I am duly authorized to s	hat I have examined this stater	ent and that it is, to the best of my kno	owledge and belief, true, co	omplete, and
	J McCracken	gri trila statement.			(402) 746-3613
,	Type Name of Grantee or Authoriz	zed Benresentative			Phone Number
sign	J. J		Attorne	V	7/2/21
here Signatu	re of Grantee or Authorized Repre	esentative	Title		Date
		Register of Deed's Use	only		For Dept. Use Only
26 Date Deed Recorde	d 27 Value of Sta	amp or Exempt Number	28 Recording Data	CONTRACTOR SERVICES CONTRACTOR CONTRACTOR	
Mo. Day	X yr. 21 \$ Exe	mot#5a	BKaDal. to 18	330	
Nebraska Department of Re Form No. 96-269-2008 6-20	venue 19 Rev. Supersedes 96-269-2008 Rev. S	9-2017	7.9		Nev. Stat. §§ 76-214, 77-1327(2)

A tract commencing at a point 50 feet South of the Northwest corner of Block Two (2), LeDuc's Addition to Red Cloud, Webster County, Nebraska; thence East 142 feet; thence South 75 feet; thence West 142 feet; thence North 75 feet to the point of beginning.

State of Nebraska County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of 10.00 A.D., 202 at 16.44 o'clock A.M. Recorded in Book 202 on Page 18.30 on Page 18.30 Deputy Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-2-2)
\$\frac{1}{2}\text{Exempt #\frac{1}{2}\text{By}}

QUITCLAIM DEED

James E. Glenn and Ina M. Glenn, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Jayme C. Glenn, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract commencing at a point 50 feet South of the Northwest corner of Block Two (2), LeDuc's Addition to Red Cloud, Webster County, Nebraska; thence East 142 feet; thence South 75 feet; thence West 142 feet; thence North 75 feet to the point of beginning.

GRANTORS HEREBY RESERVE TO THEMSELVES OR THE SURVIVOR OF THEM A LIFE ESTATE IN SAID REAL ESTATE.

Executed May <u>28</u>, 2021.

Yames E. Glenn

Ina M. Glenn

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May $\frac{28}{2}$, 2021, by James E. Glenn and Ina M. Glenn, husband and wife.

Comm. expires

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

Notaty Public

Agricultural Land Sales Worksheet

Cnty No. I	Book	Page	Sale 1	School District Code												
91 2	2021 1831 7/2/2021					01-01	.23		Unified:							
Location ID	Sale	Number	Useability &	Code#					Parcel I	Number						
002507700		176	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
	Date of S	ale Assessed	Value		4129	4	12	1	4	00000	00 1 000 0					
Land	Imp	provements	Tot	al		D	ate of	Sale 1	roperty	Classific	ation (Code				
49,915		3,520	į	53,435	Status	Pro	perty Ty	уре	Zoning	Location	ion City Size Parcel					
	Irriga	tion Type:			A) 1	B)	05		C) 5 D) 3		E) 0		F) 8			
LCG	43 4 5	ACRES:	VALU	JE:		LCG			ACF	RES:		VAL	UE:			
IRRIGATED 12	A1				GF	RASSLA	ND 1	G1		5.820			7,535			
1	A						9	1G	6.510			6.510			8,430	
2.	A1						20	G1		6.370			8,250			
2	.A							2G								
32	A1						30	G1								
3	A							3G		1.720			345			
42	A1						40	G1								
2	A						2	4G		8.540			1,705			
DRYLAND 11	01				1	Shelterb	elt/Timb	ber								
1	D						Accreti	ion		1.980						
21	01						Wa	ste								
	.D	No.					Otl									
31	2774				AG I	'AND	ГОТА	L	3	0.940			26,265			
3	D						Roa	ads								
41		4				I	Farm Si	tes		1.000			8,650			
	D						ome Si			1.000			15,000			
						F	Recreati	on								
Dwellin				700			Oth					er en anne en				
Outbuildin	gs			2,820	No	n-AG	ГОТА	\mathbb{L}		2.000			23,650			

Outbuildings		2,820	Non-AG TOTAL	2.000	23,650
Assessor's Adjus	tment to Sale Pri	ce (+ or -):	Total Re	capture Value:	
Assessor Comments	and Reason for Adj	ustment:			
QCD					
Comments from			Comments:		
002507700					
					(Continue on back)
					PAT 96-106-99

NEBRASKA Good Life, Great Service.

FORM

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 DEPARTMENT OF REVENUE

521

i ne deed will n	ot be recorded unless this stateme	nt is signed and items 1-25 are accurately compi	etea.
1 County Name	2 County Number	3 Date of Sale/Transfer 4 Date of	of Deed
Webster	91	Mo. <u>ヿ</u> Day <u> </u>	Day 4 Yr. 2021
5 Grantor's Name, Address, and Telepho	one (Please Print)	6 Grantee's Name, Address, and Telephone (Plea	se Print)
Grantor's Name (Seller) Michaela Hinrichs and Gregory Hinrich	ns and Sandra A. Fletcher	Grantee's Name (Buyer) David J. Schnase, Shayla M. Schnase	
Street or Other Mailing Address		Street or Other Mailing Address	0.1333
City Rd 310	State Zip Code	City, State	Zip Code
Gleny	11e 68941	TENESON WE	60956
Phone Number 402-461-8030	100	Phone Number Is the grantee a 501(c)(3) org. If Yes, is the grantee a 509(a)	
Email Address	es Q windstragen net	Email Address	
7 Property Classification Number. Check on			
(A) Status	(E	B) Property Type	(C)
✓ Improved Single Family ☐ Unimproved Multi-Family ☐ IOLL Commercial	☐ Industrial☐ Agricultural☐ Recreational☐	☐ Mineral Interests-Nonproducing ☐ State Ass ☐ Mineral Interests-Producing ☐ Exempt	sessed Mobile Home
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate - Tr	Easement Le	nd Contract/Memo	Other
	Auction Easement Gift	closure	Transfer on Death Trustee to Beneficiary Other (Explain)
11 Was ownership transferred in full? (If No, ex	plain the division.)	12 Was real estate purchased for same use? Yes No	(If No, state the intended use.)
13 Was the transfer between relatives, or if to a Yes Aunt or Unc Brothers an Ex-spouse	le to Niece or Nephew	Partnership, or LLC Self Sand Grandchild Spouse	Other
14 What is the current market value of the real	property?	15 Was the mortgage assumed? (If Yes, state the amount a Yes No \$	and interest rate.)
16 Does this conveyance divide a current parce Yes No	of land?	17 Was transfer through a real estate agent or a title comp of the agent or title company contact.)	any? (If Yes, include the name
18 Address of Property 2449 Rd 700 Bladen, NE 68928 18a \(\text{No address assigned} \) 18b \(\text{No address assigned} \)	Vacant Land	19 Name and Address of Person to Whom Tax Statement David J. Schnase, Shayla M. Schnase 2449 Rd 700 214 S. Smith Bladen, NE 68928 Kensaw, NE 6895	Should be Sent
	vacant Lanu		
20 Legal Description The Northwest Quarter of the Southeas Nebraska, EXCEPT the South 460 feet	st Quarter (NW1/4SE1/4) of Section of the East 660 feet of said NW1/4S	1, Township 4 North, Range 12 West of the 6th P E1/4.	.M., Webster County,
21 If agricultural, list total number of acres			
22 Total purchase price, including any liab	pilities assumed	22	0 00
23 Was non-real property included in the	purchase? 🗌 Yes 🔀 No (If Yes, ent	er dollar amount and attach itemized list.)	\$
		24	0 00
25 If this transfer is exempt from the docu			
Under penalties of law, I do correct, and that I am duly auth		and that it is, to the best of my knowledge and belief, true, cor	mplete, and
David J. Schnase			308-233-2826
	e or Authorized Representative		Phone Number
sign Signature of Grantee or Author	rized Representative	Grantee or Authorized Representative	June 2021 Date
here signature of Grantee of Author			
	Register of Deeds		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 7 Day 2 Yr. 21	\$ 121.50	13/L 2021, 19 1851	

State of Nebraska Sss. County of Webster

BOOK <u>2021</u> PAGE 1831

Entered on the numerical index and filed for record in the Clerk's office of said county this a day of Nin A.D., 20 21, at 11:34 o'clock A.M. Recorded in Book 2021 on Page 1831

Louist Retsch County Clerk 10.00 Vo Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-2-21
\$_\2\.50 By_VQ

AFTER RECORDING RETURN TO:

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

QUITCLAIM DEED

THE GRANTOR, Michaela Hinrichs, F/K/A Michaela Whitefoot and Gregory Hinrichs, wife and husband, and Sandra A. Fletcher, a single person, whether one or more, in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to

David J. Schnase, a single person, and Shayla M. Schnase, a single person, as joint tenants with right of survivorship

Grantee, whether one or more, the following described real estate (as defined in Neb. Stat. 76-201) in Webster County, Nebraska:

The Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section 1, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska, EXCEPT the South 460 feet of the East 660 feet of said NW1/4SE1/4.

Executed this 22 day of June, 2021.

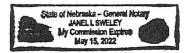
Gregory Hinglehs

Sundra A. Flatcher

STATE OF Nebraska COUNTY OF Webster

The foregoing instrument was acknowledged before me this <u>22</u> day of June, 2021 by Michaela Hinrichs, F/K/A Michaela Whitefoot and Gregory Hinrichas, wife and husband, and Sandra A. Fletcher.

Janel L. Swelzy Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Вс	ook	Page	Sale Date		School District Code															
91	20	21	1845		7/1	/2021	Base: 91-0002 Affiliated: Unified:														
Location	ID	Sale	Number	Use	ability	& Code#	Parcel Number														
0001095	500		177	1 GeoCde Twn				vn	Rng	Se	ct Q	rt	Subdiv	Area	Blk	P	arcel				
	D	ate of S	ale Assessed	Value	e		4371				0	0 0)	10005		017	0	000			
Land		Imp	provements		Т	otal			Da	te of S	Sale	Prope	rty	Classific	ation	Code					
	970		67,710)		68,680	Status		Prop	erty Ty	pe	Zonin	ng	Location	tion City Size Parcel Size						
Assessor Lo	cation:	RED	CLOUD (F	RC)			A) 1]	B)	01		C) 1	L	D) 1	E)	6	F)	2			
				E TOP A		Residentia								Comme	cial						
	Mu	ltiple Im	provements:	Multipl	e. Impro	rements.:			М	ſultiple.	Impr	ovement	s. :								
		Constr	ruction Date:	Constru	iction Da	te: 19	00		Co	onstruct	ion I	Date :									
			Floor:	Floor S	q. Ft. :	1,8	42		Fl	loor Sq.	Ft. :										
		Buildin	ig Cost New:	Cost:		183,4	75		Co	Cost:											
Single Family	Style:	101		Resid	ential C	ondition: 3	0		C	omme	rcial	Оссир	ano	cy Code:		3.0	- 54				
(100) 🗆 Mo	bile Hor	ne		(10)	□ W	om Out			Pı	rimary:			Ot	herl:		Other2:					
(101) 🗷 One	e Story			(20)	□ Ba	dly Worn			C	omme	rcial	l Consti	ruc	tion Class							
(102) 🗆 Tw	o Story			(30)	★ Av	легаде			((1) ☐ Fireproof Structural Steel Frame											
(103) 🗆 Spl	it Level			(40)	□ G	ood				(2)	Re	einforce	d C	oncrete Fr	ame						
(104) 🗆 11/	/2 Story			(50)	□ V€	ery Good			((3) Masonry Bearing Walls											
(111) 🗆 Bi-l	Level			(60)	□ Ex	cellent			((4) Uwood or Steel Framed Ext. Walls											
(106) □ Oth	ner								((5) Metal Frame and Walls											
Townhouse or	r Duple:	x Style:		Resid	ential Q	uality: 30			((6) □ Pole Frame											
(301) 🗆 One	e Story			(10)	□ Lo	w			C	ost Ra	nk:			E 12"	Condit	ion:					
(302) 🗆 Two	o Story			(20)	□ Fa	ir			(1	10) 🗆	Lo	w		j j	(10) E	Worn	Out				
(307) 🗆 11/	2 Story			(30)	æ Av	rerage			(2	20) 🗆	A	verage)	(20) E	l Badly	Won	1			
(308) □ Spl	it Level			(40)	□ Go	ood			(3	30) 🗆	Al	oove Av	era,	ge	(30)] Avera	ge				
(309) 🗆 21/				` '		ery Good			(4	40) 🗆	Hi	gh)	(40) E	l Good					
(304) 🗆 One				(60)	□ Ex	cellent										(50) Urry Good					
(305) 🗆 Two	o Story l	Duplex													(60) E	Excel	ent				
			t to Sale Pi):															
			Reason for A	djustn	nent:																
TRUSTE	E'S I	DEED																			
				3																	
Comments 1	from							702	ımer	nte:							- N - N				
000109								COII	mel	113.											
																(Cont	inue o	n back)			

Real Estate Transfer Statement

FORM

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

521

The deed will not be recorded unless this statemen	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91 ▼	Mo. 7 Day 1 Yr. 2021 Mo. 6 Day 16 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) The Wescoat Family Trust, JoLyn K. Reicks and Bryon S	Grantee's Name (Buyer) John Hill and Karin M. Hill
Street or Other Mailing Address	Street or Other Mailing Address
3804 53 St,	629 N Seward St
City State Zip Code Columbus NE 68601	Red Cloud State Zip Code NE 68970
Phone Number (402) 910-1165	Phone Number Is the grantee a 501(c)(3) organization? Yes V No
Email Address n/a	If Yes, is the grantee a 509(a) foundation? Yes V No Email Address
	n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	
	Property Type (C)
	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea	nd Contract/Memo Partition Sheriff Otherase Personal Rep.
	neral Quit Claim Warranty
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecl	
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	
	Partnership, or LLC Self Other Other
☐ Brothers and Sisters ☐ Grandparents a	and the second s
Ex-spouse Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
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 Century 21 - Columbus No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
629 N Seward St	Grantees
Red Cloud, NE 68970	
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
The South Half of Lot Three (3), all of Lots Four (4),	Five (5) and Six (6), Block Seventeen (17), Original
Town of Red Cloud, Webster County, Nebraska	() () () () () () () () () ()
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	22 \$
23 Was non-real property included in the purchase?	- 60,0080
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)
	S
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 60,000,60
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 statemer correct, and that I am duly authorized to sign this statement.	at and that it is, to the best of my knowledge and belief, true, complete, and
Terese Theobald	402 711 - 1741
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign	7/ / /2021
here Signature of Grantee or Authorized Representative	Title Date
	i.
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	ly For Dept. Use Only 28 Regording Data
Mo 7 Day 2 v. 21 \$ 135.00	RK2021 D. 19US
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
	E 2 1000 5 5 5 5

BOOK 2021 PAGE 1845

State of Nebraska 355. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 2 when A.D., 2021 M. Recorded in Book 202 o'clock 1845-1846 on Page County Clerk Deputy 260 Carded_ Assessor Comp

NEBRASKA DOCUMENTARY
STAMP TAX
7-2-2 I
\$ 135.∞ By (1)

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

TRUSTEE'S DEED

JoLyn K. Reicks and Bryan S. Wescoat, Successor Co-Trustees of The Wescoat Family Trust, dated March 12, 1992 and Restatement of The Wescoat Family Trust dated June 12, 2018, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEES, John Hill and Karin M. Hill, 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 South Half of Lot Three (3), and all of Lots Four (4), Five (5) and Six (6), Block Seventeen (17), Original Town of Red Cloud, Webster County, Nebraska

Subject to easements and restrictions of record

GRANTORS covenants 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 any acts of the GRANTOR.

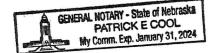
Executed , 2021.

JoLyn K. Reicks, Successor Co-Trustee

STATE OF NEBRASKA)

COUNTY OF PARTY Was selmoveled and hefere was an Accessor.

The foregoing instrument was acknowledged before me on by JoLyn K. Reicks, Successor Co-Trustee of The Wescoat Family Trust.



Notary Public

BOOK 2021 PAGE 1846

Bryan S. Wescoat, Successor Co-Trustee

STATE OF TEXAS

)ss.

COUNTY OF TOUTCONT

ANY BUILD OF TEXTS OF

Notary Public

Agricultural Land Sales Worksheet

Cnty No. Bo	ok	Page	Sale	Date	School District Code											
91 20	21	1847	7/2/	Base: 91-0002 Affiliated:							Unified:					
Location ID	Sa	le Number	Useability &	& Code#	Parcel Number											
001916200		178	1		GeoCde	Twn	Rng	Sec	ct (Qrt	Subdiv	Area	Blk	Parcel		
D	ate of	Sale Assessed V	alue		4371	2	11	3.5	5	3	00000	0 000 909				
Land	In	nprovements	То	tal	Date of Sale Property Classification Code											
25,600		47,405		73,005	Status	Pro	perty Ty	ре	Zon	ing	Location	City Size Parcel Size				
	Irrig	gation Type:			A) 1	В)	01		C)	5	D) 2	E)	0	F) 5		
LCG		ACRES:	VAL	UE:		LCG				ACRI	ES:		VAL	UE:		
IRRIGATED 1A1					GR	ASSLA	ND 10	Gl								
1 <i>A</i>	1							1G								
2A1	L						20	G1								
2 <i>A</i>	1						2	2G								
3A1	L						30	G1								
3A								3G								
4A1	ı						40	Gl								
4A	1						2	4G								
DRYLAND 1D1	L				S	Shelterbe	elt/Timb	рег								
10							Accreti	on								
2D1	L				2 2000		Was	ste								
2D	-					,	Oth	-								
3D1	l l				AG L	AND '	ГОТА	\mathbf{L}								
3D	+						Roa									
4D1	1					F	arm Sit	tes			1.000			8,650		
4D)					Н	ome Sit	tes			2.000			16,950		
						F	Recreati	on								
Dwellings				31,710			Oth									
Outbuildings				15,695	Noi	ı-AG	ГОТА	\mathbf{L}			3.000):	25,600		
Assessor's Adju	stme	nt to Sale Pri	ce (+ or -):			7	Γotal	Rec	captu	ıre `	Value:					

Outbuildings	15,695	Non-AG TOTAL	3.000	25,600
Assessor's Adjustment to Sale Price	e (+ or -):	Total Reca	pture Value:	
Assessor Comments and Reason for Adjus	tment:	•		
JTWD				
Comments from		Comments:		
001916200				
				(Continue on back)
				PAT 96-106-99

NEBRASKA Good Life. Great Service.

521

Real Estate Transfer Statement

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

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

	ment and identity the applicable item number.
	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 7 Day 2 Yr. 2021 Mo. 7 Day 2 Yr. 2021
WEBSTER - 91	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)
Sharon K. Burgess	Grantee's Name (Buyer) Donald A. Mullen and Tami L. Mullen
Street or Other Mailing Address 1(2) Yanuxw (17.16	Street or Other Mailing Address 1136 Highway 136
Red Cloud State NE Zip Code 68970	City State Zip Code NE 68970
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V Not Ves Ves V Not Ves Ve
Email Address n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B) Property Type (C)
✓ Improved ✓ Single Family ☐ Industrial [Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural [☐ IOLL Commercial Recreational	Mineral Interests-Producing Exempt
	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use
✓ Yes No	Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Other
Brothers and Sisters Grandparents	and Grandchild Spouse
Ex-spouse Parents and Cl	ild 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.)
\$90,000	Yes
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Veg GTA No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
1136 Highway 136	Grantees
Red Cloud, NE 68970	
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
County Surveyor's Lot Fourteen (14) in the Southwest Quarter	(SW1/4) of Section Thirty-five (35), Township Two (2) North,
Range Eleven (11) West of the 6th P.M., Webster County, Net	praska
21 If agricultural, list total number of acres transferred in this transaction3.5+-	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	90,000,00
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions) 23
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	nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement.	
Print or Type Name of Grantee or Authorized Representative	402-746-324 Phone Number
sign Rodat Dome	2
Description of the second	Title Grantee 7/2 /2021 Date
IICIC "	
Register of Deed's Use On	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo Day Yr.2 \$ 202.50	BK 2021, Fg 1847 Authorized by Neb. Rev. Stat. \$\$ 76:214, 77:1327(2)
	AUHORZEU DV INED, MEV, SIRI. 90 /h-214. //-132/12

State of Nebraska ss. County of Webster ss. Entered on the numerical index and filed for record in the Clerk's office of said county this day	воок <u>аба I</u> раде <u> 1847 —</u>
of July A.D., 2021, at 2:33 o'clock O.M. Recorded in Book 2021 on Page 1847-1848	
IndCompAssessorCarded	NEBRASKA DOCUMENTARY STAMP TAX Date 7-2-21 \$ 202.50 By 25
Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970	
JOINT TENANCY WAR	RANTY DEED
Sharon K. Burgess, a single person, Derald T. Burgess Sherri A. Kucera and Phillip Kucera, wife and husban DOLLAR (\$1.00) and other valuable consideration re and Tami L. Mullen, husband and wife, convey to Gracommon, the following described real estate (as define	d, Grantors, in consideration of ONE ceived from Grantees, Donald A. Mullen antees, as joint tenants and not as tenants in
County Surveyor's Lot Fourteen (14) in the Southwes (35), Township Two (2) North, Range Eleven (11) We 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 es	tate against the lawful claims of all persons.
Executed June 30 , 2021.	
Sharon K. Burgess Deral	arahl & Burgart
Sherri A. Kucera Kita i	ila Duzess Burgess
Phillip Kucera	
STATE OF NEBRASKA)) ss.	
COUNTY OF WEBSTER)	JUNE 30
The foregoing instrument was acknowledged be Sharon K. Burgess, a single person.	pefore me on March , 2021 by

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

Budget Dalling Notary Public

My commission expires: May 19, 2024

STATE OF NEBRASKA)) ss. COUNTY OF WEBSTER) The foregoing instrument was acknowledged before me on March. Derald T. Burgess and Kila Burgess, husband and wife.
GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2024 Notary Public
My commission expires: My 19, 2024
STATE OF NEBRASKA) ss. COUNTY OF WEBSTER) The foregoing instrument was acknowledged before me on March Sherri A. Kucera and Phillip Kucera, wife and husband.
GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2024 BRIDGET DAEHLING My Comm. Exp. May 19, 2024
My commission expires: May 19, 2024

Cnty No.	Во	ok	Page		Sale	Date				i A S	S	chool D	ist	rict Code	e				
91	20	21	1867	7	/6/	/2021	Base:	91	. – 0	002	Aff	iliated:		11,000	Uni	fied:			
Location	ID	Sale	Number	Useabi	lity	& Code#						Parcel	N	umber					
0001382	00	:	179	1			GeoCde	GeoCde Twn Rng Sect Qrt Sub-						Subdiv	Area	Blk	Pa	arcel	
	Da	ate of Sa	ale Assessed	Value			4371	.			0		10000	10025		004		000	
Land		Imp	rovements		To	otal	Date of Sale Property Classification Code												
1,	,170		16,870)		18,040	Statu	us Property Type Zoning Location C							Cir	ty Size	Parcel Size		
Assessor Loc	cation:	RED	CLOUD (F	RC)			A) 1		[DLW:31,0][8,0,9,3,50]					D) 1	E)	6	F)	2	
						Residentia								Commer					
	Mult	tiple Imp	provements:	Multiple. Im	iprov	ements. :		the residence		Multiple.	Impro	ovements.						80.255	
		NAME OF TAXABLE PARTY.		Construction			95			Construct			•						
			Floor:	Floor Sq. Ft	. :	9	20			Floor Sq.									
	3	Building		Cost :		95,9	75			Cost :									
Single Family	Style:	101		Residentia	al Co	ndition: 2	0		ATREAS OF		rcial	Occupai	ncv	Code:				William S	
(100) □ Mob	oile Hom	е		(10)	Wo	m Out				Primary:				erl:	(Other2:			
(101) 🗷 One	Story			(20) 🗷	Bad	lly Worn					200	of the second	1000	on Class:		Tallet 2.			
(102) 🗆 Two	Story			(30)	Ave	erage				(1)				tural Steel	Frame			HOLE, DE	
(103) □ Split	Level			(40)	Goo	od				(2)			_	ncrete Fran					
(104) 🗆 1 1/2	Story			(50)	Ver	y Good				(3)	Ma	sonry Be	arir	ng Walls	Security				
(111) 🗆 Bi-Le	evel			(60)	Exc	ellent				(4)				Framed Ex	xt. Wal	ls			
(106) □ Othe										(5)	Me	tal Frame	an	ıd Walls					
Townhouse or		Style:		Residentia	l Qu	ality: 30				(6)	Pol	e Frame							
(301) 🗆 One				(10)	Low	T .				Cost Rai	ık:			C	onditio	n:			
(302) 🗆 Two				(20)	Fair					(10)	Lov	V		(1	0) 🗆	Worn C	Out		
(307) 🗆 1 1/2				(30) 🗷	Ave	rage				(20)	Ave	erage		(2	0) 🗆	Badly V	Vorn		
(308) □ Split				(40)	Goo	d			1	(30) ☐ Above Average (30) ☐ A									
(309) 🗆 2 1/2					Very	Good				(40)	Hig	h		(4	0) 🗆	Good			
(304) □ One S	T		100	(60)	Exce	ellent								(5	0) 🗆	Very G	ood		
(305) 🗆 Two	Story Du	ıplex												(6	0) 🗆	Excelle	ıt		
Assessor's																			
Assessor Com	nments	and Re	ason for Ad	justment:								THE PARTY OF THE P		7000			**************************************		
JTWD													-						
Comments fro		to the control of the																	
00013820								Com	ıme	nts:									
						~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~							-				1		
																(Continu	ie on b	ack)	

NEBRASKA Good Life. Great Service DEPARTMENT OF DEVENUE

Real Estate Transfer Statement

FORM 521

 To be filed with the Register of Deeds.
 Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 2021 Day _ Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Luke Kruciak and Dacie Kruciak Larry Hendrix and Ronda Hendrix Street or Other Mailing Address Street or Other Mailing Address 429 W 5rh Avenue State Zip Code City Red Cloud Code 68970 epanon Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes V 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) ✓ 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 Lease Easement Personal Ren. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim **✓** Warranty 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 Life Estate ✓ Sale Trustee to Beneficiary Seller No Buyer Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$40,000 Yes ₩ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes GTA Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 429 W 5th Avenue Grantees Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The East Two-thirds of the Southwest Quarter (E2/3SW1/4) of Block Four (4), LeDuc 's Addition to the City of Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 40.000,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 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. Print or Type Name of Grantee or Authorized Representative sign Grantee Signature of Grantee of Authorized Representative here Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data

\$90.00

Mo

Day Nebraska Department of Revenue 196

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

BOOK AUAI PAGE 104
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
Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970
JOINT TENANCY WARRANTY DEED
Luke Kruciak and Dacie Kruciak, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Larry Hendrix and Ronda Hendrix, husband and wife, convey to Grantee, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):
The East Two-thirds of the Southwest Quarter (E2/3SW1/4) of Block Four (4), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska
Grantors covenant, jointly and severally, with Grantee that Grantors:
 are lawfully seised of such real estate and that it is free from encumbrances; have legal power and lawful authority to convey the same; warrant and will defend title to the real estate against the lawful claims of all persons.
Executed July -1, 2021.
Luke Kruciak Dacie Kruciak Dacie Kruciak
STATE OF NEBRASKA) GENERAL NOTAL state of Nebraska BENDOLET DAEHLING My Comm. Exp. May 19, 2024

COUNTY OF WOSter

The foregoing instrument was acknowledged before me on July

Kruciak and Dacie Kruciak, husband and wife.

