

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2021	1806	7/1/2021	Base: 01-0123		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
002411300		169		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value						4247	3	12	29	2	00000	1	000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code									
632,315				632,315		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9				
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:					
IRRIGATED	1A1	40.000		183,200		GRASSLAND	1G1								
	1A	23.000		105,340			1G								
	2A1						2G1								
	2A	27.000		117,990			2G								
	3A1						3G1								
	3A						3G								
	4A1						4G1								
	4A	41.200		174,275			4G								
DRYLAND	1D1	2.000		4,940		Shelterbelt/Timber									
	1D	9.000		22,230		Accretion									
	2D1					Waste									
	2D	5.000		10,875		Other									
	3D1														
	3D					AG LAND TOTAL	156.000		632,315						
	4D1					Roads	4.000								
	4D	8.800		13,465		Farm Sites									
						Home Sites									
						Recreation									
	Dwellings					Other									
	Outbuildings					Non-AG TOTAL	4.000								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; SALE BETWEEN GRANDPARENT & GRANDCHILD	
Comments from	Comments:
002411300	

(Continue on back)

Real Estate Transfer Statement

169

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, 5 Grantor's Name, Address, and Telephone (Please Print), 6 Grantee's Name, Address, and Telephone (Please Print), 7 Property Classification Number.

(A) Status, (B) Property Type, (C) Mobile Home. Includes checkboxes for Improved, Unimproved, IOLL, Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests, State Assessed, Exempt, and Mobile Home.

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

9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer. Includes checkboxes for Auction, Court Decree, Exchange, Grantor Trust, Partition, Irrevocable Trust, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, and Other.

11 Was ownership transferred in full? 12 Was real estate purchased for same use? Includes checkboxes for Yes/No.

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? Includes checkboxes for Yes/No and various relationship categories.

14 What is the current market value of the real property? 15 Was the mortgage assumed? Includes handwritten value 632,315 and mortgage status.

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

18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent. Includes handwritten address and 'Same as above'.

20 Legal Description. Includes handwritten 'NW 1/4 29-3-12'.

21 If agricultural, list total number of acres. Includes handwritten '160'.

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

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

Signature section. Includes 'Under penalties of law, I declare that I have examined this statement...' and handwritten signature of Scott A. Schmidt.

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

State of Nebraska } ss.
 County of Webster }
 Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of July, A.D. 2021 at 8:57 o'clock PM, Recorded in Book 2021 on Page 1806
Louise Patch County Clerk
10.00 Deputy
 Ind Comp Assessor Carded

BOOK 2021 PAGE 1806

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 7-1-21
 \$ 135.00 By AS

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, , Grantees,
 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 (NW¼) 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:

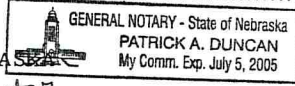
- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims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

Executed: ...August 12th, 2002.....

.....
Lulu M. Schmidt
 Lulu M. Schmidt, Trustee.

State of Nebraska
 County of Franklin

The foregoing instrument was acknowledged before me on August 12th, 2002
 by Lulu M. Schmidt, Trustee.

STATE OF NEBRASKA
 County of Webster

Patrick A. Duncan
 Notary Public.

Filed for record and entered in Numerical Index on July 1, 2021
 at 8:57 o'clock PM, and recorded in Book 2021, Page 1806
 By: Louise Patch by A. Stoner
 County or Deputy County Clerk
 Register of Deeds or Deputy Register of Deeds

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1807	6/14/2021	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000512500	170	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30010		005	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,120		1,120		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 2	B) 01	C) 1	D) 1	E) 7	F) 2			
				Residential				Commercial				
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :				
Construction Date:				Construction Date :				Construction Date :				
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :				
Building Cost New:				Cost :				Cost :				
Single Family Style:				Residential Condition:				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
QCD												
Comments from				Comments:								
000512500												

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 6 Day 18 Yr. 2021
4 Date of Deed Mo. 6 Day 18 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)
6 Grantee's Name, Address, and Telephone (Please Print)

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

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

11 Was ownership transferred in full? (If No, explain the division.)
12 Was real estate purchased for same use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

14 What is the current market value of the real property? \$502
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
16 Does this conveyance divide a current parcel of land?
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
18 Address of Property
19 Name and Address of Person to Whom the Tax Statement Should be Sent

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
23 Was non-real property included in the purchase?
24 Adjusted purchase price paid for real estate (line 22 minus line 23)
25 If this transfer is exempt from the documentary stamp tax, list the exemption number

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

Michael A. Kile
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title
(402) 746-0062
Phone Number
6/28/2021
Date

sign here

Register of Deed's Use Only
26 Date Deed Recorded Mo. 7 Day 1 Yr. 21
27 Value of Stamp or Exempt Number \$ 2.25
28 Recording Data BK 2021, Pg 1807
For Dept. Use Only

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-1-21
\$ 2.25 By AA

BOOK 2021 PAGE 1807

Prepared By:
Ms. Gretchen Lockhart Mastrodonato
603 N Main St
Bladen, Nebraska 68928

After Recording Return To:
Mr. Michiael A. Kile & Barbara A Kile
333 W Helen St
Bladen, Nebraska 68928

) State of Nebraska } ss.
) County of Webster }
) Entered on the
) numerical index and filed for record in the
) Clerk's office of said county this 1 day
) of July A.D., 2021 at 9:52
) o'clock AM. Recorded in Book 2021
) on Page 1807-1809
) Janice Petrich County Clerk
) 22.00 Deputy
) Ind 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.

Arlo R. Thayer
(Grantor's Signature)

. Village of Bladen Arlo Thayer, Chairman
(Grantor's Printed Name)

STATE OF NEBRASKA

COUNTY OF WEBSTER

)
)
)

SS.

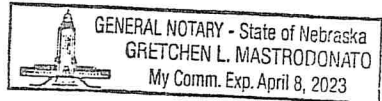
The foregoing Quit Claim Deed was acknowledged before me on 6-24-2021 by . Village of Bladen, who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Gretchen L. Mastrodonato
(Signature of Notary)

Gretchen L. Mastrodonato
(Printed Notary Name) Webster, Nebraska



My Commission expires: 4-8-2023

Grantee's Address:

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

Mail Subsequent Tax Bills To:

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1810	6/3/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000128800		171		4	05	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10020		014	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
43,010		198,370		241,380		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
						Residential				Commercial				
Multiple Improvements:						Multiple Improvements. :				Multiple Improvements. :				
Construction Date:						Construction Date : 1875				Construction Date :				
Floor:						Floor Sq. Ft. : 990				Floor Sq. Ft. :				
Building Cost New:						Cost : 95,610				Cost :				
Single Family Style: 101						Residential Condition: 20				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story						(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other										(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:						Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story						(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; DECREE OF DISSOLUTION														
Comments from						Comments:								
000128800 001916800														

(Continue on back)

Real Estate Transfer Statement

171

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>3</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>6</u> Day <u>3</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kina L. Elliott Street or Other Mailing Address 605 N. Cherry City Red Cloud State NE Zip Code 68970				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Delbert L. Elliott Street or Other Mailing Address 1208 Rd H City Red Cloud State NE Zip Code 68901			
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
233900

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

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

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

18 Address of Property
1208 Rd H
Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Delbert L. Elliott
1208 Rd H
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	00
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 number 5a

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

Susan K. Alexander

Print or Type Name of Grantee or Authorized Representative

Susan K. Alexander
Signature of Grantee or Authorized Representative

Attorney at Law

Phone Number

6/10/21

Title

Date

sign
here

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>7</u> Day <u>1</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ Exempt #5a	28 Recording Data BK2021, pg 1810	For Dept. Use Only
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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 (N1/2NW1/4NW1/4) 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.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of July A.D., 2021, at 10:55 o'clock a M. Recorded in Book 2021 on Page 1810
Donna Petch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-1-21
\$ Exempt # 50 By DD

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 (N1/2NW1/4NW1/4) 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.

Kina L Elliott
Kina L. Elliott

STATE OF NEBRASKA)
COUNTY OF Webster) ss.

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

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

Teresa Lunbery
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1811	7/1/2021	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000117000		172		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10005		026	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
860		42,065		42,925		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 03		C) 3	D) 1	E) 6	F) 1		
						Residential			Commercial					
Multiple Improvements:						Multiple Improvements. :			Multiple Improvements. : 3					
Construction Date:						Construction Date :			Construction Date : 1900					
Floor:						Floor Sq. Ft. :			Floor Sq. Ft. : 288					
Building Cost New:						Cost :			Cost : 42,860					
Single Family Style:						Residential Condition:			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out			Primary: 344 Other1: Other2:					
(101) <input type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class: 3					
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good			(3) <input checked="" type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:						Residential Quality:			(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low			Cost Rank: 20			Condition: 30		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average			(20) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input checked="" type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
TRUSTEE'S DEED														
(Continue on back)														

Real Estate Transfer Statement

172

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>1</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>6</u> Day <u>28</u> Yr. <u>2021</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kirk T. Rundle and Rebecca L. Rundle, Trustees Street or Other Mailing Address 7337 W 33rd St N City Wichita State KS Zip Code 67205		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jessica Rasser-Thies and Daniel Thies Street or Other Mailing Address 311 N Webster St City Red Cloud State NE Zip Code 68970	
Phone Number n/a	Phone Number 308-991-2442	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address n/a	Email Address n/a		

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

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

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

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____
 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?
\$178,000

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

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

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

18 Address of Property
**309 & 311 N Webster St
 Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

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

See Attached

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

22 Total purchase price, including any liabilities assumed	22	\$	178,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	178,000.00

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.