, 2021 by Luke

Cnty No.	Boo	k Page			Sale Date	School District Code														
91	202	1 1868	3	8,	/3/2011	Base: 91-0074 Affiliated: Unified:							ied:							
Location	ID	Sale Number	τ	Jseabil	ity & Code #						Parce	ΙN	umber							
0003130	000	180		1		GeoCde Twn Rng Sect Qrt Subd						Subdiv	Area	Blk	Parcel					
	Dat	te of Sale Assess	ed Va	lue		4133				0(0 0		20010		003	0000				
Land		Improvement	s		Total			D	ate of S	Sale	Prope	rty	Classific	ation (Code					
	840	22,1	65		23,005 Status Property Type Zoning Location City								y Size	ze Parcel Size						
Assessor Lo	cation:	BLUE HILL	(BH)	A) 1 B) 03 C) 3 D) 1						D) 1	E)	6	F) 1							
					Residentia	i							Commer	cial						
	Multi	ple Improvements	s: Mul	ltiple. Im	provements.:			N	Multiple.	Impro	ovements	. :	3							
		Construction Date	e: Con	struction	Date:			(Construct	ion D	ate:		1900							
		Floor	Floo	or Sq. Ft.	:			F	Floor Sq.	Ft. :			520							
	I	Building Cost New						(Cost:			52	,830							
Single Family	Style:		Res	sidentia	l Condition:			(Comme	rcial	Occup	anc	y Code:							
(100) 🗆 Mo	bile Home	;	(10)) 🗆	Worn Out			F	Primary:	3 !	53	Otl	nerl:	(Other2:	er2:				
(101) 🗆 One	e Story		(20) Badly Worn Commercial Construction Class: 4																	
(102) 🗆 Two	o Story		(30)) 🗆	Average				(1)	Fir	eproof S	Stru	ictural Stee	l Frame	ıme					
(103) □ Spli	it Level		(40)) 🗆	Good				(2)	Re	inforce	l Co	oncrete Fra	me						
(104) 🗆 1 1/	2 Story		(50)) 🗆	Very Good	(3) Masonry Bearing Walls														
(111) □ Bi-I	Level		(60)) 🗆	Excellent				(4) 🗷	W	ood or S	stee	l Framed E	xt. Wa	Walls					
(106) □ Oth	.er					(5)														
Townhouse or	Duplex S	Style:	Res	sidentia	l Quality:				(6) Dole Frame											
(301) □ One	Story		(10)) 🗆	Low			(Cost Ra	nk:	20		(Condition: 10						
(302) 🗆 Two	Story		(20)) 🗆	Fair				(10)	Lo	w		((10) 🗷 Worn Out						
(307) 🗆 1 1/	2 Story		(30)) 🗆	Average				(20) ■ Average (20) □						Badly	Badly Worn				
(308) □ Spli	t Level		(40)) 🗆	Good				(30)	Ab	ove Av	erag	ge ((30) Average						
(309) 🗆 21/			(50)) 🗆	Very Good	·			(40)	Hiş	gh		(-	40) 🗆	Good					
(304) □ One			(60)) 🗆	Excellent								(50) 🗆	Very (Good				
(305) 🗆 Two	Story Du	ıplex											(60) 🗆	Excell	ent				
Assessor's	Adjust	tment to Sale	Price	e (+ o	r -):															
Assessor Co	mments	and Reason for	Adju	stment	:									***************************************						
WD; COI	RRECTI	VE WD																		
									50010											
	-																			
C																				
Comments f							COI	nme	nts:											
						1100000							-							
															(Conti	inue on back)				

NEBRASKA

Real Estate Transfer Statement

180

FORM **521**

Good Life. Great Service.

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

The deed will not be recorded unless this state	ment is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 08 Day 03 Yr. 2011 4 Date of Deed Mo. 8 Day 7r. 20 \(\)
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 08 Day 03 Yr. 2011 Mo. 3 Day 5 Yr. 20 \\ 6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Woeste, Mitchell ()	Grantee's Name (Buver)
Street or Other Mailing Address	Blue Hill Floral, LLC Street or Other Mailing Address
unknown address	418 W Gage St
City State Zip Code Kearney NE 6884 Phone Number 6884	17 Blue Hill NE 68930
5 VAS 30 NO 400004 (SOUNDA)	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	Email Address
7 Property Classification Number. Check one box in categories A and B. Check	C if property is also a mobile home.
(A) Status	(B) Property Type (C)
✓ Improved Single Family Industrial Unimproved Multi-Family Agricultural	Mineral Interests-Nonproducing State Assessed Mobile Home
IOLL Commercial Recreational	Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution	Land Contract/Memo Partition Sheriff Other
☐ Bill of Sale	Lease Personal Rep. Trust/Trustee
	Mineral Quit Claim Warranty
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Fo	reclosure
Yes V No Court Decree Exchange Gr	T Life Estate ✓ Sale Trustee to Beneficiary antor Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary	Ves No
Yes No Aunt or Uncle to Niece or Nephew Family Corp	o., Partnership, or LLC Self Other
	ats and Grandchild Spouse
Ex-spouse Parents and	Child 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.)
16 Does this conveyance divide a current parcel of land?	Yes V No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes V No	of the agent or title company contact.)
18 Address of Property 418 W Gage St	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Blue Hill, NE 68930	Same as Grantor
18a No address assigned 18b Vacant land	
20 Legal Description	
L9 & W2' of L10, B3, Rohrer's Addition	
Blue Hill, Webster County, Nebraska	
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes,	enter dollar amount and attach itemized list.) 23
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
	24.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this state.	on number 4 nent and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement. Kory J McCracken	norm and that it is, to the best of my knowledge and beller, true, complete, and
Print or Type Name of Grantee or Authorized Representative	(402) 746-3613
sign	Attorney Phone Number
here Signature of Grantee or Authorized Representative	Title Gate
Register of Deed's Use 0	Only For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo Day \ Yr. a \ \$ Exempt # 4	BK2021, fr 1868
vebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Lot Nine (9) and the West Two feet (W2') of Lot Ten (10), Block Three (3), Rohrer's Addition to Blue Hill, Webster County, Nebraska.

State of Nebraska 355 County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day _ at_10:50 of July A.D., 2021 o'clock A OM. Recorded in Book 202 County Clerk 10.00 Carded Comp



WARRANTY DEED

Mitchell W. Woeste, a married person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Blue Hill Floral, L.L.C., a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Nine (9) and the West Two feet (W2') of Lot Ten (10), Block Three (3), Rohrer's Addition to Blue Hill, 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.

Mitchell W. Woeste

STATE OF NEBRASKA, COUNTY OF

The foregoing instrument was acknowledged before me on

2021, by Mitchell W. Woeste, a married person.

Comm. expires

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

Notary Public

Cnty No.	Boo	k Page		Sa	le Date				S	chool	Dist	trict Code	e			
91	202	1 1869		6/2	8/2021	Base: 91-0074 Affiliated: Unified:										
Location 1	D	Sale Number	τ	Jseabilit	y & Code#					Parc	el N	lumber				
0003130	00	181		1		GeoCde	Tw	n Rng	Se	ct Q	Subdiv	Area	Blk	Parcel		
	Dat	e of Sale Assesse	d Va	lue		4133			0	0 (0	20010	101 TO 10	003	0000	
Land		Improvements]	otal	Date of Sale Property Classification Code									N TOWN	
	840	22,32	5		23,165	Status	J	Property Type Zoning Location City Size								
Assessor Loc	ation:	BLUE HILL (BH)			A) 1	В	03		C) 3	3	D) 1	E)	6	F) 1	
					Residential						or Ale	Commer	cial			
	Multip	ple Improvements:	Mult	tiple. Impro	vements.:			Multiple.	Impre	ovement	s. :	3				
		Construction Date:	Cons	struction D	ate:			Construc			_	1900				
		Floor:	Floo	r Sq. Ft. :				Floor Sq.	Ft. :			520				
and the	E	Building Cost New:	Cost	:				Cost:			52	,830				
Single Family S	Style:		Res	idential (ondition:	Commercial Occupancy Code:										
(100) 🗆 Mob	ile Home		(10)) 🗆 W	om Out	Primary: 353 Other1: Other2:										
(101) 🗆 One	Story		(20)) 🗆 B	adly Worn											
(102) 🗆 Two	Story		(30)) 🗆 A	verage	(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Split	Level		(40)) 🗆 G	Good (2) Reinforced Concrete Frame											
(104) 🗆 1 1/2	Story		(50)) 🗆 V	ery Good			(3)	Ma	sonry I	Bear.	ing Walls				
(111) □ Bi-Le	evel		(60)) 🗆 E2	cellent			(4)				Framed E	xt. Wal	ls		
(106) □ Other	r							(5) 🗆	Me	tal Fran	ne a	nd Walls				
Townhouse or l	Duplex S	tyle:	Resi	idential Q	uality:			(6) 🗆	Pol	e Fram	е					
(301) 🗆 One S	Story		(10)		w			Cost Ra	nk:	20		C	onditio	lition: 10		
(302) □ Two	Story		(20)	☐ Fa	ir			(10)	Lov	W		(1	0) 🗷	Worn (Out	
(307) 🗆 1 1/2			(30)	□ A	rerage			(20) 🖼	Ave	erage		(2	0) 🗆	Badly '	Worn	
(308) 🗆 Split			(40)	□ Go	ood			(30)	Abo	ove Ave	erag	e (3	0) 🗆	Averag	e	
(309) 🗆 2 1/2			(50)	□ Ve	ry Good			(40)	Hig	h		(4	0) 🗆	Good		
(304) 🗆 One S			(60)	□ Ex	cellent	-						(5	0) 🗆	Very G	lood	
(305) 🗆 Two S	Story Dup	olex										(6	0) 🗆	Excelle	nt	
		ment to Sale P):											
Assessor Com	ments a	nd Reason for A	djust	tment:												
WD																
C 1 S										- VANUE A						
Comments fro	79875					C	omn	nents:								
00001000																
								#D 10								
													- 10	(Contin	ue on back)	

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

181

FORM

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

521

	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 06 Day 28 Yr. 2021 Mo. 09 Day 28 Yr. 2020
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Blue Hill Floral, LLC	Justina A Sheltrown
Street or Other Mailing Address 418 W Gage St	Street or Other Mailing Address 418 W Gage St
City State Zip Code Blue Hill NE 68930	City State Zip Code Blue Hill NE 68930
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No
Email Address	If Yes, is the grantee a 509(a) foundation? Yes No Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.
(4) 0:) Property Type (C)
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
IOLL	
	nd Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee neral Quit Claim V Warranty
9 Was the property purchased as 10 Type of Transfer Distribution Forec	losure Irrevocable Trust Revocable Trust Transfer on Death
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate ✓ Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Ves	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.	
	Partnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents	and Grandchild Spouse
Ex-spouse Parents and C	hild Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$10,000	%
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
418 W Gage St Blue Hill, NE 68930	Same as Grantor
18a No address assigned 18b Vacant land 20 Legal Description	
L9 & W2' of L10, B3, Rohrer's Addition	
Blue Hill, Webster County, Nebraska	
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? ☐ Yes ☐ No (If Yes, er	nter dollar amount and attach itemized list.) 23
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number
Under penalties of law, I declare that I have examined this stateme	nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement. Kory J McCracken	(402) 746-3613
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign	Attorney 06/28/21
here Signature of Grantee or Authorized Representative	Title Date/
Register of Deed's Use Or	lly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 1 Day 6 Yr. 21 \$ 22.50	BK2021, fg 1869
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Lot Nine (9) and the West Two feet (W2') of Lot Ten (10), Block Three (3), Rohrer's Addition to Blue Hill, Webster County, Nebraska.

State of Nebraska Ss. County of Webster

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-6-3 |
\$ aa.50 By ひひ

WARRANTY DEED

Blue Hill Floral, L.L.C., a Nebraska limited liability company, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Justina A. Sheltrown, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Nine (9) and the West Two feet (W2') of Lot Ten (10), Block Three (3), Rohrer's Addition to Blue Hill, 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 September <u>27</u>, 2020.

BLUE HILL FLORAL, L.L.C.

Stephanie Hamel, Sole Member/Manager

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 22, 2020, by Stephanie Hamel, Sole Member/Manager, on behalf of Blue Hill Floral, L.L.C., a Nebraska limited liability company.

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

Comm. expires

Notary Public/

Cnty No.	Bo	ok	Page		Sa	le Date						S	chool D	Dist	rict Code	e							
91	20	21	1888		7/5	/2021	Base: 91-0002 Affiliated: Unified:									ied:							
Location	ID	Sale	Number	Us	eability	y & Code #		10					Parce	IN	umber								
0001164	100		182		1		GeoCde Twn Rng Sect Qrt Subdi							Subdiv	Are	a	Blk	F	arcel				
	D	ate of S	ale Assessed	Valu	ie		449	1				0 (0 0		10005			026	0	000			
Land		Imp	provements		1	Total				Date o	of S	ale	Proper	rty	Classific	atio	n C	Code					
	125		27,46	0		27,585	Status Property Type Zoning Locati								Location	on City Size			Par	cel Size			
Assessor Lo	cation:	RED	CLOUD (1	RC)			A) :	1	B)	0	3		C) 3		D) 1	E	E)	6	F)	1			
n I was						Residentia	20.5						m 1 2		Commer	cial			1				
	Mul	tiple Im	provements:	Multip	ole. Impro	ovements.:				Multip	ole. I	Impro	ovements	i. :	3								
		Constr	ruction Date:	Const	ruction D	ate:				Const	ructi	on D	ate:		1900								
			Floor:	Floor	Sq. Ft. :					Floor	Sq. I	Ft.:		1	,300								
		Buildin	g Cost New:	Cost :						Cost:				53	,585								
Single Family	Style:			Resid	dential (Condition:				Com	mer	cial	Occupa	anc	y Code:								
(100) □ Mo	bile Hon	ne		(10)		Vorn Out				Prima	ıry:	4	71	Otl	ner1:		C	Other2:					
(101) 🗆 One	e Story													: 3									
(102) 🗆 Tw	o Story			(30)	□ A	verage				(1)		Fir	eproof S	Stru	ictural Stee	el Frame							
(103) □ Spl	it Level											1 Co	oncrete Fra	me									
(104) 🗆 1 1/	2 Story			(50)		ery Good				(3)	*	Ma	asonry E	3ear	ring Walls	s							
(111) 🗆 Bi-l	Level			(60)	□ E	xcellent				(4)		W	ood or S	Stee	l Framed E	Ext. Walls							
(106) □ Oth	ier					on Years				(5)		М	etal Fran	ne a	and Walls								
Townhouse or	r Duplex	Style:		Resid	dential (Quality:		(6) Dele Frame															
(301) 🗆 One	e Story			(10)		ow				Cost	ık:	20		(Cond	litio	n: 10						
(302) 🗆 Tw	o Story			(20)	□ F	□ Fair					(10) □ Low							Out					
(307) 🗆 1 1/	2 Story			(30)	□ A	verage				(20) ■ Average (20) □ Bad								n					
(308) □ Spl				(40) □ Good						(30) Above Average						(30) ☐ Average							
(309) 🗆 21/						ery Good				(40) □ High (40)							Good						
(304) 🗆 One				(60)	□ E	xcellent	TOTAL WEST CONTROL OF									50)		Very (
(305) 🗆 Two	o Story I	Duplex							1						(60)		Excell	ent				
Assessor's						-):																	
Assessor Co	mment	s and R	Reason for A	djust	ment:																		
JTWD																							
																	-						
Comments 1	From								0.22.77	nom+~-													
000116								C	OIIII	nents:													
																		(Conti	nue o	n back)			

Nebraska Department of REVENUE

Real Estate Transfer Statement To be filed with the Register of Deeds.

FORM

Read instructions on reverse side.

THE DEED	WILL NOT BE RECORDED UNLES	SS THIS STATEME		TITEMS 1-25 ARE	ACCURATELY C	OMPLETED
1 County Name	2 County Number WEBSTER - 91		3 Date of Sale	05 _{Yr.} 2021	4 Date of Deed	05 2024
5 Grantor's Na	ime, Address, and Telephone (Plea	sea Print\				y <u>05</u> Yr. <u>2021</u>
Grantor's Name (Seller)	ms, Address, and Telephone (Flee	ise Fillit)	Grantee's Name (Bu	's Name, Address,	and Telephone (Please Print)
Mohlman Family Fa	rm, LLC		Todd A and Co	dy J Brown		
Street or Other Mailing Add			Street or Other Mailin	ng Address		
Section 1	Manager, 706 E 12th St.		836 N Minnesot	ta Ave		
City	State	Zip Code	City		State	Zip Code
Eudora	KS	66026	Hastings		NE	68901
Telephone Number	(705) 764 2222		Telephone Number			
	(785) 764-3380	WWW.			160-6922	
7 PROPER	TY CLASSIFICATION NUMBER. C	neck one box in ca	ategories A and B.	Check C if proper	ty is also a mobi	le home.
(A) Status) Property Type			(C)
			neral Interests-Nonprod		State Assessed	(1) Mobile Home
	_ , , , , _	(8) Mir	neral Interests-Producin	ng 10)	Exempt	
8 Type of Deed	Commercial (6) Recreational Corrective Land Contract	Description of Description		Total		
✓ Warranty	Sheriff Executor	Personal Rep. Mineral	Bill of Sale Cemetery	9 IRC § 1031 Excha	ange? an IRS like-kind exc	Yes No
Quit Claim	Conservator Partition	Trust	Other	(Frao the transfer	an in to like-kind exc	lange!)
10 Type of Transfer	Sale Gift	Foreclosure [Revocable Trust	Court Decree		
	Auction Exchange	Life Estate	Irrevocable Trust	Partition	Satisfaction Other (Expla	
11 Was ownership transferre	ed in full? (If No, explain the division.)			And the second second		o, state the intended use.)
YES NO			v	YES NO	The second secon	, state the interface use.)
13 Was the transfer between	n relatives, or if to a trustee, are the trusto	or and beneficiary rela	tives? (If Yes, check th	ne appropriate box.)	T	
YES NO	Spouse	Pare	ents and Child	Family Corporation,	Partnership or LLC	
7.2 3.3	Grandparents and G	arandchild Brot	thers and Sisters	Aunt or Uncle to Nied	ce or Nephew	Other
14 What is the current mark	et value of the real property?		15 Was the mortgage	e assumed? (If Yes, sta	ate the amount and in	nterest rate.)
16 Doos this population of		- Commission	YES	NO \$		%
YES NO	vide a current parcel of land?		17 Was transfer throu	igh a real estate agent	? (If Yes, include the	name of the agent.)
18 Address of Property] NO		
122 West 4th A	ve	1	19 Name and Addres	s of Person to Whom 1	Tax Statement Shoul	d be Sent
Red Cloud, NE			(Same as gra	antees)		
,						
20 Legal Description					Specific Program of the Commission of the Commis	
	ity-six (26) feet of Late C)no (1) and T	5wa (2) Dia -i-	т		
Red Cloud, Well	ity-six (26) feet of Lots C bster County, Nebraska.	me (1) and 1	wo (2), Block	l wenty-six (26), Origina	l Town of
	octor County, Nebraska.					
21 If agricultural, list total nu	mber of acres					
22 Total nurchase price i	including any liabilities assumed				\$	
		***********			. 22	45,000.00
23 Was nonreal property	included in the purchase?	NO (If Yes, e	enter amount and att	ach itemized list.) .	. 23 \$	0,00
24 Adjusted purchase pri	ice paid for real estate (line 22 minus				\$	45,000.00
					. 24	45,000.00
25 If this transfer is exem	pt from the documentary stamp tax,	list the exemption	number n/a			
correct, and th	enalties of law, I declare that I have exa at I am duly authorized to sign this staten	amined this statement	t and that it is, to the b	est of my knowledge	and belief, true, com	plete, and
David B. G	Sarwood					(402) 746-3613
Print or Type N	Name of Grantee or Authorized Represen	tative				Telephone Number
sign	va Hours	och		Attorney		July 8, 2021
here Signature of G	Grantee or Authorized Representative	T	itle		7,000,000	Date
	DECIOTES	DE DEEDOLUGE S	NUV			7
6 Date Deed Recorded	27 Value of Stamp or Exemp	OF DEEDS' USE O	NLY 28 Deed Book	20 010		OR DEPT. USE ONLY
\neg	(,a) \$ 101.25	tumb6i	BY 202	29 Deed Pa	19e 1	30
ebraska Department of Revenue			UK AUA	1 179	Authorized by Mak	ov Ptot 88 70 014 77 105
orm No. 96-269-2008 Rev. 8-2011	Supersedes 96-269-2008		****	0	Authorized by Neb. F	ev. Stat. §§ 76-214, 77-1327

BOOK <u>2621 PAGE 1888</u>

State of Nebraska Ss. County of Webster
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county thisday
of Thy A.D., 20 21 at 10.02
o'clock A M. Recorded in Book 2021
on Page\ <u>888</u>
Louise Potsch County Clerk
10.00 LO Deputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-9-21
\$_101-25 By 120

JOINT TENANCY WARRANTY DEED

Mohlman Family Farm, LLC, a limited liability company organized and existing under the laws of the State of Kansas, GRANTOR, in consideration of FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00) received from GRANTEES, Todd A. Brown and Cody J. Brown, husband and wife as joint tenants, conveys to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Twenty-six (26) feet of Lots One (1) and Two (2), Block Twenty-six (26), Original Town of Red Cloud, Webster County, Nebraska.

GRANTOR covenants with 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 July 546, 2021.

MOHLMAN FAMILY FARM, LLC.

By: Claire Harding, Manager

8, -----

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 5, 2021, by Claire Harding, Manager of Mohlman Family Farm, LLC, a Kansas limited liability company, on behalf of the company.

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

omm. expires 10-22-2022

Notary Public

Cnty No.	Bo	ok	Page	ge Sale Date													
91	20	21	1889		7/	8/2021	Base:	91-	0002	2	Affi	liate	ed:		Un	ified:	
Location	ID	Sale N	lumber	Us	eabil	ity & Code#		raid				Pa	rcel N	Number			
0001164	100	18	83		4	05	GeoCde	Tw	n F	tng	Sec	:t	Qrt	Subdiv	Area	Blk	Parcel
	Da	ate of Sal	e Assessec	l Valu	1e	7.04	4491				00)	0	10005		026	0000
Land		Impr	ovements			Total			Date	of S	Sale	Pro	perty	Classifi	cation	Code	
	125		27,46	0		27,585	Status]	Proper	ty Ty	pe	Zo	oning	Locatio	n C	ity Size	Parcel Size
Assessor Lo	cation:	RED C	LOUD (RC)			A) 1	E	3)	03		C)	3	D) 1	E)	6	F) 1
						Residentia	1							Comme	rcial		
	Mul	tiple Impr	ovements:	Multip	ole. Imp	provements.:			Mul	tiple.	Impro	ovem	ents.:	3			
		Constru	ction Date:	Const	ruction	Date:			Con	struct	ion D	ate:		1900			
			Floor:	Floor	Sq. Ft.	i			Floo	r Sq.	Ft.:		1	L,300			
		Building	Cost New:	Cost :					Cost	t:			53	3,585			
Single Family	Style:			Resi	dentia	l Condition:			Cor	nme	rcial	Occ	upan	cy Code:			
(100) □ Mo	bile Hon	ne		(10)		Worn Out			Prin	nary:	47	71	Ot	herl:		Other2:	
(101) 🗆 One	Story			(20)		Badly Worn			Cor	nme	rcial	Con	struc	tion Class	: 3		
(102) 🗆 Two	Story			(30)		Average			(1)		Fir	ерго	of Str	uctural Ste	el Fran	ne	112
(103) □ Spli	it Level			(40)		Good			(2)		Re	info	rced C	oncrete Fr	ame		
(104) 🗆 11/	2 Story			(50)		Very Good			(3)	*	Ma	son	гу Веа	ring Walls			
(111) 🗆 Bi-I	Level			(60)		Excellent			(4)		Wo	ood	or Stee	el Framed	Ext. W	alls	
(106) □ Oth	er								(5)		Me	etal F	rame	and Walls			
Townhouse or	Duplex	Style:		Resi	dentia	l Quality:			(6)		Pol	le Fr	ame				
(301) 🗆 One	Story			(10)		Low			Cos	t Ra	nk:	20			Condi	tion: 1	0
(302) 🗆 Two	Story			(20)		Fair	-11		(10) 🗆	Lo	w			(10) I	₩ Worr	Out
(307) 🗆 1 1/3				(30)		Average			(20)) अ	Av	erag	е		(20)	□ Badly	Worn
(308) □ Spli				(40)		Good			(30)				Avera	ge	(30)	☐ Avera	ige
(309) 🗆 2 1/3				(50)		Very Good			(40)) 🗆	Hig	gh		The State of	` '	☐ Good	
(304) 🗆 One				(60)		Excellent									(50) [☐ Very	Good
(305) 🗆 Two	Story D	Duplex													(60) [□ Excel	lent
Assessor's																	
Assessor Co				djust	ment	:											
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	- x-10 140 x	×															
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																(Con	tinue on back)

Nebraska Department of REVENUE

Real Estate Transfer Statement • To be filed with the Register of Deeds.

· Read instructions on reverse side.