Jessica Rasser-Thies

Print or Type Name of Grantee or Authorized Representative

Grantee

Phone Number

308-991-2442
7/1/2021

sign here

Signature of Grantee or Authorized Representative

Title

Date

Register of Deed's Use Only

For Dept. Use Only

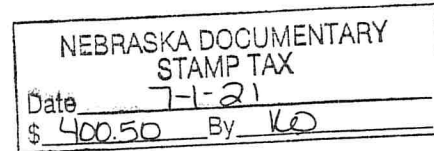
26 Date Deed Recorded Mo. <u>7</u> Day <u>1</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$400.50	28 Recording Data BK 2021, Pg 1811
--	---	--

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 }

BOOK 2021 PAGE 1811

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of July A.D., 2021, at 11:08 o'clock A M. Recorded in Book 2021 on Page 1811-1812
Louise Datsch County Clerk
16:00 KO Deputy
Ind Comp Assessor Carded



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

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.

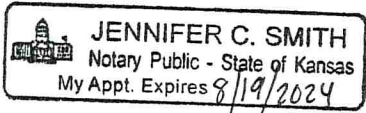
Executed June 28, 2021.

Kirk T. Rundle
Kirk T. Rundle, Trustee

Rebecca L. Rundle
Rebecca L. Rundle, Trustee

STATE OF)
)ss.
COUNTY OF)

The foregoing instrument was acknowledged before me on June 28th, 2021,
by Kirk T Rundle and Rebecca L. Rundle, Trustees of the Rebecca L. Rundle Revocable Trust,
u/a/d August 16, 2007 .



Jennifer C. Smith
Notary Public

My Commission Expires: 8/19/2024

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1822	7/1/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001814200		173		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491	1	11	16	4	00000	1	000	7905
Land		Improvements		Total		Date of Sale Property Classification Code								
865,075		50,950		916,025		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		101.000	130,795					
1A						1G								
2A1						2G1		118.000	152,810					
2A						2G		229.140	296,735					
3A1						3G1								
3A						3G		6.000	7,770					
4A1						4G1								
4A						4G								
DRYLAND 1D1		6.000		14,820		Shelterbelt/Timber								
1D		22.000		54,340		Accretion								
2D1		42.000		103,950		Waste		8.000	1,600					
2D		11.000		23,925		Other								
3D1						AG LAND TOTAL		588.140	855,595					
3D						Roads		10.860						
4D1		30.000		45,900		Farm Sites		1.000	8,650					
4D		15.000		22,950		Home Sites		0.240	830					
						Recreation								
Dwellings				34,810		Other								
Outbuildings				16,140		Non-AG TOTAL		12.100	9,480					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PERS REP	
Comments from	
Comments:	
001814200 001812300 001814600 001811300 000168800	

(Continue on back)

Real Estate Transfer Statement

173

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 07 Day 01 Yr. 2021		4 Date of Deed Mo. 07 Day 01 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Deanne R Wehnes, PR Estate of William Bradley Boren Street or Other Mailing Address 5740 M Street City Lincoln State NE Zip Code 68510 Phone Number (402) 540-7774 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Deanne R Wehnes Street or Other Mailing Address 5740 M Street City Lincoln State NE Zip Code 68510 Phone Number (402) 540-7774 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$633,000

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

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

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

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

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

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

DAVID B. GARWOOD
 Print or Type Name of Grantee or Authorized Representative

David B. Garwood
 Signature of Grantee or Authorized Representative

 Title Attorney

(402) 746-3613
 Phone Number
 7-1-21
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 07 Day 01 Yr. 21	27 Value of Stamp or Exempt Number \$ exempt # 15	28 Recording Data 2021, Pg 1822

The South Half of the South Half of the Southeast Quarter ($S\frac{1}{2}S\frac{1}{2}SE\frac{1}{4}$) 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 ($SE\frac{1}{4}NW\frac{1}{4}$); 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 ($NE\frac{1}{4}$) 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 ($NW\frac{1}{4}$) 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.