THE DEED WILL NOT BE RECORDED UNLESS THIS STATEME	NT IS SIGNED AND ITEMS 1-25 ARE ACCURATELY COMPLETED	
1 County Name 2 County Number	3 Date of Sale 4 Date of Deed	
WEBSTER - 91	Mo. 07 Day 08 Yr. 2021 Mo. 07 Day 08 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Grantor's Name (Seller) Todd A and Cody J Carson-Brown	CICADA DWELLINGS LLC	
Street or Other Mailing Address	Street or Other Mailing Address	
836 N Minnesota Ave	836 N Minnesota Ave	
City State Zip Code	City State Zip Code	
836 N Minnesota Ave NE 68901	Hastings NE 689	901
Telephone Number (402) 460-6922	Telephone Number (402) 460-6922	
7 PROPERTY CLASSIFICATION NUMBER: Check one box in ca	ategories A and B. Check C if property is also a mobile home.	
(A) Status (B	Property Type (C)	
(1) Improved (1) Single Family (4) Industrial (7) Mir	eral Interests-Nonproducing (9) State Assessed (1) Mobile Ho	ome
	eral Interests-Producing 10) Exempt	
(3) IOLL (3) Commercial (6) Recreational		
8 Type of Deed	Bill of Sale 9 IRC § 1031 Exchange? (Was the transfer an IRS like-kind exchange?) Yes	No
✓ Warranty Sheriff Executor Mineral Quit Claim Conservator Partition Trust	Other	
10 Type of Transfer Sale Gift Foreclosure	Revocable Trust Court Decree Satisfaction of Contract	
Auction Exchange Life Estate	Irrevocable Trust Partition Other (Explain.) Transfer to Grantors	LLC
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended us	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
	ents and Child Family Corporation, Partnership or LLC	
Grandparents and Grandchild Bro	thers and Sisters Aunt or Uncle to Niece or Nephew 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.)	
\$45,000	☐YES ☑NO \$ %	
16 Does this conveyance divide a current parcel of land? YES VNO	17 Was transfer through a real estate agent? (If Yes, include the name of the agent.) YES NO	
18 Address of Property	19 Name and Address of Person to Whom Tax Statement Should be Sent	
122 West 4th Ave	(Same as grantees)	
Red Cloud, NE 68970		
20 Legal Description		
The West Twenty-six (26) feet of Lots One (1) and	īwo (2), Block Twenty-six (26), 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 \$ 0.00	0
23 Was nonreal property included in the purchase? ☐ YES ✓ NO (If Yes,	enter amount and attach itemized list.) 23 \$ 0.00	0
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0,00	0
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 56	
Under penalties of law, I declare that I have examined this statement	nt and that it is, to the best of my knowledge and belief, true, complete, and	
correct, and that I am duly authorized to sign this statement. David B. Garwood	(402) 746 26	10
Print or Type Name of Graptice or Authorized Representative	(402) 746-36 ² Telephone Number	
sign Java Munnel	Attorney July 8, 2021	
here Signature of Grantee or Authorized Representative	Title Date	
REGISTER OF DEEDS' USE	ONLY FOR DEPT. USE O)NLY
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Deed Book 29 Deed Page 30	=1
Mo.] Day 9 Yr. 21 \$ Exerch # 56	BK 2021 Pa 1889	
Nebraska Department of Revenue Form No. 96-269-2008 Rev. 8-2011 Supersedes 96-269-2008	Authorized by Neb. Rev. Stat. §§ 76-214, 77-	-1327

State of Nebraska 🔭
State of Nebraska Sss. County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 9 day
of Til V A.D., 20 21, at 10.00
o'clock A M. Recorded in Book 2021
on Page\ <u>889</u>
Louise PetschCounty Clerk

Assessor

_Comp

BOOK 2021 PAGE 1889

NEBF	ASKA DOCUMENTARY	
	STAMP TAX	
Date	7-9-21	
	#5bBy KD	

WARRANTY DEED

Todd A. Brown and Cody J. Brown a/k/a Cody J. Carson-Brown, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to Grantor's limited liability company received from GRANTEES, CICADA DWELLINGS, LLC, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Twenty-six (26) feet of Lots One (1) and Two (2), Block Twenty-six (26), Original Town of Red Cloud, Webster County, Nebraska.

GRANTORS covenant with GRANTEE that GRANTORS:

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

Executed July

Cody J. Brown

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July

Todd A. Brown and Cody J. Brown, husband and wife.

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

Comm. expires

Notary Public

Cnty No.	Be	ook	Page		Sa	le Date						S	cho	ol Dis	trict Cod	le		The same	1	
91	20	21	1890		7/5	/2021	Bas	se: 9	1-	000	2	Affi	iliate	ed:		Unified:				
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0001165	500		184		1		Geo	Cde	Tw	n i	Rng	Sec	ct	Qrt	Subdiv	Are	a	Blk	F	Parcel
	D	ate of S	ale Assessed	Valu	ie		44	91				0(0	0	10005		-	026	0	000
Land		Imp	provements		7	Total				Date	e of S	Sale	Pro	perty	Classifi	cation	ı Co	de		
	220	2	23,885	5		24,105	St	atus	T	Proper	rty Ty	pe	Z	oning	Locatio	n (City S	Size	Par	cel Size
Assessor Lo		RED	CLOUD (F				A)	1	В		03		C)	3	D) 1	E)) (5	F)	1
Res Table See	15.55					Residentia		100							Comme	rcial		1100		
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			ruction Date:		uction D						nstruct				1900					
					Sq. Ft. :						or Sq.		X 95-2/25 10		725					
		Buildir	ig Cost New:	Cost:	-q. 2 c					Cos				3.9	9,070					
Single Family	Style:	VE E		The same of	lential (Condition:				0.00	The state of	rcial	Occ	cupan	cy Code:					
(100) D Mo		me		(10)		Vorn Out					mary:				herl:		Ot	her2:		
(101) □ One	e Story					adly Worn					-	Charles and the		nstruc	tion Class	: 3	A			
(102) Two	o Story			(30)		verage				(1	l) 🗆	Fir	repro	of Str	uctural Ste	el Frai	me			
(103) 🗆 Spl	it Level			(40)		ood				(2	2) 🗆	Re	info	rced C	oncrete Fi	ame				
(104) 🗆 11/	2 Story			(50)		ery Good				(3	3) 🖼	Ma	ason	гу Веа	ring Walls					
(111) 🗆 Bi-l	Level			(60)	□ E	xcellent				(4	4) 🗆	W	ood	or Stee	el Framed	Ext. W	Valls			
(106) 🗆 Oth	ier									(5	5) 🗆	Me	etal I	Frame	and Walls					
Townhouse or	r Duple:	x Style:		Resid	lential (Quality:				(6	6) 🗆	Po	le Fı	rame						
(301) 🗆 One	e Story			(10)		ow				Co	st Ra	nk:	20)		Cond	ition	: 10	200	
(302) 🗆 Two	o Story			(20)	□ F	air				(10	0) 🗆	Lo	w			(10)	* 1	Worn	Out	
(307) 🗆 11/	2 Story			(30)		verage				(20	0) 🗷	Av	rerag	ge		(20)		Badly	Wor	n
(308) 🗆 Spli	it Level			(40)		lood				(30	0) 🗆	At	ove	Avera	ge	(30)		Averag	ge	
(309) 🗆 21/				(50)		ery Good				(40	0) 🗆	Hi	gh			(40)		Good		
(304) 🗆 One				(60)	□ E	xcellent										(50)	<u> П</u>	Very C	bood	
(305) 🗆 Two	o Story	Duplex							OE IO							(60)		Excelle	ent	
Assessor's	Adju	stmen	t to Sale P	rice ((+ or -	-):														
Assessor Co	mmen	ts and F	Reason for A	djusti	ment:											Control of Activity		-21/2000	Carre	
QCD; T	ITLE	CORRI	ECTION																	

Comment	Suow:								7		4									
Comments f									.om	ment	ıs:									
				92 44 11.																
																		(Conti	nue o	n back)



Real Estate Transfer Statement • To be filed with the Register of Deeds.

FORM 521

· Read instructions on reverse side.

THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMEN	IT IS SIGNED AND ITEMS 1-25 ARE ACCURATELY COMPLETED
1 County Name 2 County Number	3 Date of Sale 4 Date of Deed
WEBSTER - 91	Mo. 07 Day 05 Yr. 2021 Mo. 07 Day 05 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer) Bradford Frey and Andrea Frey
Mohlman Family Farm, LLC	Street or Other Mailing Address
Street or Other Mailing Address	742 N Chestnut St
c/o Claire Harding, Manager, 706 E 12th St. City State Zip Code	15 Sept. Cur. (Madestersons State)
City State Zip Code Eudora KS 66026	City State Zip Code Red Cloud NE 68970
Telephone Number	Telephone Number
(785) 764-3380	Coopies is its ansatz
7 PROPERTY CLASSIFICATION NUMBER. Check one box in ca	tegories A and B. Check C if property is also a mobile home.
(A) Status (B)	Property Type (C)
(1) Improved (1) Single Family (4) Industrial (7) Min	eral Interests-Nonproducing (9) State Assessed (1) Mobile Home
(2) Unimproved (2) Multi-Family (5) Agricultural (8) Min	eral Interests-Producing 10) Exempt
(3) IOLL (3) Commercial (6) Recreational	
8 Type of Deed Corrective Land Contract Personal Rep.	
Warranty Sheriff Executor Mineral → Quit Claim Conservator Partition Trust	Cemetery (Was the transfer an IRS like-kind exchange?) Other
10 Type of Transfer Sale Gift Foreclosure	Revocable Trust Court Decree Satisfaction of Contract
Auction Exchange Life Estate	Irrevocable Trust Partition Other (Explain.) Title correction
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 rela	tives? (If Yes, check the appropriate box.)
YES NO Spouse Par	ents and Child Family Corporation, Partnership or LLC
Grandparents and Grandchild Bro	thers and Sisters Aunt or Uncle to Niece or Nephew 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.)
\$25,000	☐YES ✓ NO \$ %
16 Does this conveyance divide a current parcel of land? YES VNO	17 Was transfer through a real estate agent? (If Yes, include the name of the agent.) YES NO
YES NO 18 Address of Property	
341 N Webster St	(Same as grantees)
Red Cloud, NE 68970	(came as grantess)
20 Legal Description	
The West Twenty-six (26) feet of Lots One (1) and	Two (2) Block Twenty six (26) Original Town of
Red Cloud, Webster County, Nebraska.	Two (2), block Twenty-six (20), Original Town of
rica cloud, Websier County, Nebrasia.	
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	\$ 0.00
	\$ 0.00
	s s
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	
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and
David B. Garwood	(402) 746-3613
Print or Type Name of Grantee or Authorized Representative	Telephone Number
sign florel / Servand	Attorney July 8, 2021
here Signature of Grantee or Authorized Representative	Title Date
REGISTER OF DEEDS' USE	ONLY FOR DEPT. USE ONLY
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Deed Book 29 Deed Page 30
Mo. 7 Day 9 Yr. 21 \$ FXerrot #4	BK 2021 Pg 1890
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327

Entered on the numerical index and filed for record in the Clerk's office of said county this day of Liv. A.D., 20 dl., at 10:09 o'clock A.M. Recorded in Book 20:00 Page 1890 County Clerk 10:00 Peputy Ind Comp Assessor Carded

BOOK 2021 PAGE 1890

NEBRASKA DOCUMENTARY STAMP TAX Date フーター会社 \$ Exempt 井仏 By Vの

QUITCLAIM DEED TO CORRECT TITLE

Mohlman Family Farm, LLC, a limited liability company organized and existing under the laws of the State of Kansas, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) received from GRANTEES, Bradford Frey and Andrea Frey, husband and wife as joint tenants, quitclaims and conveys to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All of the East 92 feet of Lot Two (2), Block Twenty-six (26), Original Town of Red Cloud, Webster County, Nebraska.

This deed is made to correct the Trustee's Affidavit recorded in Book, 2020, page 2239 and Trustee's Deed recorded in Book 2020, page 2237, both of which included the above tract, when in fact this tract had previously been conveyed to the Grantees herein.

Executed July _______, 2021.

MOHLMAN FAMILY FARM, LLC.

Claire Harding, Manager

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July _______, 2021, by Claire Harding, Manager of Mohlman Family Farm, LLC, a Kansas limited liability company, on behalf of the company.

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

2-2022

Notary Public

Cnty No.	. Bo	ok	Page			Sale Date	4374		distrika.		Sch	ool Dis	trict Co	le	e de la companya de La companya de la co		* 45.0	See de 19		
91	20	21	1891		6/	25/2021	Base:	91-	0002		Affili	ated:		Ţ	Unif	ied:				
Location	D	Sale	Number	Us	seabil	ity & Code#_						Parcel 1	Number							
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			ale Assessed	Val	це		4371				00	0	10005	(A. 10.000)	N. C. S.	019	0(000		
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2	,380		191,650	6-465 F-20		194,030	Status		Property	7 Ty	pe	Zoning	Locati	on	Cit	y Size	Parc	el Size		
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Single Family	Style:	104		Resi	dentia	l Condition: 3	5,		Com	me	rcial ()ccupan	cy Code:		in so					
(100) 🗆 Mo	bile Hon	ne		(10)		Worn Out			Prim	агу:		0	ther1:		(Other2:				
(101) 🗆 One	e Story			(20)		Badly Worn			Com	me	rcial (onstruc	tion Clas	s: 🚕	- 100 m	ili Maria di Maria	Andrews Andrews			
(102) 🗆 Tw	o Story			(30)	*	Average			(1)		Fire	proof Str	uctural St	eel Fi	rame	!				
(103) 🗆 Spl	it Level			(40)	*	Good			(2)		Reir	ıforced C	Concrete F	rame	:					
(104) 🗷 11/	/2 Story			(50)		Very Good			(3)		Mas	Property Classification Code Zoning Location City Size Parcel S C) 1 D) 1 E) 6 F) 2 Commercial Provements.: Date: Cother1: Other2: Cal Construction Class: Circproof Structural Steel Frame Leinforced Concrete Frame Masonry Bearing Walls Vood or Steel Framed Ext. Walls Metal Frame and Walls Cole Frame Condition: Cow (10) Worn Out Average (20) Badly Worn Above Average (30) Average								
(111) 🗆 Bi-l	Level			(60)		Excellent			(4)		Woo	od or Ste	el Framed	Ext.	Wal	ls				
(106) 🗆 Oth				a dept had and a	August Commission of the Commi		and office have built on all and a second	est Book com	(5)		Met	al Frame	and Wall	3						
Townhouse of	r Duplex	Style:		Resi	dentia	I Quality: 40	7. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	Seg.	(6)					relative free		k 'sommenter' of		Carried 1675 - Accompany		
(301) 🗆 One	e Story			(10)		Low			Cost	Ra	nk:		r yeren en Listago (1885)	Con	ditio	m:				
(302) □ Two	o Story			(20)		Fair	·- ·- · · · · · · · · · · · · · · · · ·		(10)		Low	7		(10)		Wom	Out			
(307) 🗆 1 1/				(30)		Average			(20)					(20)		Badly	Worr	1		
(308) 🗆 Spl				(40)	*	Good			(30)		Abo	ve Avera	ige	(30)			ge			
(309) 🗆 21/				(50)		Very Good			(40)	U D	High		v klas addali sanifik i							
(304) 🗆 One		-		(60)		Excellent		set raking												
(305) □ Two	o Story I	Duplex	There is a second of the second	re-15.78										(60)		Excell	ent			
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																(Conti	nue or	n back)		

NEBRASKA

Real Estate Transfer Statement

185

FORM **521**

Good Life. Great Service

DEPARTMENT OF REVENUE

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

3			
 If additional space is need 	ed, add an attachment a	and identify the applicable item num	ber.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 2 County Number 3 Date of Sale/Transfer 1 County Name 202 Day 25 WEBSTER - 91 -Mo. 6 Day 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marjorie F. Jones, et al., Co-Trustees Marjorie F. Jones Street or Other Mailing Address Street or Other Mailing Address 10213 State Zip Code State Zip Code 79924 79924 Phone Number Is the grantee a 501(c)(3) organization? Yes V No Phone Number If Yes, is the grantee a 509(a) foundation? V No 915-588-15-598-**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) Mineral Interests-Nonproducing State Assessed Mobile Home Improved | Single Family Industrial Mineral Interests-Producing Unimproved Multi-Family Agricultural Exempt IOLL Recreational Commercial Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Conservator Bill of Sale Corrective Easement Lease Personal Rep Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-Irrevocable Trust Revocable Trust 10 Type of Transfer Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Life Estate Sale Trustee to Beneficiary Gift Auction Easement Buyer Seller V No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Trust Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 234.885.00 **✓** No Yes 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name Yes V No of the agent or title company contact.) Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Webster County, Nebraska Mariorie F. Jones 10213 balahan 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See Exhibit "A" attached hereto 21 If agricultural, list total number of acres transferred in this transaction 22 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and and that I am duly authorized to sign this statement. Print or Type of Grantee or Authorized Representative Phone Number Signatu Authorized Representative Grantee Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Reco 28 Recording Data Yr.2Exempt # 189 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

Exhibit "A"

Lots Three (3) and Four (4), Block Nineteen (19), Original Town of Red Cloud, and a tract in Block Seven (7), Smith and Moore's Addition described as follows: Beginning at a point 160 feet South of the Northwest corner of said Block Seven (7), thence East 142 feet, thence South 50 feet, thence West 142 feet, thence North 50 feet to the point of beginning, all in the City of Red Cloud, Webster County, Nebraska; and

Lot One (1) and North Half (N½) of Lot Two (2), Block Seven (7), LeDuc's Addition to Red Cloud, Webster County, Nebraska



Certificate of Exemption – Deeds to Trustees *Documentary Stamp Tax - Neb. Rev. Stat. § 76-902

SECT	TION 1
Grantor of Instrument and Trust Marjorie F. Jones	
Grantee of Instrument (Trustee) Marjorie F. Jones, Jorie Licking, and	
NAME OF BENEFICIARIES	RELATIONSHIPTO GRANTOR
Marjorie F. Jones	Self
Jorie Licking	Daughter
Larry Wade Jones	Son >
Rebecca Licking	Daughter
	ION 2
Does a trust document exist which sets forth the grantor, the trus of the real property transfer? Check the exemption that would apply if the transfer was ma	YES NO
Deeds to property transferred by or to the U.S., the State of	
Deeds which, without additional consideration, confirm, which do not extend or limit existing title or interest.	correct, modify, or supplement a deed previously recorded, but
Deeds without actual consideration between: husband and a marriage); or parent and child.	wife; ex-spouses (conveying property acquired or held during the
corporation or interest in the partnership or LLC are owner member of that family, related to one another within the four spouses. No consideration is given other than the issuance of the family members or the return of the stock to the corpora in dissolution of the interest in the partnership or LLCs. To	mited liability company (LLC). All the shares of stock of the d by members of a family, or a trust created for the benefit of a orth degree of kindred according to the rules of civil law, and their of stock of the corporation or interest in the partnership or LLC to tion in partial or complete liquidation of the corporation or deeds qualify for the exemption for family corporations, partnerships, corporation or partnership and not in the name of the individual
Deeds of partition.	
Deeds made pursuant to mergers, consolidation, sales, or merger or consolidation filed with the Secretary of State. A othe documentary stamp tax exemption is granted.	transfers of the assets of a corporation pursuant to the plans of copy of this plan must be presented to the register of deeds before
Deeds made by a subsidiary corporation to its parent corporation of the subsidiary's stock.	ation for no consideration other than the cancellation or surrender
Cemetery deeds.	
Mineral deeds.	
Deeds executed pursuant to court decrees.	
Deeds which release a reversionary interest, a condition subs	equent or precedent, a restriction, or any other contingent interest.
 Deeds of distribution executed by a personal representative intestate succession. 	re conveying to devisees or heirs property passing by testate or
Deeds transferring property located within the boundaries of American residing on an Indian Reservation in Nebraska	of an Indian Reservation where the grantor or grantee is a Native
Deeds which convey property held in the name of any partre partner in the partnership or member of the LLC, or to his	nership or LLC, which is not a family partnership or LLC, to any or her spouse.
Easements.	



Certificate of Exemption – Deeds to Trustees

Page 2

SECTION 3

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

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

sign here

Signature

Jarpaie + Jones

Grantee

Title

4-25-21

Date

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

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

State of Nebraska County of Webster

GENERAL NOTARY- State of Nebraska
TERESA LUNBERY
My Comm. Exp. July 17, 2022

BOOK 2021 PAGE 1891

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 10.17 at 10.17 o'clock 6 M. Recorded in Book 20.2 on Page 1891-1892 County Clerk 16.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-9-2 \
\$ Exempt#19_BVL

RETURN TO: Jeffrey L. Hrouda 1306 N. 13th St., Ste. 101 Norfolk, NE 68701

WARRANTY DEED

Marjorie F. Jones, also known as Marjorie Jones, and also known as Marjorie A. Jones, who are one in the same person, despite the discrepancy in the name, a single person, hereinafter referred to as GRANTOR,

In consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE:

Marjorie F. Jones, Jorie Licking, and Larry Wade Jones, Co-Trustees of the Marjorie F. Jones Revocable Trust u/a dated May 21, 2020,

hereby conveys, transfers, and assigns to GRANTEE, all of GRANTOR's right, title and interest in and to the real estate legally described as follows, to-wit:

Lots Three (3) and Four (4), Block Nineteen (19), Original Town of Red Cloud, and a tract in Block Seven (7), Smith and Moore's Addition described as follows: Beginning at a point 160 feet South of the Northwest corner of said Block Seven (7), thence East 142 feet, thence South 50 feet, thence West 142 feet, thence North 50 feet to the point of beginning, all in the City of Red Cloud, Webster County, Nebraska; and

Lot One (1) and North Half (N½) of Lot Two (2), Block Seven (7), LeDuc's Addition to Red Cloud, Webster County, Nebraska

GRANTOR covenants with GRANTEE that GRANTOR:

(1) is lawfully seized of such real estate and that such real estate is free and clear of all liens and encumbrances, subject only to easements, zoning regulations, protective covenants, and restrictions of record; and

(2) has l	legal power and lawful authority to convey the same; and
perse	rants and will defend title to the such real estate against the lawful claims of all ons or entities.
Dated this <u></u>	25 day of 1021.
	Marjorie H. Jones, a/k/a Marjorie Jones, a/k/a Marjorie A. Jones
STATE OF Web	oraska)
COUNTY OF W	ebster) ss.
Marjorie F. Jones, a	and acknowledged before me this
	h h

GENERAL NOTARY- State of Nebraska
TERESA LUNBERY
My Comm. Exp. July 17, 2022

Cnty No.	Во	ok	Pag	e :		Sa	le Date			School District Code												
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(309) 🗆 21/	2 Story			(50) I	J V	ery Good				(40) E] Hi	igh			((40)		Good			
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NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement



FORM

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

521

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1 County Name		2 County Numi			3 Date of Sale/T			4 Date of De	eed		
•	WEBS [*]	ΓER - 91	~		Mo 7_ [Day <u> </u>	r. 2021	Mo6	Day18	Yr. 2021	
5 Grantor's Name, Add	dress, and Telep	hone (Please Pri	int)		6 Grantee's Nar	ne, Address,	and Teleph	one (Please F	Print)		
Grantor's Name (Seller)					Grantee's Name	(Buyer)	w Honny				
See Attached Street or Other Mailing	Address				Jim Henry a	Mailing Addre					
City		State	Zip (Code	628 N Walr	nut St	4—010000 — 1————————————————————————————	State		Zip Code	
City		Olale			Rd Cloud		le the grante	State NE ee a 501(c)(3)	organization?	689	70 No
Phone Number				à	Phone Number	11/059	If Yes, is the	grantee a 509	(a) foundation	1? Yes	No
Email Address n/a					Email Address n/a	<i>'</i>		oxamamonillino vintin			
7 Property Classificat	tion Number. Cl	neck one box in c	categories A and B. C				me.			(0)	
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Unimproved IOLL	Multi-Far	· -	Agricultural Recreational	IL.	Mineral Interes	as-Floudcing		Exempt			
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9 Was transfer part		10 Type of Trans		Forecl	C.0010000000 1	able Trust			Transfer	on Death	
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	Seller V No	Court Deci		_	or Trust Partition	=	_	n of Contract	Other (E	xplain)	
11 Was ownership trans	sferred in full? (If	No, explain the div	vision.)		12	Was real es ✓ Yes	tate purchas	ed for same us	se? (If No, sta	te the intended	use.)
13 Was the transfer bety	ween relatives, o	r if to a trustee, are	e the trustor and benef	ficiary rela	itives? (If Yes, che	ck the approp	oriate box.)				
Yes VN		or Uncle to Niece o			Partnership, or LLC				Other		
	Brothe	ers and Sisters	Gran	dparents a	and Grandchild	☐ Sp	ouse				
	Ex-spo	ouse	Parer	nts and Ch	hild	Ste	ep-parent and	d Step-child			
14 What is the current m	narket value of th	e real property?			15 Was the mor		ed? (If Yes, s	state the amou	ınt and interes	st rate.)	
\$85,750				-	Yes	✓ No	\$			%	
16 Does this conveyance Yes		t parcel of land?			17 Was transfer of the agent	or title compa	ai estate age any contact.)	ent or a title co	mpany? (ir re. <mark>I Nebraska</mark>		No No
18 Address of Property					19 Name and A	ddress of Per	son to Whon	n the Tax State	ement Should	be Sent	7
628 N Walnut S	-				Grantee						
Red Cloud, NE		_									
18a No address ass											
Lots Sixteen County, Nebr	(16) and		(17), Block S	Sevent	teen (17),	Original	Town	of Red C	loud, W	ebster	
21 If agricultural, list tota	al number of acre	es transferred in th	is transaction		·						
22 Total purchase pri			sumed					22 \$		85,750.0	0
23 Was non-real prope	The second of the second		.d .ut 0 t t					\$			
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24 Adjusted purchase	e price paid fo	r real estate (line	e 22 minus line 23)					24	-auraniamanan sananan	85,750,0	0
25 If this transfer is e											
		law, I declare that authorized to sign	at I have examined this	s stateme	nt and that it is, to	the best of	my knowled	ge and belief,	true, complet	e, and	
Jim He		danionzed to eigi	in the statement.						205	7-880-	7659
Print or T	Type Name of Gr	antee or Authorize	ed Representative							one Number	
sign	n Hen	y				Gr	antee			6/25/2021	
here Signature	e of Grantee or A	Authorized Repres	entative		Title				Da	ite	
			Register of Deed's	s Use Or	nly				Fo	r Dept. Use Or	niy
26 Date Deed Recorded			mp or Exempt Number	8	28 Recording Da	ata	0 ~				
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Nebraska Department of Rev	venue					•	0	Authorized b	by Neb. Rev. Sta	t. §§ 76-214, 77-13	27(2)

Larry Kosse and LuAnn Kosse P O Box 74 Campbell, NE 68932

Lila Rupprecht and Michael Rupprecht 2336 T Road Campbell, NE 68932

Kila Burgess and Todd Burgess 217 N Cherry St Red Cloud, NE 68970

Don Kosse and Jamie Kosse 1095 Hwy 281 Red Cloud, NE 68970

Kenneth P. Kosse 3059 Horsshoe Bend Estatees Iowa Park, TX 76367

Ronda Petsch 652 Road 2100 Guide Rock, NE 68942

BOOK 2021 PAGE 1893

State of Nebraska ss.
County of Webster
and filed for record in the
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Dates Dotes County Clein
28.00 Vo Deputy
Ind CompAssessorCarded

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

JOINT TENANCY WARRANTY DEED

Don Kosse and Jamie Kosse, husband and wife; Larry Kosse and LuAnn Kosse, husband and wife; Kila Burgess and Todd Burgess, wife and husband; Lila Rupprecht and Michael Rupprecht, wife and husband; Ronda Petsch, a single person; and Kenneth P. Kosse, a married person and resident of Texas; Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jim Henry and Shirley Henry, 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 Sixteen (16) and Seventeen (17), Block Seventeen (17), Original Town of 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.

Don Kosse

Jamie Kosse

BOOK <u>2001</u> PAGE 1894	_
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STATE OF NEBRASKA)	
COUNTY OF Webster) ss.)	
The foregoing instrument was at Kosse and Jamie Kosse, husband and wi	cknowledged before me on June 🤳 [, 2021 by Don

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

Notary Public Notald

Larry Kosse

LuAnn Kosse

STATE OF NEBRASKA

) ss.

COUNTY OF Webster

The foregoing instrument was acknowledged before me on June 21, 2021 by Larry Kosse and LuAnn Kosse, husband and wife.

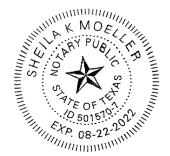
GENERAL NOTARY - State of Nebraska
TERESA L. THEOBALD
My Comm. Exp. August 27, 2021

Notary Public

Kila Burgess Todd Burgess
STATE OF NEBRASKA) ss.
COUNTY OF Web Stere)
The foregoing instrument was acknowledged before me on June 18, 2021 by Kila Burgess and Todd Burgess, wife and husband.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. Augusi 27, 2021 Notary Public
Do Rupprecht Michael Rupprecht
STATE OF NEBRASKA) ss. COUNTY OF Webster)
The foregoing instrument was acknowledged before me on June 2, 2021 by Lila Rupprecht and Michael Rupprecht, wife and husband.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021 Nótary Public

Ronda Petsch	
STATE OF NEBRASKA COUNTY OF Webster)) ss.)
The foregoing instrument was Petsch, a single person.	acknowledged before me on June 22, 2021 by Ronda
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021	Notary Public Kurhald
Kenneth P. Kosse	<u> </u>
STATE OF TEXAS COUNTY OF WIChita	}ss. 505-82-8224

The foregoing instrument was acknowledged before me on June 17th, 2021 by Kenneth P. Kosse, a married person and resident of Texas.



Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	aj l	iska (s V	Sal	e Date		- (2.5) - (3.4) - (3.4)			So	:hool Dis	trict Cod	e -	No.	in the second		
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(104) 🗆 1 1/2	Story			(50)		Ve	ry Good			(3)	*	Mas	sonry Bear	ring Walls			·		
(111) □ Bi-Le	evel			(60)		Exe	cellent			(4)		Wo	od or Stee	l Framed E	xt. Wal	lls			
(106) □ Other	. Joseph Compressor a		<u> </u>			estina.			a see	(5)		Met	tal Frame a	and Walls					
Townhouse or]		Style:		Residential Quality:						(6)		Pole	e Frame						
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(302) □ Two				(20) □ Fair				(10)		Lov	▼	(10) 🗆	Worn	Out				
(307) 🗆 1 1/2				(30)			erage			(20)	X	Ave	rage	(20) 🗆	Badly `	Worn		
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(305) □ Two S				(+ 17 ·	5303							Las.		(50) 🗆	Excelle	ent		
Assessor's A							•	***	•										
Assessor Com	ments	and Re	eason for Ac	ljust	men	t :													
JTWD							 												
		<u> </u>																	
								 											
					-														
Comments fro	om						- Kr	-	'om	ments:				~3	***				
00011830									-	monta.									

·							~									(Contin	me on back)		

Real Estate Transfer Statement

187

FORM 501

DEPARTMENT OF REVENUE		is needed, add an attach			number	321
DEPARTMENT OF REVENUE	The deed will not be recor					
1 County Name	2 County Number		3 Date of Sale/Tran		4 Date of Deed	
,	WEBSTER - 91		Mq. 27 Day		Md. 7 Day	119 v. 21
5 Grantor's Name, Addr	ess, and Telephone (Please Prin	t)		Address, and Telepho		V - 11. 2 - 1
Grantor's Name (Seller)	rest, and reseptions (risease ring	,	Grantee's Name (Bu		iio (i iodoo i iiii)	
Dustin Gay			Jared Lewis			
Street or Other Mailing Ac 1400 E 3rd	Idress		Street or Other Mail 1051 DD Rd	ling Address		
City	State	Zip Code	City		State	Zip Code
Superior Phone Number	NE	68978	Lebanon	Lewes	KS	66952
Filone Number			Phone Number		a 501(c)(3) organiz rantee a 509(a) four	
Email Address			Email Address			
7 Property Classification	on Number. Check one box in ca	tagories A and B. Chook C.	if property is also a n	nobile home		
(A) Status	THAT SOLD SHOOK ONE BOX III OU) Property Type	noblic nome.	>1000	(C)
✓ Improved	Single Family	Industrial	Mineral Interests-N	Nonproducina	State Assessed	Mobile Home
Unimproved	Multi-Family	Agricultural	Mineral Interests-F		Exempt	I I I I I I I I I I I I I I I I I I I
IOLL I	✓ Commercial	Recreational		g		
8 Type of Deed	Conservator	Distribution La	and Contract/Memo	Partition	Sheriff	Other
Bill of Sale	Corrective	Easement Le	ase	Personal Rep.	Trust/Trustee	
Cemetery [Death Certificate - Transfer on Dea	ath Executor M	ineral	Quit Claim	Warranty	
9 Was the property purc part of an IRS like-kind	hased as 10 Type of Transfe	er Distribution Fored	closure Irrevocable	e Trust Revocable T	rust Tra	ansfer on Death
(I.R.C. § 1031 Exchange	ge) Auction	Easement Gift	Life Estate	√ Sale	Tru	ustee to Beneficiary
Yes ✓ No			tor Trust Partition	Satisfaction		her (Explain)
11 Was ownership transfer	rred in full? (If No, explain the divis	sion.)	-	as real estate purchased Yes No	I for same use? (If N	lo, state the intended use.
	en relatives, or if to a trustee, are	the truster and beneficiary rel	_			
Yes No	Aunt or Uncle to Niece or		atives : (ii res, check t Partnership, or LLC	Self	Othe	er
	Brothers and Sisters	= -, -, -, -, -, -, -, -, -, -, -, -, -,	and Grandchild	Spouse		
	Ex-spouse	Parents and C		Step-parent and S	Step-child	
14 What is the current mar	ket value of the real property?		15 Was the mortgag	ge assumed? (If Yes, sta	te the amount and i	nterest rate.)
\$15,246			Yes	✓ No \$		%
	divide a current parcel of land?				or a title company?	(If Yes, include the name
✓ Yes No			_	tle company contact.)	Yes	V No
18 Address of Property	ation			ess of Person to Whom t	he Tax Statement S	nould be Sent
See attached descrip	Juon		same as Grante	ee		
18a No address assign	ned 18b Vacant land					
20 Legal Description	100 Vacantilana		L			
See attached descr	rintion					
occ attached descr	iption					
21 If agricultural, list total n	umber of acres					
			U		1 16	
22 Total purchase price	e, including any liabilities assu	med			. 22	25,000 <mark>,</mark> 00
23 Was non-real propo	rty included in the purchase?	□ Vaa □ Na //f Vaa a	-tl		\$	
23 Was non-real prope	ity included in the purchase?	☐ Yes ☑ No (If Yes, e	nter dollar amount a	nd attach itemized lis	t.) 23	
24 Adjusted purchase p	price paid for real estate (line a	22 minus line 23)			. 24	25,000 00
25 If this transfer is exe	mpt from the documentary sta	amp tax, list the exemption	number			
Under	penalties of law, I declare that	I have examined this stateme	ent and that it is, to the	e best of my knowledge	and belief, true, co	mplete, and
correct, and	that I am duly authorized to sign t	his statement.		,	, , , , , , , , , , , , , , , , , , , ,	
	McCracken e Name of Grantee or Authorized	Representativo				(402) 746-3613
sign	5 Name of Grantee of Authorized	nepreseritative		Attorney		Phone Number
7	f Grantee or Authorized Represen	tative	Title	orrioy		- 1/1/0
HEIE , T		(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)				7
26 Data Danid December 1		egister of Deed's Use O				For Dept. Use Only
26 Date Deed Recorded	_Yr. 21 \$ 56. 3	or Exempt Number	28 Recording Data	Pa 1899		
Mo Day Nebraska Department of Revenu			BKasai	ta 1079	A.46-44-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4	0.4 00 70 0.4
	ev. Supersedes 96-269-2008 Rev. 9-20 ⁻	17	,		Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)

Lots One (1) and Two (2), Three (3), Four (4), Five (5) and Six (6), Block Thirty-two (32), in the Original Town of Red Cloud, Webster County, Nebraska; AND Annex Lot Twenty-one (21) to the City of Red Cloud, Webster County, Nebraska; AND a tract of land described as follows: beginning at the Northeast corner of said Annex Lot Twenty-one (21); thence South 138 feet, more or less, to the Southeast corner of Annex Lot Twenty-one (21); thence West along the South line of Annex Lot Twenty-one (21) to the Southwest corner of Annex Lot Twenty-one (21); thence South a distance of 8 feet to the centerline of the alley running east and west in Block Thirty-two (32), Original Town of Red Cloud; thence East a distance of 136 feet; thence North a distance of 146 feet, more or less, to the South line of Highway No. 136; thence West a distance of 92 feet to the Northeast corner of Annex Lot Twenty-one (21), being a part of Lot A, Roat's Subdivision of Red Cloud, Webster County, Nebraska; EXCEPT the North Eighty-five feet (N85') of each of the above described tracts.

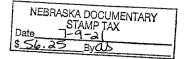
800K 3031	PAGE	1899
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State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
of Louis A.D., 2021, at 3:54
o'clock D.M. Recorded in Book 202
on Page 1899

On Page 1899

Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

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

Lots One (1) and Two (2), Three (3), Four (4), Five (5) and Six (6), Block Thirty-two (32), in the Original Town of Red Cloud, Webster County, Nebraska; AND Annex Lot Twenty-one (21) to the City of Red Cloud, Webster County, Nebraska; AND a tract of land described as follows: beginning at the Northeast corner of said Annex Lot Twenty-one (21); thence South 138 feet, more or less, to the Southeast corner of Annex Lot Twenty-one (21); thence West along the South line of Annex Lot Twenty-one (21) to the Southwest corner of Annex Lot Twenty-one (21); thence South a distance of 8 feet to the centerline of the alley running east and west in Block Thirty-two (32), Original Town of Red Cloud; thence East a distance of 136 feet; thence North a distance of 146 feet, more or less, to the South line of Highway No. 136; thence West a distance of 92 feet to the Northeast corner of Annex Lot Twenty-one (21), being a part of Lot A, Roat's Subdivision of Red Cloud, Webster County, Nebraska; EXCEPT the North Eighty-five feet (N85') of each of the above described tracts.

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 July 7, 2021.

Dustin D. Gay

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July _____, 2021, by Dustin D. Gay, a single person.

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

Comm. expires

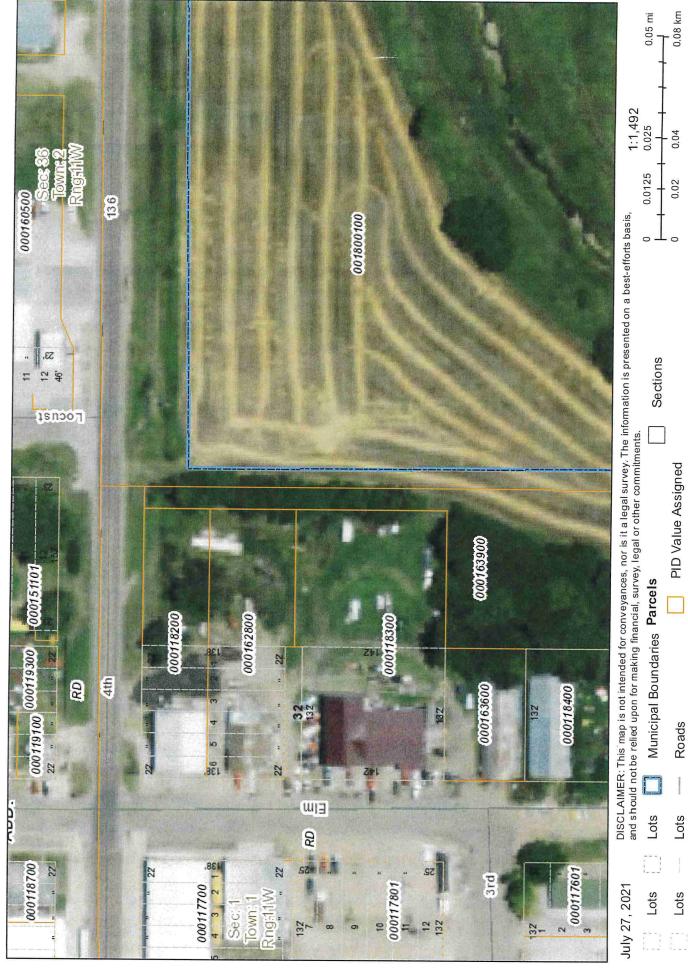
Notary Public

No PID Value

Lots

Lots





BOOK 2021	PAGE	1897	+

RESOLUTION NO 739 (APPROVING LOT SPLIT)

BE IT RESOLVED by the Mayor and Council of the City of Red Cloud, Nebraska:

Section 1. That the subdivision by conveyance made by Dustin D. Gay, a single person, of a portion of the following described real estate, to wit:

Lots One (1) and Two (2), Three (3), Four (4), Five (5) and Six (6), Block Thirty-two (32), in the Original Town of Red Cloud, Webster County, Nebraska; AND Annex Lot Twenty-one (21) to the City of Red Cloud, Webster County, Nebraska; AND a tract of land described as follows: beginning at the Northeast corner of said Annex Lot Twenty-one (21); thence South 138 feet, more or less, to the Southeast corner of Annex Lot Twenty-one (21); thence West along the South line of Annex Lot Twenty-one (21) to the Southwest corner of Annex Lot Twenty-one (21); thence South a distance of 8 feet to the centerline of the alley running east and west in Block Thirty-two (32), Original Town of Red Cloud; thence East a distance of 136 feet; thence North a distance of 146 feet, more or less, to the South line of Highway No. 136; thence West a distance of 92 feet to the Northeast corner of Annex Lot Twenty-one (21), being a part of Lot A, Roat's Subdivision of Red Cloud, Webster County, Nebraska,

to Jared S. Lewis and Ashley A. Lewis, husband and wife, which divides the parcel into two tracts for the purpose of ownership and adjustment of lot lines, is hereby approved and accepted.

Section 2. That the written notice of defect in subdivision approval and the 120 day period for objection thereto as provided in Neb. Rev. Stat. § 76-2,110, be and hereby are waived for the above described subdivision.

Section 3. That the City Clerk is hereby authorized and directed to deliver a certified copy of this resolution to the city attorney for recordation in the real estate records of Webster County, Nebraska.

Passed and approved on April , 6 2021.

ATTEST: OF RED CLOUD, NEBRASKA

CONCENTRATE Mayor

I hereby certify the above to be a true and correct copy of a Resolution duly passed and approved by the Mayor and Council of the City of Red Cloud, Nebraska on $\frac{\text{April}}{\text{Nebraska}}, \frac{(\varrho - 20 \text{ Z})}{\text{Witness my hand and the seal of the City of Red Cloud, Nebraska, this } \frac{\text{April}}{\text{April}}, 20 \text{ Z}$
City Clerk

Agricultural Land Sales Worksheet

Cnty No.	Во	ok .	Page	Sale Dat	e	School District Code										
91	20	21	1914	7/13/20	21	Base:	02	Affi	liated:			Unified:				
Location	ID :	Sale	Number	Useability & C	ode#	ion .				Parce	l Ni	umber				
0019149	900		188	1		GeoCde	Twn	Rng	Se	ct Qri		Subdiv	Area	Blk	1	Parcel
	D	ate of S	ale Assessed V	alue '		4371	2	11	3!	5 0		00000		000	0	000
Land		Imp	orovements	Total			D	ate of	Sale	Proper	ty :	Classifica	tion (Code		13.2 - 13.3 13.2 - 13.2 13 13.2 - 1
29	,440		107,280	136	,720	Status	Prop	erty Ty	pe	Zonin	3	Location	G	ty Size	Par	cel Size
		Irrigat	ion Type:			A) 1	B)	01		c) 5		D) 2	E)	0	F)	3
LCG			ACRES:	VALUE:			LCG			ÀC	RF	ES:	Mari	VÄL	UE:	
IRRIGATE		1		•		GF	ASSLA	ND 1	G1	1- <u> </u>	2017					
	1A			·					lG							
	2A1						2G1									
	2A							1	2G							
	3A1					•	30	GI								
	3A					3G										
	4A1							40	31	·						
	4A							4	1G							
DRYLANI) 1D1						Shelterbe	lt/Timb	ег							
	1D							Accreti	on							
	2D1							Was	ste							
	2D		<u>-</u>					Otl	er							
	3D1					AG L	AND T	ГОТА	\mathbf{L}							
	3D							Roa	ds							
	4D1	ļ					F	arm Sit	es			1.000			8,	,650
settististististististististististististis	4D	2000 AN AND TOP COM			Alienta veste cesa.		He	ome Sit	es		3	3.970			20,	790
		antibolis (C. C. Ster	Compression and a second of				R	ecreati	on							
	wellings				,840			Oth								
Outl	ouildings			81,	440	No	n-AG T	COTA	\mathbf{L}		4	1.970			29,	440
A ====================================	. A J.L.	4.		())			ח	C _ 4 _ T	<u> </u>	,	. 🔻	7.1.	~ ~			

Dwellings		25,840	Other										
Outbuildings		81,440	Non-AG TOTAL	4.970	29,440								
Assessor's Adjus	tment to Sale Price	e (+ or -):	Total Reca	pture Value:									
Assessor Comments and Reason for Adjustment:													
JTWD													
	2000												
Comments from			Comments:										
001914900													
					(Continue on back)								
					PAT 96-106-99								

188

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM 521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed								
WEBSTER - 91	Mo. 07 Day 13 Yr. 2021 Mo. 07 Day 12 Yr. 2021								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) RBK, LLC	Grantee's Name (Buyer) Justin L and Elizabeth Van Wey								
Street or Other Mailing Address	Street or Other Mailing Address								
1105 RD GH	1118 Hwy 136								
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970								
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No								
Email Address	If Yes, is the grantee a 509(a) foundation? Yes No Email Address								
Littali Address	Linal Address								
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.								
(A) Status (B)	Property Type (C)								
☐ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home								
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt								
IOLL Commercial Recreational									
	d Contract/Memo Partition Sheriff Other								
Bill of Sale Corrective Easement Lea									
Cemetery Death Certificate – Transfer on Death Executor Min									
9 Was the property purchased as part of an IRS like-kind exchange?									
part of an IRS like-kind exchange? Auction Easement Gift	☐ Life Estate								
Yes ✓ No Court Decree Exchange Granto									
11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No 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.									
	artnership, or LLC Self Other								
Brothers and Sisters Grandparents a	_								
Ex-spouse Parents and Ch									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
\$4,530	Yes ✓ No \$								
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name								
✓ Yes No	of the agent or title company contact.) Yes No								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
See attached	Same as Grantee								
18a 📝 No address assigned 18b 🗌 Vacant land									
20 Legal Description									
See Attached									
21 If agricultural, list total number of acres									
22 Total purchase price, including any liabilities assumed									
	ter dollar amount and attach itemized list.)								
	ter dollar amount and attach itemized list.)								
23 Was non-real property included in the purchase? Yes No (If Yes, en 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 6,000 00 Inter dollar amount and attach itemized list.) 23 5 6,000 00 24 6,000 00								
 23 Was non-real property included in the purchase? Yes No (If Yes, en 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 	22 6,000 00 Inter dollar amount and attach itemized list.) 23 \$ 6,000 00 Inumber								
 23 Was non-real property included in the purchase? Yes No (If Yes, en. 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	ter dollar amount and attach itemized list.) 22								
23 Was non-real property included in the purchase? Yes No (If Yes, en 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	ter dollar amount and attach itemized list.) 22								
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23 Was non-real property included in the purchase? Yes No (If Yes, en 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	ter dollar amount and attach itemized list.) 22								
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23 Was non-real property included in the purchase? Yes No (If Yes, en 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	ter dollar amount and attach itemized list.) 22								
23 Was non-real property included in the purchase? Yes No (If Yes, en 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	ter dollar amount and attach itemized list.) 22								
23 Was non-real property included in the purchase? Yes No (If Yes, en 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	ter dollar amount and attach itemized list.) 22								

A tract of land located in County Surveyors Lot 8 in the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: The North Five Hundred Fifty-six feet (N556') of the South Seven Hundred and Sixty feet (S760') of said County Surveyors Lot 8.

BOOK 2021 PAGE 1914

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of July A.D., 2021, at 7:41 o'clock A.M. Recorded in Book 203 on Page 1114 County Clerk 10.20 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-13-21
\$ 13.50 By ALA

JOINT TENANCY WARRANTY DEED

RBK, LLC, a Nebraska limited liability company, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Justin L. Van Wey and Elizabeth Van Wey, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in County Surveyors Lot 8 in the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: The North Five Hundred Fifty-six feet (N556') of the South Seven Hundred and Sixty feet (S760') of said County Surveyors Lot 8.

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 July 12, 2021.

Richard Kudrna, manager

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 12, 2021, by Richard Kudrna, manager, on behalf of RBK, LLC, a Nebraska limited liability company.

Comm. expires

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

Notary Public

State of Nebraska (cc	
County of Webster	
Entered on th	ŧ
numerical index and filed for record in th	
Clerk's office of said county this 13 da	ij
of July A.D., 2021, at 9:30	2
o'clock a M. Recorded in Book 202	
on Page 1912-1912	-

____Deputy
Carded

BOOK 2021 PAGE 1912

RESOLUTION NO 743 (APPROVING LOT SPLIT)

BE IT RESOLVED by the Mayor and Council of the City of Red Cloud. Nebraska:

Section 1. That the subdivision by conveyance made by RBK, LLC, of a portion of the following described real estate, to wit:

County Surveyors Lot 8 located in the Southwest Quarter (SW1/4) of Section 35, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT the South 204 feet of County Surveyors Lot 8, AND EXCEPT all that part of the following tract of land located in County Surveyor's Lot 8, more particularly described as follows and assuming the North line of said SW1/4 bears N89 54'28"E or S89 54'28"W. Commencing at the Center 1/4 corner of said Section 35; thence S89 54'28"W 553.56 feet to the NW corner of Fairview Subdivision to the Town of Red Cloud, said point also being the True Point of Beginning; thence S00 00'50"W 752.38 feet on the West line of Fairview Subdivision to a point; thence S00 00'45"E 338.57 feet on the East line of County Surveyor's Lot 7A and 7B to a point; thence S00 02'12"E 421.23 feet on the East line of County Surveyors Lot 7B and 11 to a point; thence S89 52'43"W 944.94 feet on the South line of County Surveyor's Lot 11 to a point; thence N00 00'48"W 384.19 feet to a point; thence S89 56'30"E 190.00 feet to a point; thence N00 00'45"W 432.83 feet to a point; thence N00 01'43"W 118.50 feet to a point; thence N48 20'03"W 111.67 feet to a point; thence N20 38'05"W 141.62 feet to a point; thence S89 53'58"W 104.77 feet to a point; thence N04 05'07"W 371.57 feet to a point on the North line of said SW1/4: thence N89 54'28"E 1019.59 feet on the 1/4 Section line to the True point of Beginning, subject to County Road Right of Way,

to Justin L. Van Wey and Elizabeth Van Wey, husband and wife, which divides the parcel into two tracts for the purpose of ownership and adjustment of lot lines, is hereby 'approved and accepted.

Section 2. That the written notice of defect in subdivision approval and the 120 day period for objection thereto as provided in Neb. Rev. Stat. § 76-2,110, be and hereby are waived for the above described subdivision.

Section 3. That the City Clerk is hereby authorized and directed to deliver a certified copy of this resolution to the city attorney for recordation in the real estate records of Webster County, Nebraska.

Passed and approved on July , 6 2021.

ATTESTS SEAL	THE CITY OF RED CLOUD, NEBRASKA
City Clerk	Mayor

I hereby certify the above to be a true and correct copy of a Resolution duly passed and approved by the Mayor and Council of the City of Red Cloud, Nebraska on July , & 20 21. Witness my hand and the seal of the City of Red Cloud, Nebraska, this July & , 20 21.