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 1st day
of July A.D., 2021, at 2:30
o'clock P. M. Recorded in Book 2021
on Page 1822
Deanne Wehnes County Clerk
ID, 00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-1-21
\$ Exempt #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 (S $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$) 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 $\frac{1}{4}$ NW $\frac{1}{4}$); 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 (NE $\frac{1}{4}$) 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 (NW $\frac{1}{4}$) 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 distribution 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.

Executed July 1, 2021.

ESTATE OF WILLIAM BRADLEY
BOREN, DECEASED.

BY: Deanne Wehnes
Deanne Wehnes, Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER: SS

The foregoing instrument was acknowledged before me on July 1st, 2021, by Deanne Wehnes, Personal Representative of the Estate of William Bradley Boren, Deceased.

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

Comm. expires October 22, 2022.

David B. Garwood
David B. Garwood, Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1824	3/9/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000168800		174		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10115		001	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
830		47,625		48,455		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
						Residential			Commercial					
Multiple Improvements:						Multiple Improvements. :			Multiple Improvements. :					
Construction Date:						Construction Date : 1926			Construction Date :					
Floor:						Floor Sq. Ft. : 1,104			Floor Sq. Ft. :					
Building Cost New:						Cost : 148,565			Cost :					
Single Family Style: 101						Residential Condition: 30			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story						(30) <input checked="" type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:						Residential Quality: 30			(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low			Cost Rank:			Condition:		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000168800														

(Continue on back)

Real Estate Transfer Statement

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FORM 521

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

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

1 County Name, 2 County Number (WEBSTER - 91), 3 Date of Sale/Transfer (Mo. 08, Day 09, Yr. 2021), 4 Date of Deed (Mo. 07, Day 01, Yr. 2021)

5 Grantor's Name, Address, and Telephone (Please Print) Raeoma M Boren & Deanne R & Richard J Wehnes; 6 Grantee's Name, Address, and Telephone (Please Print) Kina Elliott; 749 W 5th Ave, Red Cloud, NE 68970

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

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

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

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

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

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

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

18 Address of Property: 749 W 5th Ave, Red Cloud, NE 68970; 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as grantee); 18a No address assigned, 18b Vacant land

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

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

Table with 2 columns: Item Number, Amount. 22 Total purchase price, including any liabilities assumed \$ 40,000.00; 23 Was non-real property included in the purchase? \$ 0.00; 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 40,000.00

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. DAVID B. GARWOOD, Attorney, (402) 746-3613, Date 7-1-21

sign here

Register of Deed's Use Only: 26 Date Deed Recorded (Mo. 07, Day 01, Yr. 21), 27 Value of Stamp or Exempt Number \$ 90.00, 28 Recording Data 2021 - Pg 1824

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 1824

Entered on the numerical index and filed for record in the Clerk's office of said county this 1st day of July A.D., 2021, at 3:40 o'clock P. M. Recorded in Book 2021 on Page 1824
Louise Petersch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-1-21
\$ 90.00 By Liz

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
Deanne R. Wehnes, Individually
and as Attorney in Fact for Raeoma Boren

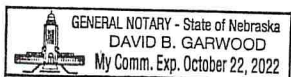
Richard J. Wehnes
Richard J. Wehnes

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 10-22-2022

David B. Garwood
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1830	5/28/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000136500		175		4	05	GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10025		002	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
830		24,725		25,555		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
						Residential			Commercial					
Multiple Improvements:						Multiple Improvements. :			Multiple Improvements. :					
Construction Date:						Construction Date : 1928			Construction Date :					
Floor:						Floor Sq. Ft. : 927			Floor Sq. Ft. :					
Building Cost New:						Cost : 113,400			Cost :					
Single Family Style: 101						Residential Condition: 20			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story						(20) <input checked="" type="checkbox"/> Badly Worn			Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:						Residential Quality: 30			(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low			Cost Rank:			Condition:		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; BETWEEN PARENT & CHILD														
Comments from						Comments:								
000136500														
(Continue on back)														

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>05</u> Day <u>28</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>05</u> Day <u>28</u> Yr. <u>2021</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Glenn, James and Ina Street or Other Mailing Address 434 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2306 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Glenn, Jayme C Street or Other Mailing Address 5065 E Hadco Rd Bldg 142 City Hastings State NE Zip Code 68901 Phone Number (402) 469-3151 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address	

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$28,255

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

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

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

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

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

18a No address assigned 18b Vacant land

20 Legal Description
See attached

21 If agricultural, list total number of acres _____

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

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

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

sign here

Kory J McCracken (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney
 Signature of Grantee or Authorized Representative Title Date **7/2/21**

26 Date Deed Recorded Mo. <u>7</u> Day <u>2</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ Exempt #5a	28 Recording Data BK2021, Pg 1830	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

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 } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of July A.D., 2021, at 10:46 o'clock AM. Recorded in Book 2021 on Page 1830
Jayme Peter County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-2-21
\$ Exempt # 52 By ab

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 28, 2021.