Casie Olson
City Clerk

Residential & Commercial Sales Worksheet

Cnty No.	· Bo	ok .	Page			Sal	e Date			School District Code								
91	20	21	1915	5		7/9	/2021	Base:	0074	074 Affiliated:						Unified:		
Location	D	Sale	Number		Useal	bility	& Code#	Single Section		. Zowali			Parcel I	Number	kë e		,	Mark.
0003197	700		189		1			GeoCde	Τw	n R	ıg	Sec	t Qrt	Subdiv	Ai	ea	Blk	Parcel
	D	ate of S	ale Assess	ed Va	ılue			4133				00	0	2001	5		000	0000
Land		Imp	rovement	s :	t (*, T	otal			Date	of S	ale	Propert	y Classif	icati	on C	ode	
2	,115		108,3	25			110,440	Status		Property	roperty Type Zoning Location						7 Size	Parcel Size
Assessor Lo	cation:	BLUE	HILL	(BH))			A) 1	F	B) 01 C) 1 D) 1						E) 6 F) 1		
							Residential		ingle To					Comm	ercia	1		
	Mul	tiple Im	provement	s: Mu	ltiple.	Impro	vements.:			Multi	Multiple. Improvements. :							
		Constr	uction Dat	e: Co	nstruct	ion Da	_{ite:} 19	48		Cons	truct	ion D	ate:					
77			Floo	r: Flo	or Sq.	Ft. :	2,2	13		Floor	Sq.	Ft. :						
		Buildin	ig Cost Nev	v: Co	st:		320,6	60		Cost								
Single Family	Style:	101	er Declar	Re	sider	tial C	ondition: 2	5 🐫 🖠		Con	me	rcial	Occupan	cy Code:				
(100) 🗆 Mo	bile Hon	ne		(1	(10) U Worm Out						Primary: Other1: Other2:							
(101) 🗷 On	e Story			(2	(20) 🗷 Badly Worn					Con	Commercial Construction Class:							
(102) 🗆 Tw	(3	(30) 🗷 Average					(1)	(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	it Level			(4	0) 🗆	G	ood			(2)	(2)							
(104) 🗆 11	(5	0) 🗆	V	ery Good			(3)		Ma	asonry Be	aring Wal	s						
(111) 🗆 Bi-	Level			(6	0) 🗆	Ex	cellent			(4)		Wo	ood or Ste	el Frameo	Ext.	Wall	s	
(106) 🗆 Oth										(5)		Me	etal Frame	and Wall	s			
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(301) 🗆 On	e Story			(1	0) 🗆	Lo)W			Cost	Ra	nk:			Con	ditio	n: A	4.3 s.2 s. 5 s.
(302) 🗆 Tw	o Story			(2	0) 🗆	Fa	ir			(10)		Lo	w		(10)		Worn	Out
(307) 🗆 11/	/2 Story			(3	0) 🗆	A	verage			(20)		Av	erage		(20)		Badly	Worn
(308) □ Spl	it Level			(4	0) 🗷	G	ood			(30)		Ab	ove Avera	ige	(30)		Avera	ge
(309) 🗆 2 1/	/2 Story			(5	0) 🗆	Ve	ery Good			(40)		Hig	gh	m which is displayed	(40)		Good	
(304) 🗆 On				(6	0) 🗆	Ex	cellent	CONTROL & ANCONO TRANSMIS	Steam co.						(50)		Very (Good
(305) □ Tw	o Story I	Duplex					, 10 T W		riiden August	, ita					(60)		Excell	ent
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Comercia	fuar-								C									
000319									Com	ments	-							
																	(Cont	inue on back)

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

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

FORM 521

189

The deed will i	not be recorded unless this stateme	nt is signed and items 1-25 are accurately	completed.	
1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed	
Webster	91	Mo. <u>07</u> Day <u>09</u> Yr. <u>2021</u>	Mo 07 Day _	07 Yr. 2021
5 Grantor's Name, Address, and Teleph	one (Please Print)	6 Grantee's Name, Address, and Telephon	ne (Please Print)	
Grantor's Name (Seller) Harlan H. Siebrass and Mildred L. Sie	brass, Trustees of the Harlan H.	Grantee's Name (Buyer) Roberta S. Ruth		
Street or Other Mailing Address 1920 Sagewood Ave, #205		Street or Other Mailing Address 80 801 394 206 1	V. Payne o	C.
City Grand Island, NE 68803	State Zip Code	City	State 30	Zip Code
Phone Number NA		Phone Number Is the grantee a 501(or 4/02 851- 02 70 If Yes, is the grantee		☐ Yes No ☐ Yes No
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net		
7 Property Classification Number. Check of	ne box in categories A and B. Check C if	property is also a mobile home.		
(A) Status	(F	3) Property Type		(C)
│ Improved │ Unimproved │ IOLL │ Commercial	☐ Industrial☐ Agricultural☐ Recreational		State Assessed Exempt	Mobile Home
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate - T	Easement Le	and Contract/Memo Partition Sherriff ease Personal Rep. Trust/T neral Quit Claim Warran	rustee	·
	Auction Easement Gift	closure	Trustee	er on Death e to Beneficiary Explain)
11 Was ownership transferred in full? (If No, ex	plain the division.)	12 Was real estate purchased for sar	ne use? (If No, state ti	he intended use.)
13 Was the transfer between relatives, or if to a Yes No Aunt or Un Brothers ar Ex-spouse	cle to Niece or Nephew	Partnership, or LLC Self Spouse	☐ Otherild	
14 What is the current market value of the real \$165,000.00	property?	15 Was the mortgage assumed? (If Yes, state the Yes No \$		ate.) %
16 Does this conveyance divide a current parce	el of land?	17 Was transfer through a real estate agent or a ti of the agent or title company contact.)	itle company? (If Yes, 'es Real Estate Gr o	
18 Address of Property 206 N. Payne St. Blue Hill, NE 8930	,	19 Name and Address of Person to Whom Tax Sta Roberta S. Ruth 206 N. Payne St. Blue Hill, NE 3930	atement Should be Se	nt
18a No address assigned 18b	Vacant Land			
follows: Beginning at a point on the Sthence West 115 feet along the South	Southeast corner of Lot 4, Hawley's	f Blue Hill, Webster County, Nebraska, des Subdivision of Rohrer's Addition to the Vil due North 85 feet, thence due East 115 fee	llage of Blue Hill,	Nebraska,
22 Total purchase price, including any lia	ibilities assumed		22 \$	165,000 00
23 Was non-real property included in the	purchase? Yes No (If Yes, en	ter dollar amount and attach itemized list.)	23 \$	
24 Adjusted purchase price paid for real25 If this transfer is exempt from the doc		numher	24	165,000 00
400			true complete and	
correct, and that I am duly aut		and that it is, to the best of my knowledge and belief,	true, complete, and	
			1/02 6	231-1770
Roberta S. Ruth Print or Type Name of Grant	ee or Authorized Representative		Phone Numb	931-0270 per
sign , loberty &	P P. JL	0	y. a	· .
Signature of Granton or Auth	orized Representative	Grantee or Authorized Representative Title	July 20 Date	121
here				
	Register of Deed		For	Dept. Use Only
26 Date Deed Recorded Mo Day 13 Yr 21	27 Value of Stamp or Exempt Number \$ 371, 25	28 Recording Data BK 2021, Pa 1915		
Nehraska Denartment of Revenue	+ 5 ///	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	D- 01-1 00 70 01-1	77 1007 (0)

Escrow File No.: 21310

EXHIBIT "A"

Part of Lot 4 in Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, described by metes and bounds as follows: Beginning at a point on the Southeast corner of Lot 4, Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Nebraska, thence West 115 feet along the South boundary line of said Lot 4, thence due North 85 feet, thence due East 115 feet to the East boundary line of said Lot 4, thence South along the East boundary line of said Lot 4, 85 feet to the point of beginning.

State of Nebraska ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of July A.D., 2021, at 1:44
o'clock 0 M. Recorded in Book202
on Page 1915 County Clerk 1 Deputy 10.00

Assessor

Comp

Carded

BOOK 2021 PAGE 1915

NEBRASKA DOCUMENTARY
STAMP TAX .
Date7-13-21
\$_371.45' By QL

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, Harlan H. Siebrass and Mildred L. Siebrass, Trustees of the Harlan H. Siebrass & Mildred L. Siebress Joint Revocable Trust, hereby conveys to

Roberta S. Ruth, a single person,

the following described real estate in Webster County, Nebraska:

Part of Lot 4 in Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, described by metes and bounds as follows: Beginning at a point on the Southeast corner of Lot 4, Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Nebraska, thence West 115 feet along the South boundary line of said Lot 4, thence due North 85 feet, thence due East 115 feet to the East boundary line of said Lot 4, thence South along the East boundary line of said Lot 4, 85 feet to the point of beginning.

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEES that GRANTOR:

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

(1) (2) (3) has legal power and lawful authority to convey the same;

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

Executed this _7 th day of July, 2021.

The Harlan H. Siebrass & Mildred L. Siebress Joint Revocable Trust

By: Harlan H. Siebrass

March F. Diebrase By: Mildred L. Siebrass

COUNTY OF The foregoing instrument was acknowledged before me this _____day of July, 2021 by Harlan H. Siebrass and Mildred L. Siebrass, Trustees of the Harlan H. Siebrass & Mildred L. Siebress Joint

Notary Public

STATE OF Nebraska

GENERAL NOTARY - State of Nebraska THOMAS M. HARMAN My Comm. Exp. April 11, 2023

My Commission expires

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale	e Date	TWO STATES				S	choo	I Dis	tri	ct Code				
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Land		Imp	rovements			T	otal			Ī	Date of	Sale	Pro	perty	7 C	lassific	ation	L Code	1	
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		Buildin	g Cost New:	Cost			231,6	95			Cost:									
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(100) □ Mob	bile Hon	ne		(10)	*	Wo	om Out				Primary			_	her		· · · · -	Other2:		
(101) 🗆 One	Story			(20)		Ba	ily Worn			2000	Comme	rcia	l Cons	struci	tion	ı Class:				
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(103) □ Split	t Level			(40)		Go	od				(2)	l Re	inforc	ed C	one	crete Fran	ne			
(104) 🗆 1 1/2	2 Story			(50)		Ve	ry Good				(3)	l M	asonry	y Bea	ring	g Walls				
(111) □ Bi-L	.evel			(60)		Exc	cellent			and and and	(4) □	l W	ood o	r Stee	l Fı	ramed Ex	t. Wa	lls		
(106) □ Othe	er	at Anna 14 2000 and once 1								36.40 20.40 20.40	(5)	M	etal Fr	ame a	and	l Walls	-			
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(301) □ One	<u>-</u> -	 .		(10)		Lov	<i>N</i>]	Cost Ra	nk:				C.C	onditi	on:		
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(308) □ Split				(40)	*	Goo				_	(30)	Ab	ove A	verag	ge	(3	0) 🗆	Averag	ge	
(309) 🗆 2 1/2				(50)			y Good				(40)	Hiş	gh	er weert tall to	1.790		0) 🗆	Good		
(304) □ One				(60)	<u> </u>	Exc	ellent	usar Ingresi i	. A CON							<u></u> (5	0) 🗆	Very C	bood	
(305) □ Two	Story D	uplex									100	1147			100	(6	0) 🏻	Excelle	ent	
Assessor's							1													
Assessor Con	mments	and Re	eason for A	djust	ment	: 														
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Comments fr	·om	<u>, 1800</u>		····				·····					***************************************			· · · · · · · · · · · · · · · · · · ·				. ,
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NEBRASKA Good Life Great Service

Real Estate Transfer Statement

190

FORM **521**

Good Life. Great Service.

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

DEPARTMENT OF REVENUE		pace is needed, add an atta	chment and identify the applic	cable item number.	0 _1			
			ent is signed and items 1-25					
1 County Name	2 County N	Number	3 Date of Sale/Transfer	4 Date of Deed	17 21			
	WEBSTER - 91		Mo. <u>07</u> Day / Yr.	<u> </u>	12 yr. 21			
The second of th	ess, and Telephone (Please	e Print)	6 Grantee's Name, Address, a	ind Telephone (Please Print)				
Grantor's Name (Seller) City of Red Cloud	I, Board of Public Tr	rust	Grantee's Name (Buyer) Van Beber Properties	s, LLC				
Street or Other Mailing Ad	ddress		Street or Other Mailing Address					
540 N Webster S	State	Zip Code	2117 Glenfair Road City	State	Zip Code			
Red Cloud	NE	6897	O Greeley	CO	80631			
Phone Number				s the grantee a 501(c)(3) organiz Yes, is the grantee a 509(a) four				
Email Address			Email Address					
7 Property Classification	n Number. Check one box	in categories A and B. Check	C if property is also a mobile hom	ie.				
(A) Status			(B) Property Type		(C)			
✓ Improved	✓ Single Family	Industrial	Mineral Interests-Nonproducin		Mobile Home			
Unimproved	Multi-Family	Agricultural	Mineral Interests-Producing	Exempt				
IOLL	Commercial	Recreational	Land Control Manage Destition		Johns			
	Conservator Corrective	☐ Distribution ☐ Easement ☐	Land Contract/Memo Partition Lease Personal	_	Other			
	Death Certificate – Transfer o		Mineral Quit Clai					
9 Was the property pure	7,000,000,000			Revocable Trust Tra	ansfer on Death			
part of an IRS like-kind (I.R.C. § 1031 Exchan	d exchange?	= =	Life Estate	Sale Tr	ustee to Beneficiary			
Yes V	· ' —	Decree Exchange Gr	antor Trust Partition	Satisfaction of Contract Of	ther (Explain)			
11 Was ownership transfe Yes No	rred in full? (If No, explain th	e division.)	12 Was real esta ✓ Yes	te purchased for same use? (If N	No, state the intended use.)			
13 Was the transfer between	en relatives, or if to a trustee	e, are the trustor and beneficiary	relatives? (If Yes, check the appropr	iate box.)				
☐ Yes ✓ No	Aunt or Uncle to Nie	ece or Nephew 🔲 Family Corp	., Partnership, or LLC Self	Othe	er			
	Brothers and Sisters	Grandparer	ts and Grandchild Spou	ıse				
	Ex-spouse	Parents and		-parent and Step-child				
2.3	rket value of the real propert	y?		d? (If Yes, state the amount and	interest rate.)			
\$0		10	Yes ✓ No \$		%			
Yes No	divide a current parcel of lan	d?	of the agent or title company	estate agent or a title company? y contact.)	? (If Yes, include the name			
18 Address of Property				on to Whom the Tax Statement S				
530 N Cherry St, Red Cloud			same as Grantee	AT TO THIS THAT CHARGING IN C				
905 N Cedar St, Red Cloud								
18a No address assig	ned 18b 🗌 Vacant la	and						
20 Legal Description								
see attached								
21 If agricultural, list total r	number of acres							
22 Total purchase price	e, including any liabilities	assumed	**********		9,500,00			
23 Was non-real prope	erty included in the purch	ase? Yes 🔽 No (If Yes	, enter dollar amount and attach		I.			
24 Adjusted purchase	price paid for real estate	(line 22 minus line 23)		24	9,500 00			
		ary stamp tax, list the exempt						
Unde	r penalties of law, I declared that I am duly authorized to	e that I have examined this state	ment and that it is, to the best of m	y knowledge and belief, true, co	omplete, and			
	McCracken	o sign this statement.			(402) 746-3613			
Print or Typ	oe Name of Grantee or Author	rized Representative	Phone Nu					
sign	V7/			rney	07/14/21			
here Signature	of Grantee or Authorized Rep	presentative	Title		Dafe			
		Register of Deed's Use	Only		For Dept. Use Only			
26 Date Deed Recorded	27 Value of	Stamp or Exempt Number	28 Recording Data	1000	•			
Mo Day	Lyr.al \$ E1	Lengt#2	BK 2021, to	9 1926				
Nebraska Department of Reven	ue			Authorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)			

The South Half (S½) of Lot Eight (8) and all of Lot Nine (9), Block Three LeDuc's Addition to Red Cloud, Webster County, Nebraska; and

Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Sixteen (16), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

BOOK <u>202</u> PAGE 1926

State of Nebraska ss. County of Webster

numerical index and filed for record in the Clerk's office of said county this day of July A.D., 20al, at 3:32 or clock M. Recorded in Book 20al on Page 1920-1921

January Potath County Clerk 16.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date コーリース(S上Xenpで表 By 4)

WARRANTY DEED

The City of Red Cloud, Board of Public Trust, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Van Beber Properties, LLC, a Colorado limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half ($S\frac{1}{2}$) of Lot Eight (8) and all of Lot Nine (9), Block Three LeDuc's Addition to Red Cloud, Webster County, Nebraska; and

Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Sixteen (16), Smith & Moore's Addition to 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 July 12, 2021.

THE CITY OF RED CLOUD, BOARD OF PUBLIC TRUST

Kory McCracken Chairman

Valda Phelps, Secretary

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 12, 2021, by Kory McCracken, Chairman, and Valda Phelps, Secretary, on behalf of The City of Red Cloud, Board of Public Trust.

Comm avaires // -73-775-

Notary Public

RESOLUTION NO. 744

BE IT RESOLVED by the Mayor and Council of the City of Red Cloud, Nebraska:

1. That pursuant to Red Cloud Code § 8-105(9) and Neb. Rev. Stat. § 17-503.01 The City of Red Cloud, Board of Public Trust will sell the following described real property:

Tract #1: The South Half (S½) of Lot Eight (8) and all of Lot Nine (9), Block Three LeDuc's Addition to Red Cloud, Webster County, Nebraska, a/k/a 530 N Cherry St.; and

Tract #2: Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Sixteen (16), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska, a/k/a 905 N Cedar St.

- 2. That the fair market value of each tract of real property described above is less than five thousand dollars (\$5,000.00). The sales price of Tract #1 is \$4,750.00; the sales price of Tract #2 is \$4,750.00.
- 3. That after passage of this resolution directing the sale of the property, notice of such sale shall be posted in three (3) prominent places within the Municipality for a period of not less than seven (7) days prior to the sale of the property.
- 4. That The City of Red Cloud, Board of Public Trust is hereby authorized and directed to execute all instruments that may be required to convey all right, title and interest of The City of Red Cloud, Board of Public Trust in said real property to the buyer or Grantee.

Passed and approved on July, 2021	•
ATTEST	THE CITY OF RED CLOUD, NEBRASKA
SEAL	1100
Casio Clison	JUNA BALLS
City Clerk	Mayor

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ook	Page		Sal	e Date				W.	So	hool Di	stri	ct Code			
91	20	21	1961		7/15	/2021	Base:	91-	0002	2	Affi	liated:			Unif	ied:	
Location	ID	Sale	Number	Usea	ability	& Code#						Parcel	Nui	mber			
0001116	00		191	:	L		GeoCde	Tw	vn R	eng	Sec	t Qrt	S	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value			4491				00	0	1	0005		020	0000
Land		Imp	provements		T	otal			Date	of S	ale	Propert	уC	lassifica	tion (Code	
	415		3,755	5		4,170	Status		Propert	ty Typ	ре	Zoning		Location	Cit	y Size	Parcel Size
Assessor Loc	cation:	RED	CLOUD (F	RC)			A) 1	F	3) (01		C) 1]	D) 1	E)	6	F) 1
						Residentia							C	ommerc	ial		
	Mul	tiple Im	provements:	Multiple	. Improv	rements.:			Mult	tiple.]	Impro	vements.					
		Constr	uction Date:	Constru	ction Da	te: 18	90		Cons	structi	on D	ate:					
			Floor:	Floor Sc	լ. Ft. :	1,0	17		Floor	r Sq. 1	Ft.:						
	TV W	Buildin	ig Cost New:	Cost:		93,3	05		Cost	t:							
Single Family	Style:	104		Reside	ntial C	ondition: 1	0		Con	nmer	cial	Occupar	icy (Code:			
(100) □ Mot	oile Hon	ne		(10) E	H W	om Out			Prin	nary:		С	ther	:1:	(Other2:	
(101) □ One	Story			(20) E	∃ Ba	dly Worn			Con	nmer	cial	Constru	ctior	n Class:			
(102) □ Two	Story			(30)	□ Av	erage			(1)		Fire	eproof St	ructi	ural Steel	Frame		
(103) □ Split	t Level			(40) E	☐ Go	od			(2)		Rei	nforced (Cond	crete Frar	ne		
(104) 🗷 11/2	2 Story			(50) E	□ Ve	ry Good			(3)		Ma	sonry Be	aring	g Walls			
(111) □ Bi-L	evel			(60) E] Ex	cellent			(4)		Wo	od or Ste	el F	ramed Ex	ct. Wal	ls	
(106) □ Othe	er				2020				(5)		Me	tal Frame	and	l Walls		*	
Townhouse or		Style:	9	Reside	ntial Q	uality: 20			(6)		Pol	e Frame					
(301) 🗆 One				(10) E	l Lo	W			Cost	t Rar	ık:			C	onditio	n:	
(302) Two				(20)		r			(10)) 🗆	Lov	v		(1	0) 🗆	Worn	Out
(307) 🗆 1 1/2				(30)		erage			(20)			егаде		(2	0) 🗆	Badly	Worn
(308) □ Split				(40)					(30)			ove Avera	age	(3	0) 🗆	Averag	ge
(309) 🗆 2 1/2				(50)		ry Good			(40)) 🗆	Hig	h	NASA CO	,		Good	
(304) □ One				(60)] Ex	cellent		aftitus SV						(5	0) 🗆	Very C	Good
(305) □ Two	Story L	Ouplex								p co				(6	0) 🗆	Excelle	ent
Assessor's					-	:											
Assessor Cor	nment	s and R	eason for Ac	ljustm	ent:												
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			-														
Comments fr	om	Control of the Contro						7									
0001116								_om	ments								
	<u> </u>																
																(Contin	nue on back)

NEBRASKA

Real Estate Transfer Statement

191

FORM **521**

Good Life. Great Service.

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

• If additional space is needed, add an attachr	nent and identity the applicable item number.
The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 07 Day 15 Yr. 2021 Mo. 07 Day 15 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Neme (Seller) Davidr Nicole, Stan, and Troi Ellis	Grantee's Name (Buyer) City of Red Cloud
Street or Other Mailing Address 301 4th St	Street or Other Mailing Address 540 N Webster St
City State Zip Code Blue Hill (Cowles) NE 68930	City State Zip Code Red Cloud NE 68970
Phone Number (402) 746-2201	Phone Number Is the grantee a 501(c)(3) organization? Yes VNo
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B)	Property Type (C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Min	57 5 10 10 10 10 10 10 10 10 10 10 10 10 10
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecle	
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate
Buyer Seller No Court Decree Exchange Granto	The state of the s
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.	ives? (If Yes, check the appropriate box.)
	artnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents a	
Ex-spouse Parents and Ch	O ON BOOK OF BOOK OF BOOK
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$5,490 16 Does this conveyance divide a current parcel of land?	
Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
330 N Walnut St Red Cloud, NE 68970	Same as Grantee
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
North 12'6 Lot 18 & All Lot 19, Block 20 Original Town of Red Cloud,	Webster County, NE
Notal 12 0 200 10 & All 200 10, Block 20 Original Town of Neu Gloud,	Webster County, NE
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see it	\$
	\$ 5,500,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	5,500 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	/
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, complete, and
Kory J McCracken	(402) 746-3613
Sign Print or Type Name of Grantee of Authorized Representative	Phone Number
	Attorney 7/5/2
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	y For Dept. Use Only 28 Recording Data
Mo. 1 Day 15 yr. 21 \$ Exempt#2	BKaOal, Pa 1961
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BOOK 202 | PAGE 196 |

State of Nebraska ss. County of Webster

Comp

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of 100 A.D., 2021, at 10:35 o'clock a M. Recorded in Book 202 on Page 196 County Clerk

Assessor

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-15-21
\$ Exercita by 21

WARRANTY DEED

David I. Ellis and Nicole Ellis, husband and wife, and Stan Ellis and Troi Ellis, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, a Nebraska Municipal corporation, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Half of Lot Eighteen (18) and all of Lot Nineteen (19), Block Twenty (20), 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 July , 2021.

David I. Ellis

Nicole Ellis

Troi Ellis

Troi Ellis

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 1, 2021, by David I. Ellis and Nicole Ellis, husband and wife, and Stan Ellis and Troi Ellis, husband and wife.

Comm. expires

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sal	e Date				Se	chool Dis	trict Code			
91	20	21	1962	7/16	5/2021	Base: 9	1-00	74	Affi	liated:		Unif	ied:	
Location	ID	Sal	e Number	Useability	& Code#		10 - 7			Parcel I	Number			
0021161	.01		192	1		GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	Sale Assessed V	/alue		4131	4	11	36	5 2	00000		000	0885
Land		Im	provements	Т	otal		D	ate of	Sale	Property	Classific	ation (Code	
27	,550		131,460		159,010	Status	Proj	erty Ty	ре	Zoning	Zoning Location		y Size	Parcel Size
		Irriga	tion Type:			A) 1	B)	01		c) 5	D) 3	E)	0	F) 5
LCG			ACRES:	VAI	LUE:		LCG			ACR	ES:		VAL	U E:
IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1					
	1A							j	lG					
	2A1							20	Gl					
	2A							2	2G					
	3A1					3G1								
	3A							3	3G					
	4A1							40	G1					
	4A							2	4G					
DRYLANI) 1D1					S	Shelterbe	lt/Timb	er					
	1D							Accreti	on					
	2D1							Was	ste					
	2D							Oth	ner					
	3D1					AG L	AND T	ГОТА	\mathbf{L}					
	3D							Roa	ds		0.500		onad September	
	4D1						F	arm Sit	es		1.000			8,650
	4D						H	ome Sit	es		3.000			18,900
	7						R	ecreation	on					
	wellings				100,385			Oth					- Vincinos	
Outh	ouildings				31,075	Noi	n-AG T	OTA	\mathbf{L}		4.500			27,550

Dwellings	100,385	Other		
Outbuildings	31,075	Non-AG TOTAL	4.500	27,550
Assessor's Adjustment to Sale Price	ce (+ or -):	Total Re	ecapture Value:	
Assessor Comments and Reason for Adju	ıstment:			
WD				
Comments from		Comments:		
002116101				
				(Continue on back)
				PAT 96-106-99

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

Good Life. Great Service. DEPARTMENT OF REVENUE

	ent is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number	3 Date of Sale/Transfer 16 4 Date of Deed	06 2021							
WEBSTER - 91	Mo. 07 Day 95 Yr. 2021 Mo. 07 Day 05 Yr. 2021								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)								
Bradley William Toepfer a/k/a Brad W. Toepfer	Jeffrey D. Kort and Kelsey M. Kort								
Street or Other Mailing Address 1153 Road X	Street or Other Mailing Address 1287 Road V								
City State Zip Code Bladen NE 68928	City State	Zip Code							
	Blue Hill NE Phone Number Is the grantee a 501(c)(3) organizate	68930 tion? Yes ✓ No							
Phone Number 402-469-5492	(308) 215-0251 If Yes, is the grantee a 509(a) found								
Email Address N.A.	Email Address N.A.								
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.								
(A) Status (E	B) Property Type	(C)							
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home							
Unimproved Multi-Family Agricultural IOLL Commercial Secretional	Mineral Interests-Producing Exempt								
	10								
	and Contract/Memo Partition Sheriff (passe Personal Rep. Trust/Trustee	Other							
	ineral Quit Claim Warranty								
9 Was transfer part of IRS like-	closure Irrevocable Trust Revocable Trust Tran	nsfer on Death							
kind exchange (I.R.C. § 1031	Life Estate Sale Trus	stee to Beneficiary							
		er (Explain)							
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No	, state the intended use.)							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel									
	Partnership, or LLC Self Other								
	and Grandchild Spouse	100010							
Ex-spouse Parents and C	hild Step-parent and Step-child								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and int	terest rate.)							
\$285,000	☐ Yes 🗸 No \$	%							
16 Does this conveyance divide a current parcel of land? Yes ✓ No	17 Was transfer through a real estate agent or a title company? (I	If Yes, include the name							
18 Address of Property	of the agent or title company contact.) Yes Adams Lan								
1287 Road V	19 Name and Address of Person to Whom the Tax Statement Sho	ould be Sent							
Blue Hill, NE 68930	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 \$	225 222 22							
23 Was non-real property included in the purchase?	 - 	285,000,00							
Yes V 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)	\$	285,000,00							
· · · · · · · · · · · · · · · · · · ·	<u> </u>								
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement									
correct, and that I am duly authorized to sign this statement.	in and that it is, to the best of my knowledge and belief, frue, com	piete, and							
Danielle L. Kelley		(402) 463-4198							
sign Print or Type Name of Grantee or Authorized Representative	Escrow Closing Agent	Phone Number							
The state of the s	Title	07-16-21							
TICLE		Dale							
Register of Deed's Use Or 26 Date Deed Recorded 27 Value of Stamp or Exempt Number		For Dept. Use Only							
7 1/2 21 6 1 11 00	28 Recording Data BL 2021. Pa 1962								
Mo. Day 10 Yr. 21 \$ 041.25 Vebraska Department of Revenue		ı. Stat. §§ 76-214, 77-1327(2)							
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	2021 Jul 16 03-40 DM 641 25 Book	k 2021 Page 1962							
Grantee — Hetain a copy of the	nis document for your records.	•							

Exhibit "A"

A tract of land comprising a part of the Northeast Quarter (NE¼) of Section Thirty-six (36), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows:

With reference to the Northeast corner of said NE¼; thence running on an assumed bearing of N90°00'00"W on the North line of said NE¼ for a distance of 430.00 feet to the actual POINT OF BEGINNING; thence continuing N90°00'00"W on the North line of said NE¼ for 400.00 feet; thence S01°00'00"W for 480.00 feet; thence N90°00'00"E for 400.00 feet; thence N01°00'00"E for 480.00 feet to the POINT OF BEGINNING.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/16/21

\$ 641.25 By AH

Bk 2021, Pg 1962

State of Nebraska State of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of July A.D., 2021, at 03:49 o'clock PM. Recorded in Book 2021 on Page 1962

Fee: \$10.00 By: AH Deputy

Electronically Recorded

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

Warranty Deed

The Grantor, BRADLEY WILLIAM TOEPFER A/K/A BRAD W. TOEPFER, A SINGLE PERSON, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to JEFFREY D. KORT AND KELSEY M. KORT, 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 comprising a part of the Northeast Quarter (NE½) of Section Thirtysix (36), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows: With reference to the Northeast corner of said NE½; thence running on an assumed bearing of N90°00'00"W on the North line of said NE½ for a distance of 430.00 feet to the actual POINT OF BEGINNING; thence continuing N90°00'00"W on the North line of said NE½ for 400.00 feet; thence S01°00'00"W for 480.00 feet; thence N90°00'00"E for 400.00 feet; thence N01°00'00"E for 480.00 feet to the POINT OF BEGINNING.

GRANTOR covenants with GRANTEES that GRANTOR:

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

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

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

Executed July 5 ,2021.

Bradley William Toepfer a/k/a Brad W. Toepfer

STATE OF NEBRASKA

COUNTY OF WEBSTER

On this 6th day of July , 2021, before me personally appeared Bradley William Toepfer a/k/a Brad W. Toepfer.

General NOTARY-State of Nebraska LINDSEY N HADEN Notary Publicity Notary Notary Notary Notary Publicity Notary N

Agricultural Land Sales Worksheet

Cnty No.	Boo	k	Page	Sa	le Date	School District Code										
91	202	21	1981	7/1	7/2021	Base: 6	65-00	05	Affili	ated:		Unified:				
Location	ID	Sale	Number	Useabilit	y & Code#					Parcel I	Number					
0013114	00		193	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
	Da	te of S	ale Assessed	Value		4135	4	9	24	4	00000	1	000	3265		
Land		Imp	provements		Total	Date of Sale Property Classification Code										
456	, 665		5,965		462,630	Status	Pro	perty T	уре	Zoning	Location	ı Cit	y Size	Parcel Size		
Irrigation Type:						A) 2	B)	05	(c) 5	D) 3	E)	0	F) 9		
LCG			ACRES:	VA	ALUE:		LCG			ACI	RES:		VAL	UE:		
IRRIGATE	D 1A1					GR	RASSLA	ND 1	G1	8	34.060		1	08,855		
	1A								1G		0.530			685		
	2A1							2	G1	5	4.290			70,305		
	2A							1	2G		9.000			11,655		
	3A1							3	G1							
	3A					(*)		3	3G							
	4A1							4	G1							
	4A								4G							
DRYLANI) 1D1		19.930		49,225	5	Shelterb	elt/Tim	ber							
	1D		9.860		24,355			Accret	ion							
- III	2D1							Wa	ste							
	2D		81.210		176,630			Otl								
	3D1					AG L	AND '	of the same of the	-	-27115/2 - 1 - 1 - 1	3.000		4	48,015		
	3D							Roa		1	1.090					
	4D1		4 100					Farm Si			1.000			8,650		
	4D		4.120		6,305	-		ome Si								
				F 75 47 30			I	Recreati								
	wellings uildings				5,965	NT	n-AG	Otl			2.090			0 (50		
Out	/ununigs				3,903	1,401	II-AG	IUIA	YL		.2.090	L		8,650		

Assessor's Adjustment to Sale Price (+ or -):					Т	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:							
TRUSTEE'S D	EED; TRANSE	ER FROM	TRUSTEE	TO	BENEFICIA	ARY	
Comments from					Commen	nts:	
001311400 0	01311600						
							(Continue on back)

Good Life. Great Service.

Real Estate Transfer Statement

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

FORM

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 Mo7						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) Glenda S. Herz and Kenneth R. Herz, Co-Trustees	Grantee's Name (Buyer) Glenda S. Herz						
Street or Other Mailing Address 1982 Road 2500	Street or Other Mailing Address 1982 Road 2500	7ia Codo					
City State Zip Code Lawrence NE 68957	City State Lawrence NE Phone Number Is the grantee a 501(c)(3) organize	Zip Code 68957 zation? Yes VNo					
(308) 635-1020	(308) 635-1020 If Yes, is the grantee a 509(a) fou						
Email Address Email Address n/a n/a							
7 Property Classification Number. Check one box in categories A and B. Check C i		(0)					
) Property Type	(C)					
☐ Improved ☐ Single Family ☐ Industrial ☐ Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Hor ☑ Unimproved ☐ Multi-Family ☑ Agricultural ☐ Mineral Interests-Producing ☐ Exempt ☐ IOLL ☐ Commercial ☐ Recreational							
Bill of Sale Corrective Easement Le	nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	Other					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 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.) Yes NoNo	12 Was real estate purchased for same use? (If	No, state the intended use.)					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	atives? (If Yes, check the appropriate box.)						
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Oth	er					
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C	and Grandchild Spouse Step-parent and Step-child						
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interact rate \					
\$451,130	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 of the agent or title company contact.)						
18 Address of Property 19 Name and Address of Person to Whom the Tax Statement St Glenda S. Herz 1982 Road 2500							
18a 🗹 No address assigned 18b 🗌 Vacant land	Lawrence, NE 68957						
20 Legal Description (Attach additional pages, if needed.)							
See attached Exhibit A 21 If agricultural, list total number of acres transferred in this transaction 275.09							
22 Total purchase price, including any liabilities assumed	22 \$	0.00					
23 Was non-real property included in the purchase? ☐ Yes ✓ No (If Yes, enter dollar amount and attach itemized list.) (see	instructions) 23 \$	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 76-902(20)							
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that it must be a sign this statement.							
Pamela Et D Olsen Print or Type Name of Grantee of Authorized Representative		(308) 635-1020 Phone Number					
sign Tomes Con Ulsen	Attorney for Grantee	7/21/21					
here Signature of Grantee or Authorizer Representative	Title	Date					
Register of Deed's Use O		For Dept. Use Only					
26 Date Deed Recorded Mo. 1 Day 21 Yr. 21 \$ Exempt #20	BK201 Pa 1981						
Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019							

EXHIBIT "A"

The Southeast Quarter (SE½) of Section Twenty-four (24), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract conveyed to the State of Nebraska for highway by deed recorded in Book 29 page 504; and

The Northwest Quarter of the Northeast Quarter (NW¼NE¼) and the North Half of the Northwest Quarter (N½NW¼) of Section Twenty-five (25), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract conveyed to the State of Nebraska for highway by deed recorded in Book 29 page 507, AND EXCEPT a tract described as follows: Beginning at a Point in the South Right-of-Way Line of State Highway across the North side of said Quarter Section which Point is 875 feet East and 51.4 feet South of the Northwest corner of said Section 25; thence Easterly in said Highway Right-of-Way Line a distance of 290.4 feet to a Point; thence Right 74°55' and proceeding Southeasterly a distance of 300 feet to a Point; thence Westerly parallel with the South Line of said Highway Right-of-Way a Distance of 290.4 feet to a Point; thence Northwesterly a distance of 300 feet to the Point of Beginning.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/21/21

\$ Ex020 By AS

Bk 2021, Pg 1981

State of Nebraska ss. County of Webster

on Pages 1981-1982

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of July A.D., 2021, at 03:06 o'clock PM. Recorded in Book 2021

Fee: \$16.00 By: AS Deputy
Electronically Recorded

Pamela Epp Olsen - #20980 Pamela Epp Olsen Law, PC, LLO 416 Valley View Drive, Suite 304 Scottsbluff, NE 69361

TRUSTEE'S DEED

Glenda S. Herz and Kenneth R. Herz, Co-Trustees of the Glenda S. Herz Living Trust dated January 24, 2011, GRANTORS, for good and valuable consideration, receipt hereby acknowledged, conveys and releases to Glenda S. Herz, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) of Section Twenty-four (24), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract conveyed to the State of Nebraska for highway by deed recorded in Book 29 page 504; and

The Northwest Quarter of the Northeast Quarter (NW4NE4) and the North Half of the Northwest Quarter (N½NW4) of Section Twenty-five (25), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract conveyed to the State of Nebraska for highway by deed recorded in Book 29 page 507, AND EXCEPT a tract described as follows: Beginning at a Point in the South Right-of-Way Line of State Highway across the North side of said Quarter Section which Point is 875 feet East and 51.4 feet South of the Northwest corner of said Section 25; thence Easterly in said Highway Right-of-Way Line a distance of 290.4 feet to a Point; thence Right 74°55' and proceeding Southeasterly a distance of 300 feet to a Point; thence Westerly parallel with the

South Line of said Highway Right-of-Way a Distance of 290.4 feet to a Point; thence Northwesterly a distance of 300 feet to the Point of Beginning.

GRANTORS covenant with GRANTEE that GRANTORS have legal power and lawful authority to convey the real estate.

Executed July 17,2021.

Glenda S. Herz, Co-Trustee

Menneth R. Herz, Co-Trustee

Kenneth R. Herz, Co-Trustee

STATE OF NEBRASKA

Iss.

COUNTY OF Nuckolls

The foregoing instrument was acknowledged before me on July 17, 2021, by Glenda S. Herz and Kenneth R. Herz, Co-Trustees of the Glenda S. Herz Living Trust dated January 24, 2011.

[SEAL]

GENERAL NOTARY - State of Nebraska CARLA M KOHMETSCHER My Corner Exp. April 23, 2025

Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page	Sa	le Date	School District Code									
91	202	21	1983	7/17/2021		Base: 65-0005 Af			Affili	ffiliated:			Unified:		
Location	D Sale Number Useability & Code #		Parcel Number												
001312700			194	4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
	Da	ate of S	ale Assessed	Value		4135	4	9	27	1	00000	1	000	3330	
Land	Land Improvements Total		Total .	Date of Sale Property Classification Code											
89	89,635		THE RESERVE AND ADDRESS OF THE PARTY OF THE	89,635	Status Property Type			ре	Zoning Location			City Size Parcel Size			
		Irrigat	tion Type:			A) 2 B) 05			c) 5	D) 3	E)	0	F) 8		
LCG ACRES: VALUE:		LCG				ACRES: VALUE:									
IRRIGATE	D 1A1				A SECTION OF THE SECT	GR	ASSLA	ND 10	G1						
	1A					1G		lG							
	2A1					2G1		Gl							
	2A					2G									
	3A1						3G1								
	3A					3G									
	4A1					4G1			G1						
	4A					4G			4G						
DRYLANI	1D1		29.290	72,345		Shelterbelt/Timber			per						
	1D		7.000	17,290		Accretion			on						
	2D1					Waste			ste						
	2D		0			Other									
	3D1					AG LAND TOTAL			_	36.290			89,635		
	3D					Roads			NI-SIE	3.710					
	4D1					Farm Sites			es						
	4D					Home Sites									
and the second				Action 18 to		Recreation			on						
	wellings						Other								
Outh	uildings					Non-AG TOTAL		\mathbf{L}		3.710					
													201 - 100 CO		

9 8	Tion-AC	TOTAL	3.710	
Assessor's Adjustment to Sale Price (+ or -)):	Total Recaptur	e Value:	
Assessor Comments and Reason for Adjustment:				
TRUSTEE'S DEED; TRANSFER FROM TR	RUSTEE TO BENEFIC	IARY		
Comments from	Comn	nents:		
001312700				
				(Continue on back)
				PAT 96-106-99

Real Estate Transfer Statement

Good Life. Great Service.

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

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	17 21						
WEBSTER - 91 ▼	Mo. 7 Day 17 Yr. 21 Mo. 7 Day	Yr						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Kenneth R. Herz and Glenda S. Herz, Co-Trustees	Grantee's Name (Buyer) Glenda S. Herz							
Street or Other Mailing Address 1982 Road 2500	Street or Other Mailing Address 1982 Road 2500							
City State NE State Zip Code 68957	City State NE	Zip Code 68957						
Phone Number (308) 635-1020	Phone Number (308) 635-1020 Is the grantee a 501(c)(3) organization of the grantee a 509(a) four liftyes, is the grantee a 509(a) four							
Email Address N/a	Email Address n/a							
7 Property Classification Number. Check one box in categories A and B. Check C in	f property is also a mobile home.							
) Property Type	(C)						
Improved Single Family Industrial ✓ Unimproved Multi-Family ✓ Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home						
Bill of Sale Corrective . Easement Le	nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	Other						
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forect Auction Easement Gift	losure	unsfer on Death ustee to Beneficiary her (Explain) o, state the intended use.)						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	atives? (If Yes, check the appropriate box.)							
	Partnership, or LLC Self Othe	HT						
☐ Brothers and Sisters ☐ Grandparents	and Grandchild Spouse							
Ex-spouse Parents and C	hild Step-parent and Step-child							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate.)						
\$84,735	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? of the agent or title company contact.) Yes							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	nould be Sent						
	Glenda S. Herz							
	1982 Road 2500 Lawrence, NE 68957							
18a ☑ No address assigned 18b ☐ Vacant land	Lawrence, NL 00937							
20 Legal Description (Attach additional pages, if needed.) NE1/4NE1/4 of Section 27, Township 4 North, Rang Nebraska.	ge 9 West of the 6th P.M., Webster Co	unty,						
21 If agricultural, list total number of acres transferred in this transaction40	·							
22 Total purchase price, including any liabilities assumed		0.00						
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	0,00						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0 00						
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(20)								
Under penalties of law, I declare that I have examined this stateme	ent and that it is, to the best of my knowledge and belief, true, co	mplete, and						
correct, and that I am duly authorized to sign this statement. Pamela Epp Olsen		(308) 635-1020						
Print of Type Name of Grantee by Authorized Representative		Phone Number						
sign James in Usen	Attorney for Grantee	7/21/21						
here Signature of Granted Pr Authorized Representative	Title	Date						
Register of Deed's Use Or		For Dept. Use Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data							
Mo. 1 Day 2 Yr. 2 \$ Exempt #20	BK2021, Pa 1983							

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/21/21

\$ Ex020

By AS

Bk 2021, Pg 1983

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of July A.D., 2021, at 03:07 o'clock PM. Recorded in Book 2021 on Page 1983

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

Electronically Recorded

Pamela Epp Olsen - #20980 Pamela Epp Olsen Law, PC, LLO 416 Valley View Drive, Suite 304 Scottsbluff, NE 69361

TRUSTEE'S DEED

Kenneth R. Herz and Glenda S. Herz, Co-Trustees of the Kenneth R. Herz Living Trust dated January 24, 2011, GRANTORS, for good and valuable consideration, receipt hereby acknowledged, conveys and releases to Glenda S. Herz, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section 27, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant with GRANTEE that GRANTORS have legal power and lawful authority to convey the real estate.

Executed July 17,2021.

Handa S. Herz. Co-Tuestae Glepda S. Herz, Co-Trustee Menneth R. Herz, Co-Trustee Kenneth R. Herz, Co-Trustee

STATE OF NEBRASKA

COUNTY OF NUCLOUIS

) ss.

The foregoing instrument was acknowledged before me on July $\frac{1}{2}$, 2021, by Glenda S. Herz and Kenneth R. Herz, Co-Trustees of the Glenda S. Herz Living Trust dated January 24, 2011.

[SEAL]

GENERAL NOTARY - State of Nebrasica CARLA M KOHMETSCHER My Comm. Exp. April 23, 2025

Calle m Kalmits Jun Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sa	le Date	4574		4	S	cho	chool District Code								
91	20	21	1985	7/1	7/2021	Base: 6	55-00	05	Aff	iliate	ed:		Unit	ied:					
Location	ID .	Sale	Number	Parcel Number															
0013114	100	1	195	4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	F	arcel '			
44.00	D	ate of S	ale Assessed	Value 🦟		4135	4	9	2	4	4	00000	1	000	3	265			
Land		Imp	rovements	7.54	Cotal		, D	ate of	Sale	le Property Classification Code									
546	,300		5,965		552,265	Status	Pro	perty Ty	т ре	\mathbf{z}	oning	Location	Cit	y Size	ze Parcel S				
		Irrigat	ion Type:	•		A) 2	В)	05		C)	5	D) 3	E)	0	F)	9			
LCG			ACRES:	VA	LÜE:		LCG				ACR	ES:	Virtual S.A.	VAL	Ū E:				
IRRIGATE	D 1A1			,		GR	LASSLA	ND 1	Gl		8	4.060	108,85						
	1A					1G						0.530	685						
	2A1					2G1					5	4.290	70,305						
	2A					2G						9.000			11,	655			
	3A1					3G1													
	3.A		w ·					•	3G										
	4A1	-						4	G1										
	4A								4G										
DRYLANI		 	49.220		121,570		Shelterbe		-										
	1D	 	16.860		41,645			Accreti	\dashv										
	2D1 2D	 	81.210		176,630			Wa											
	3D1		01.210		1/0,030	ACI	AND '	Otl			20	9.290			37	650			
	3D	<u> </u>				AUL	A. 11.	Roa				4.800		ر د د د	J,,				
	4D1	 						Farm Si				1.000		rest infield	8	650			
	4D		4.120		6,305			ome Si	\dashv						- 7				
					-			Recreati	-				•						
D	wellings							Otl	-										
Outl	uildings				5,965	Non-AG TOTAL					1	5.800			8,	650			

0.000	3,303	Non-AG TOTAL	13.000	8,650
Assessor's Adjustment to Sale Price (+ or	-):	Total Re	ecapture Value:	. W. BURGEALTO
Assessor Comments and Reason for Adjustment:				
QCD; LIFE ESTATE RETAINED				
Comments from	- V	Comments:		W. C.
001311400 001311600 001312700				
			4(((Continue on back)

Real Estate Transfer Statement

FORM

Good Life. Great Service.

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

	The deed will not be recorded	unless this statemen	t is signed and it	tems 1-25 are accura		
1 County Name	2 County Number WEBSTER - 91	₹	3 Date of Sale/Train Mo7 Day	nsfer /17Yr21	4 Date of Deed Mo Day .	17 Yr21
5 Grantor's Name, Addres	ss, and Telephone (Please Print)			, Address, and Telepho		
Grantor's Name (Seller) Kenneth R. Herz a	nd Glenda S. Herz		Grantee's Name (E Aaron M. He	Buyer) rz. Trustee		
Street or Other Mailing Add 1982 Road 2500			Street or Other Ma PO Box 116			
City Lawrence	State NE	Zip Code 68957	City Lawrence		State N E	Zip Code 68957
Phone Number (308) 635-1020			Phone Number (308) 635-10	20 Is the grantee If Yes, is the	e a 501(c)(3) organizat grantee a 509(a) founc	
Email Address n/a			Email Address n/a			
7 Property Classification	Number. Check one box in catego	ories A and B. Check C if	property is also a r	mobile home.		
(A) Status		(B)	Property Type			(C)
☐ Improved [☐ Unimproved ☐ IOLL	Multi-Family Agr	ustrial [ricultural [preational	Mineral Interests Mineral Interests	,	State Assessed Exempt	Mobile Home
8 Type of Deed C	onservator orrective	Distribution Lar	nd Contract/Memo	Partition Personal Rep.	Sheriff	Other
	eath Certificate - Transfer on Death		neral] Warranty	
	§ 1031 Seller? Auction Court Decree		Life Esta	Satisfaction	Trus	nsfer on Death stee to Beneficiary er (Explain)
11 Was ownership transferr Yes No	ed in full? (If No, explain the division. Life estate retained)		Vas real estate purchase Ves No	ed for same use? (If No	o, state the intended use.)
	n relatives, or if to a trustee, are the t	rustor and beneficiary rela	tives? (If Yes, check	the appropriate box.)		
✓ YesNo	Aunt or Uncle to Niece or Nep	= ' ' ' '	artnership, or LLC	Self	Other	
	Brothers and Sisters Ex-spouse	☐ Grandparents a ✓ Parents and Ch		Spouse	Oten skild	
14 What is the current mark	et value of the real property?	Falents and Ci		Step-parent and age assumed? (If Yes, st		terest rate)
\$535,865	or value of the rotal property.		Yes	No \$	tate the amount and in	%
The same tax and the same	vide a current parcel of land?		17 Was transfer th of the agent or		nt or a title company?	If Yes, include the name
18 Address of Property				ress of Person to Whom		
			Kenneth R. at 1982 Road 25	nd Glenda S. He 500	rz	
18a 🔽 No address assign	ed 18b Vacant land		Lawrence, NE	68957		
	additional pages, if needed.)				7	
See attached E	xhibit A.					
21 If agricultural, list total nu	umber of acres transferred in this tran	saction <u>315.09</u>				
22 Total purchase price,	including any liabilities assume	d			22 \$	0.00
	included in the purchase?				\$	
	Yes, enter dollar amount and atta		nstructions)		23	0,00
	rice paid for real estate (line 22 r				24	0 00
	npt from the documentary stamp					
Under correct, and t	penalties of law, I declare that I ha hat Larh duly authorized to sign this	ve examined this stateme	nt and that it is, to the	ne best of my knowledg	e and belief, true, con	plete, and
Pamela	Epp Olsen	old on the state of the state o				(308) 635-1020
sign Print or Type	Name of Graditee or Althorized Rep	risentative	А	ttorney for Grant	ee	Phone Number 7/21/21
	Grantee or Authorized Representative	2012 (122 20 20 20 20 20 20 20 20 20 20 20 20 2	Title	→ 10 Example		Date
	Reai	ster of Deed's Use Or	ıly			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or I		28 Recording Data	^		1
Mo. 1 Day 22		1#19	BKZZZ	1 ta 1985		
Nebraska Department of Revenue)	Authorized by Neb. Re	v. Stat. §§ 76-214, 77-1327(2)

EXHIBIT "A"

Northeast Quarter of the Northeast Quarter (NE¼NE¼) of Section 27, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE¼) of Section Twenty-four (24), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract conveyed to the State of Nebraska for highway by deed recorded in Book 29 page 504; and

The Northwest Quarter of the Northeast Quarter (NW¼NE¼) and the North Half of the Northwest Quarter (N½NW¼) of Section Twenty-five (25), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract conveyed to the State of Nebraska for highway by deed recorded in Book 29 page 507, AND EXCEPT a tract described as follows: Beginning at a Point in the South Right-of-Way Line of State Highway across the North

side of said Quarter Section which Point is 875 feet East and 51.4 feet South of the Northwest corner of said Section 25; thence Easterly in said Highway Right-of-Way Line a distance of 290.4 feet to a Point; thence Right 74°55' and proceeding Southeasterly a distance of 300 feet to a Point; thence Westerly parallel with the South Line of said Highway Right-of-Way a Distance of 290.4 feet to a Point; thence Northwesterly a distance of 300 feet to the Point of Beginning.



Certificate of Exemption – Deeds to Trustees

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

ECTION	1		

Grantor of Instrument and Trust	"
Kenneth R. Herz and Glenda S. Herz, Grantors of the Ker Grantee of Instrument (Trustee)	nneth R. and Glenda S. Herz Irrevocable Trust dated July 17, 2021
Aaron M. Herz, Trustee	
NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Aaron M. Herz	son
Zachary J. Herz	son
	SECTION 2
Does a trust document exist which sets forth the grantor, the of the real property transfer? Check the exemption that would apply if the transfer would apply if the tran	
Deeds to property transferred by or to the U.S., the S	State of Nebraska, or any of their agencies or subdivisions.
Deeds which, without additional consideration, cor which do not extend or limit existing title or interest	nfirm, correct, modify, or supplement a deed previously recorded, but
Deeds without actual consideration between: husban marriage); or parent and child.	d and wife; ex-spouses (conveying property acquired or held during the
corporation or interest in the partnership or LLC are member of that family, related to one another within spouses. No consideration is given other than the issue the family members or the return of the stock to the condition in dissolution of the interest in the partnership or LL.	o, or limited liability company (LLC). All the shares of stock of the e owned by members of a family, or a trust created for the benefit of a the fourth degree of kindred according to the rules of civil law, and their nance of stock of the corporation or interest in the partnership or LLC to corporation in partial or complete liquidation of the corporation or deeds access. To qualify for the exemption for family corporations, partnerships, a of the corporation or partnership and not in the name of the individual
Deeds of partition.	
	les, or transfers of the assets of a corporation pursuant to the plans of ate. A copy of this plan must be presented to the register of deeds before
Deeds made by a subsidiary corporation to its parent of of the subsidiary's stock.	corporation for no consideration other than the cancellation or surrender
Cemetery deeds.	
☐ Mineral deeds.	
Deeds executed pursuant to court decrees.	
Deeds which release a reversionary interest, a condition	on subsequent or precedent, a restriction, or any other contingent interest.
	entative conveying to devisees or heirs property passing by testate or
 Deeds transferring property located within the bound American residing on an Indian Reservation in Nebr 	laries of an Indian Reservation where the grantor or grantee is a Native aska.
Deeds which convey property held in the name of an partner in the partnership or member of the LLC, or	by partnership or LLC, which is not a family partnership or LLC, to any to his or her spouse.
Easements.	



Certificate of Exemption – Deeds to Trustees

Page 2

SECTION 3

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

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

Sign

Attorney for Grantee

7/21/21

Title

Date

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

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

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/22/21

\$ Ex019 By AS

Bk 2021, Pg 1985

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of July A.D., 2021, at 08:41 o'clock AM. Recorded in Book 2021 on Pages 1985-1986

Fee: \$16.00 By: AS Deputy Electronically Recorded

Pamela Epp Olsen - #20980 Pamela Epp Olsen Law, PC, LLO 416 Valley View Drive, Suite 304 Scottsbluff, NE 69361

QUITCLAIM DEED

Kenneth R. Herz and Glenda S. Herz, husband and wife, Grantors, for good and valuable consideration, receipt hereby acknowledged, quitclaim and convey to Aaron M. Herz, Trustee of the Kenneth R. and Glenda S. Herz Irrevocable Trust, Grantee, a remainder interest in the following described real estate, as defined in Neb. Rev. Stat. § 76-201:

Northeast Quarter of the Northeast Quarter (NE¼NE¼) of Section 27, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE¼) of Section Twenty-four (24), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract conveyed to the State of Nebraska for highway by deed recorded in Book 29 page 504; and

The Northwest Quarter of the Northeast Quarter (NW¼NE¼) and the North Half of the Northwest Quarter (N½NW¼) of Section Twenty-five (25), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract conveyed to the State of Nebraska for highway by deed recorded in Book 29 page 507, AND EXCEPT a tract described as follows: Beginning at a Point in the South Right-of-Way Line of State Highway across the North

side of said Quarter Section which Point is 875 feet East and 51.4 feet South of the Northwest corner of said Section 25; thence Easterly in said Highway Right-of-Way Line a distance of 290.4 feet to a Point; thence Right 74°55' and proceeding Southeasterly a distance of 300 feet to a Point; thence Westerly parallel with the South Line of said Highway Right-of-Way a Distance of 290.4 feet to a Point; thence Northwesterly a distance of 300 feet to the Point of Beginning.

This transfer is subject to a retained life interest in the Grantors for their lifetimes. Following the death of the second to die of the Grantors, the Grantee designated herein shall have full and complete title to the property in fee simple.

Executed July <u>17</u>, 2021.

Kenneth R. Herz

Glenda S. Herz

STATE OF NEBRASKA

,) ss.

COUNTY OF Nucleol15

The foregoing instrument was acknowledged before me on this $17^{\frac{1}{2}}$ day of July, 2021, by Kenneth R. Herz and Glenda S. Herz, husband and wife.

[SEAL]

GENERAL NOTARY - State of Nebrasias
CARLA M KOHMETSCHER
My Comm. Exp. April 23, 2025

Notary Public

Kenneth R. and Glenda S. Herz Irrevocable Trust Agreement dated July 17, 2021.

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	k.		Sale Date			School District Code										
91	20	21	1996		7/	23/2021	Base:	91-	000	2	Affi	liated:			Unif	ied:			
Location	\mathbf{D}	Sale	Number	U:	seabil	ity & Code#	1 To 1 To 1			Parcel Number									
0001585	500	1	.96		1 GeoCde Twn			vn	Rng	Sec	t Qrt	Subdiv		\rea	Blk .	Par	cel		
	D	ate of Sa	le Assessed	l Val	ue	I	4491				0.0	0	1007	0	1	004	000	00	
Land		Imp	rovements			Total			Da	te of S	Sale]	Propert	y Classi	icat	cation Code				
5	,090	And a Charles	A STATE OF THE STA	V (5)	5,090 Status				Ргоре	roperty Type Zoning Location City Size Parce									
Assessor Lo		RED (CLOUD (1	75.65%				0.000	B)	05		C) 1	D) :	ed Grander	E)	6	7.98.747 - 1954 (1954)	4	
						Residentia	<u> </u> 						Comm	erci	al				
	Mul	tiple Imp	rovements:	Multi	ple. Im	provements.:		(12,500 o	Multiple. Improvements.:										
	i de la compa	Madistria de la cicado	ıction Date:		truction	•				nstruct									
			Floor:	Floor	Sq. Ft.	:			Flo	oor Sq.	Ft.:								
	433	Building	g Cost New:	Cost						ost:									
Single Family	Style:			Resi	dentia	l Condition:	(46.20) (46.20)		C	omme	rcial	Occupan	cy Code:						
(100) 🗆 Mo	bile Hon	ne		(10)		Worn Out			Pr	imary:		0	ther1:		(Other2:			
(101) 🗆 One	e Story			(20) 🗆 Badly Worn					C	Commercial Construction Class:									
(102) 🗆 Two	o Story			(30) Average						(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spl	it Level			(40) □ Good						(2) Reinforced Concrete Frame									
(104) 🗆 1 1/	2 Story			(50)		Very Good			((3) Masonry Bearing Walls									
(111) □ Bi-l				(60) Excellent					(-	(4) Wood or Steel Framed Ext. Walls									
(106) □ Oth	efector and a site	eust van War en 1971				The second of the second of the second of	(5) Metal Frame and Walls												
Townhouse or		Style:				l Quality:			1	2010 000 000	Sec. 14th Line	e Frame	edentrizatorane or or.	Salvenia.	Tria Magnet			2.00	
(301) □ One				(10)		Low				Cost Rank: Condition:									
(302) □ Two				(20)		Fair			(1	0) 🗆				(10) 🗆	Worn	Out		
(307) 🗆 11/				(30)		Average	_					erage		(20		Badly			
(308) Spli				<u> </u>	(40)				(30) ☐ Above Average (30) ☐ Avera							ge			
(309) 🗆 21/				(50)		Very Good				0) 🗆		h		(40		Good			
(304) □ One				(60)	U Wananii	Excellent	na rozinaci Nordi	Literatus	\$ 25.00 \$1.00		Liesus Liesus		A State of the	(50		Very (
(305) 🗆 Two								o Sug.			251			(60) 🗆	Excelle	ent		
Assessor's											· ·		··· · · · · · · · · · · · · · · · · ·				···		
Assessor Co	mment	s and Re	ason for A	djust	ment	•													
JTWD																			
<u> </u>													· · · ·						
																- , .			
Comments f	rom	-	70.00			****		Com	men	ts.		- At							
000158								JUI	anvii	4J+									
												······································							
	<u> </u>															(Conti	nue on b	ack)	

NEBRASKA Good Life Great Service

Real Estate Transfer Statement

FORM 521

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

DEBARTMENT OF REVENUE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2021 Day __23 Select County & County Number 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buve Grantor's Name (Seller) Jim Henry and Shirley Henry Ruth P. Small Street or Other Mailing Address 60 N Chestnut St Street or Other Mailing Address MOO Zip Code 68970 State Zip Code City Red Cloud V No Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 746-0440 If Yes, is the grantee a 509(a) foundation? Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Mineral Interests-Nonproducing State Assessed ☐ Mobile Home Industrial Improved Single Family **✓** Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Personal Rep Trust/Trustee Bill of Sale Corrective Easement Lease Death Certificate - Transfer on Death Quit Claim ✓ Warranty Cemetery Executor Mineral Was transfer part of IRS like-Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ✓ Sale Trustee to Beneficiary Auction Fasement Gift Life Estate Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Yes Grandparents and Grandchild Brothers and Sisters Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$12,000 V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes GTA Real Estate Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Lots Grantee 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Thirteen (13) through Thirty-four (34), inclusive, Block Four (4), Garber's Second Addition to the City of Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 12.000^l.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 12,000,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Jim Henry (208) 880-7659 Print or Type Name of Grantee or Authorized Representative Phone Number Signature of Grantee or Authorized/Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number _{Day} ⊿る Nebraska Department of Revenue uthorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BOOK <u>2021</u> PAGE 1996
State of Nebraska Sss.
Entered on the numerical index and filed for record in the Clerk's office of said county this 32 day of July A.D., 20 al, at 2:43 o'clock p.M. Recorded in Book 80 al on Page 1996 County Clerk 10.20 AD Deputy Ind Comp Assessor Carded State 10.20 By Deputy Ind Comp Assessor Carded
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970
JOINT TENANCY WARRANTY DEED
Ruth P. Small, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other
valuable consideration received from Grantees, Jim Henry and Shirley Henry, 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 Thirteen (13) through Thirty-four (34), inclusive, Block Four (4), Garber's Second Addition to the City of Red Cloud, Webster County, Nebraska
Grantor covenants, jointly and severally, if more than one, with Grantees that Grantor:
(1) is lawfully seised of such real estate and that it is free from encumbrances;
(2) has legal power and lawful authority to convey the same;
(3) warrants and will defend title to the real estate against the lawful claims of all
persons.
Executed July 23 , 2021.
Prests Small Ruth P. Small
STATE OF NEBRASKA)) ss.
COUNTY OF WEBSTER)
The foregoing instrument was acknowledged before me on July 23, 2021 by Ruth P. Small, a single person.

Notary Public

My commission expires: 8/27/2021

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

Agricultural Land Sales Worksheet

Cnty No. Bo	ok	Page	Sale	Date				S	choo	l Dist	rict Code						
91 20	21	2013	7/26	/2021	Base: 6	Base: 65-0011 A			iliate	d:		Unified:					
Location ID	Sale Number Useability & Code #				Parcel Number												
001210900	197 1				GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel			
D	ate of S	ale Assessed V	7alue		4241	3	9	2	5	2	00000	1	365	0000			
Land	Improvements Total				Total . Date of Sale Property Classif								cation Code				
305,630			3	05,630	Status	Pro	perty Ty	pe	Zo	ning	Location	n City Size		Parcel Size			
	Irriga	tion Type:			A) 2	B)	05		C)	5	D) 3	E) 0		F) 9			
LCG	18 /15 , *** 18/18/18	ACRES:	VAL	UE:	14	LCG				ACR	ES:		VAL	u e:			
IRRIGATED 1A1			-		GR	RASSLA	ND 1	G1		2	1.000	27,195					
1A					1G												
2A1					2G1					3	0.000	38,850					
2A					2G								····				
3A1					3 G1			G1									
3A							:	3G									
4A1							4	G1									
4A								4G									
DRYLAND 1D1		19.000		46,930		Shelterbe		-+									
1D	1	19.000		46,930			Accreti	on									
2D1	1		_				Wa	_									
2D	ļ	67.000	1	45,725			Otl	<u>_</u>									
3D1	ļ				AG LAND TOTAL					6.000	-4505-565E4 NOR-	3	05,630				
3D	 				Roads				_		4.000						
4D1	+				Farm Sites												
4D						Home Sites			•	<u></u>							
						F	Recreati	\dashv									
Dwellings	_				n. T	- 107	Otl				4 000						
Outbuildings	25,50%				INO	n-AG	IOTA	JL		•	4.000						

Outbuildings	Non-AG TOTAL		
Assessor's Adjustment to Sale Price (+ or -):	Total Re	capture Value:	
Assessor Comments and Reason for Adjustment:			
WD			
Comments from	Comments:		
001210900			
			(Continue on back)
			PAT 96-106-99

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

FORM 521

DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statement is sign	ned and items 1-25 are accurately co	mpleted.						
	of Sale/Transfer 4 Date of	7 2 2021						
	7 Day 26 Yr. 2021 Mo	Day 11						
	tee's Name, Address, and Telephone (Plea	se Print)						
Grantor's Name (Seller) Janice Knehans Grantee The S	o's Name (Buyer) Scully Estates Limited Partners	hip						
Street or Other Mailing Address Street or	or Other Mailing Address							
	N 6th St	e Zip Code						
Young Harris State Zip Code City GA 30582 Beat								
	Number Is the grantee a 501(c) If Yes, is the grantee a	(3) organization? Yes V No 509(a) foundation? Yes No						
Email Address Email A /a //a	ddress							
7 Property Classification Number. Check one box in categories A and B. Check C if property	is also a mobile home.							
(A) Status (B) Proper	ty Type	(C)						
	· •	Assessed Mobile Home						
	al Interests-Producing Exen	npt						
IOLL Commercial Recreational								
8 Type of Deed Conservator Distribution Land Contra		Other						
Bill of Sale Corrective Easement Lease	Personal Rep. Trust/Tru Quit Claim							
Cemetery Death Certificate – Transfer on Death Executor Mineral								
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031	Irrevocable Trust Revocable Trust	Transfer on Death						
Exchange) by buyer or seller?	Life Estate Sale	Trustee to Beneficiary						
Buyer Seller No Court Decree Exchange Grantor Trust 11 Was ownership transferred in full? (If No, explain the division.)	Partition Satisfaction of Contra							
Vas ownership transferred in rule? (If No, explain the division.)	Ves	e use: (ii 140, state the intertueu 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., Partnershi	p, or LLC Self	Other						
☐ Brothers and Sisters ☐ Grandparents and Gran	Brothers and Sisters Grandparents and Grandchild Spouse							
Ex-spouse Parents and Child	Ex-spouse Parents and Child Step-parent and Step-child							
4 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
\$575,000	Yes	%						
16 Does this conveyance divide a current parcel of land? 17 Was	transfer through a real estate agent or a title	company? (If Yes, include the name						
Yes No of the	ne agent or title company contact.) Ves	Agri Affiliates, Inc No						
	ne and Address of Person to Whom the Tax S	tatement Should be Sent						
Ag Land Gran	itee							
18a V No address assigned 18b V Vacant land								
20 Legal Description (Attach additional pages, if needed.)								
The Northwest Quarter (NNW1/4) of Section Twenty-five	(25), Township Three (3)	North, Range Nine						
(9) West of the 6th P.M., Webster County, Nebraska								
21 If agricultural, list total number of acres transferred in this transaction								
22 Total purchago price including any lightilities accumed	22	\$						
22 Total purchase price, including any liabilities assumed		575,000,00						
Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instruct)	ions)							
		\$ 575,000,00						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		575,000,00						
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 the		ief, true, complete, and						
Under penalties of law, I declare that I have examined this statement and the correct, and that I am duly authorized to sign this statement.								
Under penalties of law, I declare that I have examined this statement and the correct, and that I am duly authorized to sign this statement. Teresa Theobald		(402) 746-2246						
Under penalties of law, I declare that I have examined this statement and the correct, and that I am duly authorized to sign this statement. Teresa Theobald Print or Type Name of Grantee or Authorized Representative	at it is, to the best of my knowledge and bel	(402) 746-2246 Phone Number						
Under penalties of law, I declare that I have examined this statement and the correct, and that I am duly authorized to sign this statement. Teresa Theobald Print or Type Name of Grantee or Authorized Representative		(402) 746-2246 Phone Number 7/26/2021						
Under penalties of law, I declare that I have examined this statement and the correct, and that I am duly authorized to sign this statement. Teresa Theobald Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Title	at it is, to the best of my knowledge and bel	(402) 746-2246 Phone Number						
Under penalties of law, I declare that I have examined this statement and the correct, and that I am duly authorized to sign this statement. Teresa Theobald Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Title Register of Deed's Use Only	at it is, to the best of my knowledge and bel Title Agent	(402) 746-2246 Phone Number 7/26/2021						
Under penalties of law, I declare that I have examined this statement and the correct, and that I am duly authorized to sign this statement. Teresa Theobald Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Title Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recorded	Title Agent	(402) 746-2246 Phone Number 7/26/2021 Date						
Under penalties of law, I declare that I have examined this statement and the correct, and that I am duly authorized to sign this statement. Teresa Theobald Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Title Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recorded	Title Agent	(402) 746-2246 Phone Number 7/26/2021 Date						

BOOK SOST BACE SOLS

State of Webraska County of Webster State on the Entered on the numerical index and filed for record in the Clerk's office of said county this at Side of Clerk's office of Said County this at Side of Clerk's office of Said County this at Side of Clerk A. M. Recorded in Book and or clock A. M. Recorded in Book and or clerk and on Page and Side of County Clerk and Side of County Clerk and Side of Side of

Carded

V. Deputy

REPRESER BY NO STANDS BY NO

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

Comp

MARRANTY DEED

Janice Knehans, also known as Janice Knehans Micek, a married person and resident of Georgia, Grantee, The Scully Estates Limited Partnership, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Three (3) North, Range Nine (9) West of the 6^{th} P.M., Webster County, Nebraska

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

(1) is lawfully seised of such real estate and that it is free from encumbrances;

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

(5) warrants and will defend title to the real estate against the lawful claims of all

bersons.

, 2021.

Executed

10 hm

min

Janice Knehans

(Sith

10 11111 (100

The foregoing instrument was acknowledged before me on July $\fine \fi$, 2021 by Janice Knehans, also known as Janice Knehans Micek, a married person and resident of Georgia.

NOTARY Public

NOTARY

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date			School District Code											
91	20	21	2027		7/:	23/2021	Base:	91-	0002		Affi.	liated:			Ur	ified:				
Location	ID.	Sale	Number	U	seabil	ity & Code#					1	Parcel	Nu	mber						
0001087	00		198		1		GeoCde	Tw	n R	ng	Sec	t Qrt		Subdiv	Are	Blk	Parcel			
	Da	ate of S	ale Assesse	l Val	ue		4371	4371			0.0	0	1	.0005		01	5 0000			
Land		Imp	orovements			Total			Date	of S	Sale	Proper	ty.C	lassific	atior	Code				
1,	,110		14,08	5		15,195	Status	1	Propert	perty Type Zoning Location			n C	City Size	Parcel Size					
Assessor Loc	cation:	RED	CLOUD (RC)	.C) A) 1 B) ()1		C) 1		D) 1	E)	6	F) 2				
				# * * * * * * * * * * * * * * * * * * *	Residential					Commercial										
	Mul	tiple Im	provements:	Multiple. Improvements. :					Multiple. Improvements. :											
		Const	ruction Date:	Cons	truction	Date: 19	00		Cons	truct	ion D	ate :								
			Floor:	Floor	Sq. Ft.	1,4	46		Floo	r Sq.	Ft.:			•						
		Buildir	ıg Cost New:	Cost	:	157,0	75		Cost	:										
Single Family Style: 101			Resi	identia	Condition: 2	0		Con	ımeı	rcial	Occupa	ncy (Code:							
(100) ☐ Mobile Home			(10) Worn Out					Primary: Other1: Other2:												
(101) 🗷 One Story			(20) 🗷 Badly Worn					Commercial Construction Class:												
(102) ☐ Two Story			(30) □ Average					(1) ☐ Fireproof Structural Steel Frame												
(103) □ Split Level			(40)		Good			(2)		Rei	inforced	Con	crete Fr	ame						
(104) □ 1 1/2 Story (50)			i 🗆	Very Good			(3)		Ma	sonry Be	earin	g Walls								
(111) ☐ Bi-Level (60) ☐			ı 🗆	Excellent			(4)		Wo	ood or St	eel F	Framed l	Ext. W	alls						
(106) 🗆 Othe	er						(5)													
Townhouse or	Duplex	Style:		Resi	identia	Quality: 30	(1) (2) (2) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4		(6)		Pol	e Frame								
(301) 🗆 One	Story			(10)		Low			Cos	t Rai	nk:	en de la Company Legislation de la Company			Condi	tion:				
(302) □ Two	Story			(20)		Fair			(10)		Lov	w			(10)	□ Woı	n Out			
(307) 🛘 1 1/2	2 Story			(30)	**	Average			(20)		Ave	erage		1	(20)	□ Bad	ly Worn			
(308) □ Split	t Level			(40)		Good			(30)		Ab	ove Aver	age		(30)	□ Ave	rage			
(309) 🗆 2 1/2	2 Story			(50)		Very Good			(40)		Hig	gh			(40)	□ Goo	d			
(304) 🛘 One	Story D	uplex		(60)		Excellent		6.4						(50)	□ Ver	y Good				
(305) □ Two	Story I	ouplex		20-26-1											(60)	□ Exc	ellent			
Assessor's																				
Assessor Co	mment	s and R	Reason for A	djus	tment															
WD																				
			<u>.</u>																	
Comments from Comments:																				
000108700						•	om	ments	:											
2002007																				
Postson																(Co	ntinue on back)			

NEBRASKA

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

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

FORM 521

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. i County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Webster Mo. 7 Day 23 Yr. 202 Mo. _ 7 Day _ 7 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Nickolas E. Blankenbaker and Patricia A. Blankenbaker Jennifer Curtis Street or Other Mailing Address Street or Other Mailing Address 1935 West 12th St. 436 N Walnut St City State Zip Code City Zip Code Hastings, NE 68901 Red CLoud, NE 68970 Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes No NA 720.936 If Yes, is the grantee a 509(a) foundation? Yes No Email Address Email Address dwiebe@charter-title.net dwiebe@charter-title.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family Mineral Interests-Nonproducing Industrial State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing ☐ Exempt OLL ☐ Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition ☐ Sherriff Bill of Sale
Cemetery Other Corrective Easement Lease Personal Rep. ☐ Trust/Trustee Mineral Quit Claim 9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 10 Type of Transfer Distribution ☐ Irrevocable Trust ☐ Revocable Trust Foreclosure Transfer on Death Auction Easement Exchange) by buyer or seller? Gift Life Estate X Sale Trustee to Beneficiary Court Decree Exchange Buyer ☐ Grantor Trust ☐ Partition ☐ Seller 🔀 No 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.) X Yes X Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self ☐ Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$59,750.00 ☐ 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 Jennifer Curtis 436 N Walnut St Red Cloud, NE 68970 436 N Walnut St P.O. BOX 526 Bennett, CO, 80102 Red Cloud, NE 68970 18a No address assigned 18b Vacant Land 20 Legal Description Lots 21, 22, 23 and 24, Block 15, Original Town of Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed 59,750 00 22 23 Was non-real property included in the purchase? \square Yes \square No (If Yes, enter dollar amount and attach itemized list.) 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23). 59,750 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. Jennifer Curtis Print or Type Name of Grantee or Anthorized Representative sign Grantee or Authorized Representative Signature of Grantee or Authorized Representative here Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day of

BOOK 2021 PAGE 2027

State of Nebraska Sss. Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day A.D., 20 21, at 8:45 M. Recorded in Book 2021 o'clock A on Page_ County Clerk LO Deputy 10.00 Carded_ _Comp_ Assessor

NEBRASKA DOCUMENTARY STAMP TAX 7-29-21

AFTER RECORDING RETURN TO:

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

WARRANTY DEED

Nickolas E. Blankenbaker and Patricia A. Blankenbaker, husband and wife, GRANTORS, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Jennifer Curtis, a single person,

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

Lots 21, 22, 23 and 24, Block 15, Original Town of Red Cloud, Webster County, Nebraska.

GRANTORS covenants with GRANTEE that GRANTORS:

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

Executed this 1 day of July, 2021.

State of Nebraska - General Notary SHERRI L PATTERSON My Commission Expires May 22, 2022

st, Blankenbaker

3 Alankenbaker Nickolas E. Blankenbaker

Patricia A. Blankenbaker

STATE OF Nebraska COUNTY OF

day of July, 2021 by Nickolas E. The foregoing instrument was acknowledged before me this Blankenbaker and Patricia A. Blankenbaker, husband and wife.

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale I	Date		School District Code											
91	20	21	2028		7/	29/:	2021	Base:	91-	007	4	Affi	liated:			U.	nifi	ed:		
Location	ID :	Sale	Number	U	seabil	lity &	Code#	#11					Parce	l N	lumber					
0003256	500		199		4	HIA CONTE	05	GeoCde	Tv	wn]	Rng	Sec	t Qr	t	Subdiv	Are	a	Blk	Pa	ırcel
		ate of S	ale Assessed	Val	ue			4133	-8/82*S		STATE OF STA	0 (0 0	5.2	20030	1,35,2340		006	00	000
Land	10.2	Imr	rovements			Tota	il			Date	ate of Sale Property Classifica					catio	ation Code			
Application of the second second	,515		3,545	5			8,060	Status		Proper	rtv Tvi	ty Type Zoning Lo			Locatio	n	City	Size	Рагс	el Size
		BLUE	HILL (E					A) 1	10 (250) Carr	# 486/45 - TAKE?	01		C) 1	20 3 C	D) 1	E	13.44.2	6	F)	3
	e in injuite.	97. (7.)	`			R	esidentia)						4.4	e Ge	Comme	rcial	V V.			(A)
	Mul	tiple Im	provements:	Mult	iple. Im			The section of the se	(A. 1921.7.)	Mu	ltiple.	Impre	ovements	. :	- Ag 121 1 1 4800			7	****	an a Sheare roat
93.55.13.55.		To the control Auction for	uction Date:					·			nstruct			-						
			29255550 AL C-744556 200		r Sq. Ft.					Flo	or Sq.	Ft.:								
	SEED IN ADDRESS OF A CAME	Cost	-					Cos												
						dition:			Co	mme	rcial	Occup	anc	y Code:		A e	Q. D.Y.			
(100) Mobile Home (10) Worm Out									mary:				her1:			ther2:				
(101) One Story (20) Badly Wom								Co	mme	rcial	Constr	uci	tion Class	•	y William Table					
(102) ☐ Two Story (30) ☐ Average						-		(1) 🗆	Fir	eproof	Strı	ictural Ste	el Fra	me					
(103) □ Split Level (40) □ Good					1			(2) [Re	inforce	1 C	oncrete Fi	ame						
(104) □ 1 1/2 Story (50) □ Very Good							(3	9) 🗆	Ma	asonry I	3ea	ring Walls								
(111) 🗆 Bi-l	Level			(60) □ Excellent						(4	l) 🗆	W	ood or S	Stee	l Framed	Ext. V	Vall	S		
(106) □ Oth	ner						1. CO 1. 6. 18			(5) _□	Me	etal Fran	ne :	and Walls					
Townhouse or	r Duplex	Style:		Res	identia	ıl Qua	lity:			(6) 🗆	Po	le Fram	е						
(301) 🗆 One	e Story			(10)) 🗆	Low				Co	st Ra	nk:				Cond	litio	n:		
(302) 🗆 Two	o Story			(20)) 🗆	Fair				(10	0) 🗆	Lo	w			(10)		Worn	Out	
(307) 🗆 11/	2 Story			(30)) 🗆	Avera	age			(20	0) 🗆	Av	erage			(20)		Badly	Wom	L
(308) 🗆 Spl	it Level			(40) □ Good					(30	(30) Above Average (30) Average										
(309) 🗆 21/	2 Story			(50)) 🗆	Very	Good			(40	0) 🗆	Hiş	gh			(40)		Good		
(304) 🗆 One	e Story I	Ouplex		(60)) 🗆	Exce	llent									(50)		Very (Good	
(305) □ Two	o Story I	Duplex	N.											.// 5/		(60)		Excell	ent	
Assessor's	Adju	stment	t to Sale Pi	rice	(+ 01	r -):														
Assessor Co	mment	s and R	Reason for A	djus	tment	t:														
WD																			·	
			-																	
	<u> </u>				3000				~											
Comments 1									Con	ment	ts:									
000325	600														•					
				.,																
																		(Conti	nue on	back)

NEBRASKA Good Life Great Service

Real Estate Transfer Statemen

199

FORM **521**

Good Life. Great Service.

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

• If additional space is needed, add an attach	ment and identify the applicable item number.	JEI					
	nt is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	2004					
BUFFALO - 10	Mo. 07 Day 29 Yr. 2021 Mo. 07 Day	, <u>29</u> Yr. <u>2021</u>					
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) Mitchell W. Woeste and Sharon K. Woeste	Grantee's Name (Buyer) Mitchell W. Woeste and Sharon K. Woeste,	Cotrustees					
Street or Other Mailing Address 6215 Avenue M	Street or Other Mailing Address 6215 Avenue M						
City State Zip Code Kearney NE 68847	City State Kearney NE	Zip Code 68847					
Phone Number (308) 991-2818	Phone Number (308) 991-2818 Is the grantee a 501(c)(3) organize if Yes, is the grantee a 509(a) four						
Епраil Address n/a	Email Address n/a						
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.						
(A) Status (B) Property Type	(C)					
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing ☐ State Assessed Mineral Interests-Producing ☐ Exempt						
Bill of Sale Corrective Easement Le	and Contract/Memo Partition Sheriff passe Personal Rep. Trust/Trustee ineral Quit Claim Warranty	Other					
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trop Trust Partition Satisfaction of Contract O	ansfer on Death ustee to Beneficiary ther (Explain)					
Yes No	12 Was real estate purchased for same use? (If I	No, state the intended use.)					
	Partnership, or LLC Self Other and Grandchild Spouse						
14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
\$8,060	☐Yes ☑ No \$	<u> </u>					
16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent					
909 West Maple Street Blue Hill, NE	Mitchell W. Woeste and Sharon K. Woeste, Cot 6215 Avenue M	rustees					
18a No address assigned 18b Vacant land	Kearney, NE 68847	•.					
20 Legal Description (Attach additional pages, if needed.)							
Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Size 21 If agricultural, list total number of acres transferred in this transaction	x (6), Sweezy's Addition to Blue Hill, Webster C	County, Nebraska.					
22 Total purchase price, including any liabilities assumed	22 \$	0.00					
23 Was non-real property included in the purchase?	8	- 0.00					
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	ojoo					
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number <u>(4)</u>						
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, co	omplete, and					
Mitchell W. Woeste, Cotrustee OR Sharon K. Woes	te, Cotrustee	(308) 991-2818					
Sign Print Artype Name of Gragiee or Authorized Representative	Cranton	Phone Number					
here Signature of Grantee or Authorized Representative	Grantee Title	07/29/2021 Date					
	nh.	For Deat Use Co.					
Register of Deed's Use O 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only					
Mo. 7 Day 29 y21 \$ Exempt #4	KV2 21114 2220						
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	DT about the about Authorized by Neb. F	lev. Stat. §§ 76-214, 77-1327(2)					

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

5. Grantor's Name (Seller):

Mitchell W. Woeste, also known as Mitchell Woeste, and Sharon K. Woeste, also known as Sharon Woeste

6. Grantee's Name (Buyer):

Mitchell W. Woeste and Sharon K. Woeste, Cotrustees of the Mitchell W. Woeste and Sharon K. Woeste Revocable Trust dated July 29, 2021

20. Legal Description:

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Six (6), Sweezy's Addition to Blue Hill, Webster County, Nebraska.

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/29/21 \$ Ex004 By AS Bk 2021, Pg 2028

State of Nebraska ss. County of Webster

on Page 2028

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of July A.D., 2021, at 12:46 o'clock PM. Recorded in Book 2021

Rouse Petsch County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

Once recorded, please return to: Parker, Grossart & Bahensky, L.L.P. PO Box 1600, Kearney, NE 68848-1600

WARRANTY DEED

Mitchell W. Woeste, also known as Mitchell Woeste, and Sharon K. Woeste, also known as Sharon Woeste, a married couple, GRANTORS, in consideration of estate planning, conveys to GRANTEES, Mitchell W. Woeste and Sharon K. Woeste, Cotrustees of the Mitchell W. Woeste and Sharon K. Woeste Revocable Trust dated July 29, 2021, or their successor or successors in trust, 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), Sweezy's Addition to Blue Hill, Webster County, Nebraska.

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

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

EXECUTED: July 29, 2021.

Mitchell W. Woeste

Sharon K. Woeste

STATE OF NEBRASKA

COUNTY OF BUFFALO

ss:

The foregoing instrument was acknowledged before me on July 29, 2021, by **Mitchell W. Woeste**, also known as Mitchell Woeste, and **Sharon K. Woeste**, also known as Sharon Woeste, a married couple.

GENERAL NOTARY - State of Nebraska
DAMON T. BAHENSKY
My Comm. Exp. August 30. 2021

Danim T. Bolonik Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ook	Page		Sale Date						Š	chool D	School District Code							
91	20	21	2029		7,	29/202	?1	Base:	91	-00	74	Aff	iliated:			Į	Jnif	ied:	·	
Location	ID :	Sale	Number	U	seabi	lity & Co	de#						Parcel	IN	umber	oer .				
0003221	L00		200		4	0	5	GeoCde	T	wn	Rng	Se	ct Qrt		Subdiv	Aı	ea	Blk	P	arcel
	\mathbf{D}	ate of S	ale Assessec	l Val	ue			4133					0 0		20020	2-1-20-004		800	0	000
Land	in endoug	Imp	orovements			Total .		Date of Sale Property Classification Code												
2	,840		50,55	0		53,	390	Status		Prop	roperty Ty		Zoning	Zoning Location		on City Size		y Size	Par	cel Size
Assessor Lo	cation:	BLUE	HILL (BH)				A) 1		B)	02		C) 2		D) 1		E)	6	F)	2
						Resid	lential							6 有 5	Comme	rcia	1			
	Mul	tiple Im	provements:	Mult	ple. In	provements.	:	3		M	fultiple	. Impi	rovements.	:						
		Consti	uction Date:	Cons	tructio	n Date :	19	00		С	onstruc	tion I	Date:							
	Floor			Floor	Sq. F		1,6	74		F	loor Sq	. Ft. :								
Control of the Contro			Cost: 129,995					С	lost:											
Single Family	Style:			Resi	denti	al Conditio	n: 2	0,	eger Rojer	, C	'omme	rcia	l Occupa	ınc	y Code:	Sal I		in an Albert	er, e	and Services
(100) 🗆 Mo	bile Hon	ne		(10)		Worn Ou	t			P	rimary	:	(Oth	ner1:		C	Other2:		
(101) 🗆 One	e Story			(20)	*	Badly Wo	om			C	omme	rcia	l Constr	ucti	ion Class				(maring	
(102) 🗆 Two	o Story			(30)		Average					(1)] Fi	reproof S	tru	ctural Ste	el Fr	ame			
(103) □ Split Level (40) □ Good								- 1	(2)	R	einforced	Co	oncrete F	ame						
(104) □ 1 1/2 Story (50) □ Very Good				od				(3)) M	asonry B	ear	ing Walls	;							
(111) □ Bi-l	□ Bi-Level (60) □ Excellent									(4)	l W	ood or S	teel	l Framed	Ext.	Wal	ls			
(106) □ Oth	ier										(5)	1 M	etal Fran	ne a	nd Walls					
Townhouse or	r Duplex	c Style:	307	Resi	denti	al Quality:	30.				(6) E	l Po	ole Frame	;						
(301) 🗆 One	e Story			(10)		Low				C	ost Ra	ınk:				Con	ditio	n:		
(302) 🗆 Two	o Story			(20)		Fair					10) E	L	ow.			(10)		Worn	Out	
(307) 🗷 11/	2 Story			(30)	*	Average				(20) 🗆	l A	verage			(20)		Badly	Won	<u>a</u>
(308) 🗆 Spli	it Level			(40)		Good				(30) L] A	bove Ave	rag	ge	(30)		Averaş	ge	
(309) 🗆 21/				(50)		Very Goo	od	*****		(40) C	l Hi	igh			(40)		Good		
(304) 🗆 One	e Story I	Ouplex		(60)		Excellent	pol ²			300						(50)		Very (Good	
(305) 🗆 Two	o Story I	Duplex		wysestal Psylicals											- 4	(60)		Excell	ent	
Assessor's	Adju	stmen	t to Sale P	rice	(+ o	r -):				200										
Assessor Co				djus	tmen	t:														
WD; TR	ANSFE	R TO	LLC								-									
													- "							
Comment																				
Comments f								•	COI	nmei	its:									
	.,							_												
																		(Conti	nue o	n back)

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

DEPARTMENT OF REVENUE	If additional space	e is needed, add an attach	ment and identify the applicable item nu	umber.						
	The deed will not be rec	orded unless this stateme	nt is signed and items 1-25 are accurated	ly completed.						
1 County Name	2 County Nur	nber		Date of Deed						
	BUFFALO - 10		Mo. 07 Day 29 Yr. 2021	Mo07 Day29Yr2021						
	ess, and Telephone (Please P	rint)	6 Grantee's Name, Address, and Telephone	(Please Print)						
	te and Sharon K. Woo	este	Grantee's Name (Buyer) MSMM Woeste, L.L.C.							
Street or Other Mailing Ad 6215 Avenue M	State	Zip Code	Street or Other Mailing Address 6215 Avenue M	State Zip Code						
Kearney	NE NE	68847	City Kearney	NE 68847						
Phone Number (308) 991-2818			(308) 991-2818 If Yes, is the grantee a 509(a) foundation? Yes 7							
Email Address n/a	-		Email Address n/a							
	n Number. Check one box in	categories A and B. Check C i	property is also a mobile home.							
(A) Status) Property Type	(C)						
✓ Improved	Single Family	Industrial	Mineral Interests-Nonproducing	State Assessed Mobile Home						
Unimproved	Multi-Family Commercial	Agricultural Recreational	Mineral Interests-Producing	Exempt						
· ==	Conservator			eriff Other						
	Corrective Death Certificate – Transfer on I	= =	ase Personal Rep. Tru neral Quit Claim V Wa	ust/Trustee						
9 Was transfer part of kind exchange (I.R.C Exchange) by buyer or	IRS like- 10 Type of Tran	= =	losure							
	seller? Auction	Easement Gift cree Exchange Gran	Life Estate Sale or Trust Partition Satisfaction of	☐ Trustee to Beneficiary Contract Other (Explain) Family LLC						
11 Was ownership transfer	rred in full? (if No, explain the d		12 Was real estate purchased for	or same use? (If No, state the intended use.)						
✓ Yes No		on the tracker and honefiles, and	Yes No							
Yes □No	Aunt or Uncle to Niece		atives? (If Yes, check the appropriate box.) Partnership, or LLC Self	Other						
	☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse									
	Ex-spouse Parents and Child Step-parent and Step-child									
	ket value of the real property?		15 Was the mortgage assumed? (If Yes, state	the amount and interest rate.)						
\$53,390	\$53,390 Yes V No \$%									
16 Does this conveyance of Yes ✓ No	divide a current parcel of land?		17 Was transfer through a real estate agent or of the agent or title company contact.)	r a title company? (If Yes, include the name Yes No						
18 Address of Property		·	19 Name and Address of Person to Whom the	Tax Statement Should be Sent .						
609 South Sycamore	9		MSMM Woeste, L.L.C.	• •						
Blue Hill, NE	and toh D Manutines		6215 Avenue M Kearney, NE 68847							
18a No address assig	ned 18b Vacant land th additional pages, if needed.)	<u> </u>	Realley, NE 00047	· · · · · · · · · · · · · · · · · · ·						
	, , ,		Addition to Dive I III Malest	on County Mahanda						
rois six (o) an	u seven (7), bloci	k ⊏igrit (o), Morey s	Addition to Blue Hill, Webst	er County, Nebraska.						
,			•							
21 If agricultural, list total n	umber of acres transferred in t	his transaction	<u> </u>							
22 Total purchase price	e, including any liabilities as	ssumed		22 \$ 0.00						
	y included in the purchase?			\$						
∐ Yes 🛂 No (I	f Yes, enter dollar amount a	nd attach itemized list.) (see	instructions)	23						
24 Adjusted purchase p	orice paid for real estate (lir	ne 22 minus line 23)	•••••	24 0100						
25 If this transfer is exe	empt from the documentary	stamp tax, list the exemption	number (5)(b) .							
correct, and	that I am duly authorized to sig	at I have examined this statement, on this statement.	nt and that it is, to the best of my knowledge a	-						
	W. Woeste Name of Grantee of Authorize	d Penresentatio		(308) 991-2818 Phone Number						
sign 📈	riole W 11	1/onto	Grantee	07/29/2021						
here Signature of	Grantee or Authorized Repres	sentative	Title	Date						
		Register of Deed's Use O		For Dept. Use Only						
26 Date Deed Recorded	val \$ Fv	mp or Exempt Number	28 Recording Data							
Mo Day Day Day Day In Indiana Indiana	-11	emp = 30	1 BK2021, Fg 2029	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)						
Form No. 96-269-2008 10-2020	Rev. Supersedes 96-269-2008 Rev. Gra		nis document for your records.							

NEBRASKA Good Life. Great Service.

Certificate of Exemption – Documentary Stamp Tax

• Documentary Stamp Tax - Neb. Rev. Stat. § 76-902(5)(b)

Is the conveyance between members of a family and a members of the same family or a partnership or limite owned by members of the same family family, and all of the partnership or limited liability company are fan the fourth degree of kindred?	ed liability compan shareholders of th nily members relate	y where all interest is e corporation or members ed to one another within	Yes No							
If No, is conveyance between two family entities where owned by members of the same family and all owners within the fourth degree of kindred?	are family membe	rs related to one another	Yes No							
Note: An entity, as Grantor or Grantee, whose stock another entity is not eligible for this exemption.	or interest is own	ned in whole or in part by								
Grantors (If entity, provide name of entity and list all members in table be	elow. If individuals, list	all in table below.)								
Members of Entity or Individuals	F	Relationship to First Listed Member or Grantor (see Table of Kindred)								
Mitchell W. Woeste, aka Mitchell Woeste	Self									
Sharon K. Woeste, aka Sharon Woeste	Self									
Grantees (If entity, provide name of entity and list all members in table b	palow It individuals lie	t all in table below \								
Granees (ii entity, provide name of entity and list all members in table of										
Members of Entity or Individuals	F	lelationship to First Listed M (see Table of Kin								
Mitchell W. Woeste	Self									
Sharon K. Woeste	Self									
Under penalties of law, I declare that the information pro details of the conveyance information described above.	wided above is true, com	plete, and correct and that I am familian	r with all of the relevant							
I further certify that documentation that supports this ex	emption is available for in	spection at any time by the Nebraska I	Department of Revenue.							
sign Namon T. Balendy		Attorney	07/29/2021							
here Grantor or Grantor Representative		Title	Date							
Grantee or Grantee Representative		Attorney Title	07/29/2021 Date							

This Certificate of Exemption is to be filed with the Real Estate Transfer Statement, Form 521, when exemption #5b is claimed in Item 25 on the Form 521.

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/29/21 \$ Ex05b By AS Bk 2021, Pg 2029

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 29 day of July A.D., 2021, at 12:46 o'clock PM. Recorded in Book 2021 on Page 2029

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

Once recorded, return to: Parker, Grossart & Bahensky, L.L.P. P.O. Box 1600, Kearney, NE 68848-1600

WARRANTY DEED

Mitchell W. Woeste, also known as Mitchell Woeste, and Sharon K. Woeste, also known as Sharon Woeste, a married couple, GRANTORS, in consideration of a tax free transfer to a limited liability company, convey to GRANTEE, MSMM Woeste, L.L.C., a Nebraska Limited Liability Company, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6) and Seven (7), Block Eight (8), Morey's Addition to Blue Hill, 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 except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same; and
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

EXECUTED: July 29, 2021.

Mitchell W. Woeste

Sharon K Woeste

STATE OF NEBRASKA

COUNTY OF BUFFALO

) ss:)

The foregoing instrument was acknowledged before me on July 29, 2021, by **Mitchell W. Woeste**, also known as Mitchell Woeste, and **Sharon K. Woeste**, also known as Sharon Woeste, a married couple.

GENERAL NOTARY - State of Nebraska
DAMON T. BAHENSKY
My Comm. Exp. August 30, 2021

Danin T. Balany

Agricultural Land Sales Worksheet

Cnty No.	Boo	Sec. 1200 0	Page	and current message frequen	le Date			5 750		(47 N) 165 (\$10) (83)	strict Cod				
91	202	21	2037	7/3	0/2021	Base: 9	91-00	02	Affi	liated:	Unified:				
Location	D	Sale	Number	Useabilit	y & Code #		organisky i Artografi			Parcel .	Number				
0019097	700	2	201	4	03	GeoCde	e Twn Rng S		Sec	t Qrt	Subdiv	Area	Blk	Parcel	
	Da	te of S	ale Assessed V	/alue		4371 2 11 23 2 00000 1 000							8675		
Land		Imp	rovements	7	Cotal	Date of Sale Property Classification Code									
19	,200		5,975		25,175	Status	Pro	perty Ty	ре	Zoning	Location	ı Ci	y Size	Parcel Size	
	11.50 C 800 C 30	Irrigati	ion Type:			A) 1	B)	05		c) 5	D) 3	E)	0	F) 6	
LCG		A	CRES:	VA	LUE:		LCG			ACI	RES:	(1 / 2 (5)) (1 / 2 (5))	VAL	UÈ:	
IRRIGATE				•		GR	ASSLA	ND 1	G1	· · · · · · · · · · · · · · · · · · ·	0.270		·	350	
	1A								1G		3.550			4,595	
	2A1			·				2	G1		4.330			5,605	
	2A							;	2G						
	3A1							3	G1						
	3A		_					:	3G						
	4A1							4	G1						
	4A							•	4G						
DRYLANI) 1D1					,	Shelterb	elt/Timl	рег						
	lD							Accreti	on						
	2D1							Wa	ste	00					
	2D						2	Otl	ner						
	3D1					AG L	AND '	ГОТА	\mathbf{L}		8.150			10,550	
	3D						-	Roa	ıds		0.310				
	4D1						I	Farm Si	tes		1.000			8,650	
	4D						Н	ome Si	tes						
				3			F	Recreati	on						
	wellings							Otl							
Outl	ouildings				5,975	No	n-AG	ГОТА	\mathbf{L}		1.310			8,650	

Outouramgo	3,313	Non-AG TOTAL	1.310	0,030
Assessor's Adjustment to Sale Price (+ or	-):	Total Recapt	ture Value:	All Control of the Co
Assessor Comments and Reason for Adjustment:				
QCD; CORRECTING LEGAL DESCRIPT	ION		, respective to the second sec	
		1. 12. 14.444.1.1		
Comments from		Comments:		
001909700				
				(Continue on back)
				PAT 98_108_99

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

FORM 521

DEPARTMENT OF REVENUE

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

1	The deed will not be recorded u	nless this stateme	nt is signed and items 1-25 are accura	tely comple	ted.
1 County Name	2 County Number			4 Date of Dee	
	Select County & County Nur	mber	Mo. 1 Day 30 Yr. 21	M2 0C2 10	Day 31 Yr. 21
	s, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephor	ne (Please Pri	nt)
Grantor's Name (Seller) See Attached			Grantee's Name (Buyer) Michael Dean Danehey		
Street or Other Mailing Addr	ress		Street or Other Mailing Address 1141 Road K		
City	State	Zip Code	City	State	Zip Code
Oity	Otate		Red Cloud	State NE	68970
Phone Number			Phone Number (402) 746-4438 Is the grantee If Yes, is the gr		
Email Address			Email Address	1	
n/a	Normalis and have in automore	and B. Charle C.	n/a		
(A) Status	Number. Check one box in categori	200	B) Property Type		(C)
	Single Family Indus		Mineral Interests-Nonproducing	State Asse	
Unimproved		ultural	Mineral Interests-Producing	Exempt	
IOLL	= = = = = = = = = = = = = = = = = = = =	eational			
8 Type of Deed Co	onservator [Distribution La	and Contract/Memo Partition	Sheriff	Other
Bill of Sale Co	prrective	Easement Le	ease Personal Rep.	Trust/Trustee	
Cemetery De	eath Certificate – Transfer on Death	Executor M	ineral	Varranty	
9 Was transfer part of I kind exchange (I.R.C.	RS like- 10 Type of Transfer	Distribution Fored	closure Irrevocable Trust Revocable Tr	rust	Transfer on Death
Exchange) by buyer or s	eller? Auction	Easement Gift	Life Estate Sale		Trustee to Beneficiary
Buyer Selle		Exchange Gran	tor Trust Partition Satisfaction		Other (Explain) correct legal
Mas ownership transferre ✓ Yes No _	ed in full? (If No, explain the division.)		12 Was real estate purchased	for same use	? (If No, state the intended use
	relatives or if to a trustee are the tru	stor and hanoficiary rol	atives? (If Yes, check the appropriate box.)		
Yes No	Aunt or Uncle to Niece or Nephe		Partnership, or LLC Self		Other
	Brothers and Sisters		and Grandchild Spouse	لسا	
	Ex-spouse	Parents and C		Step-child	
4 What is the current marke	et value of the real property?		15 Was the mortgage assumed? (If Yes, sta	te the amount	and interest rate.)
2000	20		☐ Yes		%
Table 1	ride a current parcel of land?		17 Was transfer through a real estate agent	-	
✓ Yes No			of the agent or title company contact.)	Yes	V No
8 Address of Property 1141 Road K			19 Name and Address of Person to Whom the	ne Tax Statem	ent Should be Sent
Red Cloud, NE 68	970		Grantee		
18a No address assigne	additional pages, if needed.)				
See Attached	additional pages, if needed.)				
See Allacheu					
21 If agricultural, list total nur	mber of acres transferred in this transa	ection			
Water William Committee of the Committee	including any liabilities assumed		*************	. 22 5	0.00
23 Was non-real property				\$	
Yes ✓ No (If Y	Yes, enter dollar amount and attac	h itemized list.) (see	instructions)	. 23	
24 Adjusted purchase pri	ice paid for real estate (line 22 mi	nus line 23)		. 24	00100
25 If this transfer is ever	ent from the decumentary stems t	ay list the sysmatic	a number 4	\	
	npt from the documentary stamp to penalties of law. I declare that I have		ent and that it is, to the best of my knowledge	and belief tru	ue, complete, and
	nat I am duly authorized to sign this sta		and the state of t	and bollon, the	
	E Theobald	001		75	402-746-2774
sign Print or Type I	Name of Grantee or Authorized Repre	sentative //	Agon+		Phone Number
	Granton or Authorized Programation		Agent		7/30/2021
here Signature of C	Grantee or Authorized Representative	(Title		Date
i i	Regist	er of Deed's Use O	nly		For Dept. Use Only
6 Date Deed Recorded	27 Value of Stamp or Ex	empt Number	28 Recording Data		
Mo Day 30 .	vr. <u>21</u> \$ Exempt.	#4	BK2021, 6 2037		
lebraska Department of Revenue form No. 96-269-2008 10-2020 Re	ev. Supersedes 96-269-2008 Rev. 6-2019	S97		Authorized by I	Neb. Rev. Stat. §§ 76-214, 77-1327(2

Cynthia S Gottsch 1540 Highland Drive Hastings, NE 68901 n/a

Zachary L. Gottsch 1405 N 7th Ave Hastings, NE 68901 n/a

Nicole P. Jordening and Tyson Jordening 310 S Hickory St Blue Hill, NE 68930 n/a

Jennifer R. Henderson and Chase Henderson 2481 Road 1625 Blue Hill, NE 68930 n/a

Cheyenne L. Jensen and Bradley Jensen 1540 Highland Drive Hastings, NE 68901 n/a A tract of land in the Norwest Quarter (NW¼) of Section Twenty-three (23), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of said Northwest Quarter, thence South along the East line of said Northwest Quarter a distance of 1,007.00 feet to a point; thence West perpendicular to said East line, 400 feet to a point; thence North, parallel to said East line, 250 feet; thence West, perpendicular to said East line, 250 feet; thence North parallel to said East line, 260 feet; thence East, perpendicular to said East line, 250 feet; thence North, parallel to said East line, 500 feet, more or less, to the north line of said Northwest Quarter, thence East along said north line 400 feet, more or less, to the point of beginning.

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of July A.D., 202, at 2:24 o'clock P.M. Recorded in Book 202 on Page 2037-2039

Jaul Petah County Clerk
22.80 Deputy

Assessor

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-30-21
\$ Exercity by OD

BOOK 2021 PAGE 2037

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

QUITCLAIM DEED

Cynthia S. Gottsch, a single person, Zachary L. Gottsch, a single person, Nicole P. Jordening and Tyson Jordening, wife and husband, Jennifer R. Henderson, formerly Jennifer R. Gottsch, and Chase Henderson, wife and husband, and Cheyenne L. Jensen, formerly Cheyenne L. Gottsch, and Bradley Jensen, wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, conveys to Grantee, Michael Dean Danehey, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the Norwest Quarter (NW¼) of Section Twenty-three (23), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of said Northwest Quarter, thence South along the East line of said Northwest Quarter a distance of 1,007.00 feet to a point; thence West perpendicular to said East line, 400 feet to a point; thence North, parallel to said East line, 250 feet; thence West, perpendicular to said East line, 250 feet; thence East, perpendicular to said East line, 250 feet; thence North, parallel to said East line, 500 feet, more or less, to the north line of said Northwest Quarter, thence East along said north line 400 feet, more or less, to the point of beginning.

Executed July 21, 2021.

Cynthia S. Gottsch

Zachary I. Gottsch

Nicole P. Jordening

Tyson Jordenias

Jennifer R. Henderson Chau Huderson Chase Henderson	- _
Cheyenne L. Jensen Bryker Bradley Jepsen	
STATE OF NEBRASKA)) ss. COUNTY OF ADAMS)	
The foregoing instrument was acknowledged before me on $J \omega V = 2V$ by Cynthia S. Gottsch, a single person.	, 2021
State of Nebraska – General Notary DANID A LUTH My Commission Expires April 10, 2023 Notary Public	-
STATE OF NEBRASKA) COUNTY OF ADAMS) ss.	
The foregoing instrument was acknowledged before me on Jay 21 by Zachary L. Gottsch, a single person,	, 2021
State of Nebraska - General Notary DANID A. LUSTH My Commission Expires April 10, 2023 Notary Public	_

STATE OF NEBRASKA COUNTY OF WEGSTER)) ss.)
The foregoing instrument was by Nicole P. Jordening and Tyson Jordening	acknowledged before me on J_{α} , 2021 dening, wife and husband.
State of Nebraska – General Notary DAVID A. LUTH My Commission Expires April 10, 2023	Notary Public
STATE OF NEBRASKA COUNTY OF WEBSTER)) ss.)
The foregoing instrument was by Jennifer R. Henderson and Chase H	acknowledged before me on July 31, 2021 Henderson, wife and husband.
DAVID A. LUTH My Commission Expires April 10, 2023	Notary Public
STATE OF NEBRASKA COUNTY OF POAMS)) ss.)
The foregoing instrument was a by Cheyenne L. Jensen and Bradley Jen	acknowledged before me on July 21, 2021 asen, wife and husband.
State of Nebraska – General Notary DAVID A LUTH My Commission Expires April 10, 2023	Notary Public