James E. Glenn
James E. Glenn

Ina M. Glenn
Ina M. Glenn

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 28, 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

Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1831	7/2/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002507700		176		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4129	4	12	1	4	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
49,915		3,520		53,435		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	5.820		7,535				
	1A						1G	6.510		8,430				
	2A1						2G1	6.370		8,250				
	2A						2G							
	3A1						3G1							
	3A						3G	1.720		345				
	4A1						4G1							
	4A						4G	8.540		1,705				
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion	1.980						
	2D1						Waste							
	2D						Other							
	3D1					AG LAND TOTAL		30.940		26,265				
	3D						Roads							
	4D1						Farm Sites	1.000		8,650				
	4D						Home Sites	1.000		15,000				
							Recreation							
	Dwellings				700		Other							
	Outbuildings				2,820	Non-AG TOTAL		2.000		23,650				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD	
Comments from	Comments:
002507700	

(Continue on back)

Real Estate Transfer Statement

176

FORM
521

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>2</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>6</u> Day <u>22</u> Yr. <u>2021</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michaela Hinrichs and Gregory Hinrichs and Sandra A. Fletcher Street or Other Mailing Address <u>140 Rd 310</u> City <u>Glennville</u> State <u>Ne</u> Zip Code <u>68941</u> Phone Number <u>402-461-8030</u> Email Address <u>hinrichs.greg@windstream.net</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David J. Schnase, Shayla M. Schnase Street or Other Mailing Address <u>214 South Smith PO Box 333</u> City <u>KANSAS</u> State <u>NE</u> Zip Code <u>68956</u> Phone Number <u>308-233-2826</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
 \$ 537,435

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

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

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

18 Address of Property
**2449 Rd 700
 Bladen, NE 68928**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**David J. Schnase, Shayla M. Schnase
 2449 Rd 700 214 S. Smith
 Bladen, NE 68928 Kansas, NE 68956**

18a No address assigned 18b Vacant Land

20 Legal Description
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.

21 If agricultural, list total number of acres _____

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

sign here

David J. Schnase
 Print or Type Name of Grantee or Authorized Representative

David J. Schnase
 Signature of Grantee or Authorized Representative

308-233-2826
 Phone Number

June 2, 2021
 Date

Grantee or Authorized Representative
 Title

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>2</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>121.50</u>	28 Recording Data <u>BLK 2021, Pg 1831</u>

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 1831

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of July A.D., 2021, at 11:34 o'clock A.M. Recorded in Book 2021 on Page 1831
Louise Petch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-2-21
\$ 121.50 By VO

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.

Michaela Hinrichs
Michaela Hinrichs

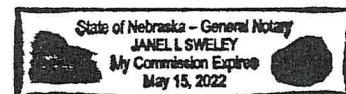
Gregory Hinrichs
Gregory Hinrichs

Sandra A. Fletcher
Sandra A. Fletcher

STATE OF Nebraska
COUNTY OF Webster

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

Janel L. Sweley
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	1845	7/1/2021	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000109500		177	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		017	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
970		67,710		68,680		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :					
Construction Date:				Construction Date : 1900				Construction Date :					
Floor:				Floor Sq. Ft. : 1,842				Floor Sq. Ft. :					
Building Cost New:				Cost : 183,475				Cost :					
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
TRUSTEE'S DEED													
Comments from						Comments:							
000109500													

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>1</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>6</u> Day <u>16</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) The Wescoat Family Trust, JoLyn K. Reicks and Bryan S. Street or Other Mailing Address 3804 53 St, Wescoat, Trustees City Columbus State NE Zip Code 68601 Phone Number (402) 910-1165 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) John Hill and Karin M. Hill Street or Other Mailing Address 629 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
60,000

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **Century 21 - Columbus** No

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

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
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	\$ 60,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 60,000.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: **Teresa Theobald** Phone Number: **402-746-2246**

Signature of Grantee or Authorized Representative: *Teresa Theobald* Title: _____ Date: **7/1/2021**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>2</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ 135.⁰⁰	28 Recording Data BK2021, Pg 1845	

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

Bryan S. Wescoat
Bryan S. Wescoat, Successor Co-Trustee

STATE OF TEXAS)
)ss.
COUNTY OF Tarrant)

The foregoing instrument was acknowledged before me on June 18, 2021,
by Bryan S. Wescoat, Successor Co-Trustee of The Wescoat Family Trust.



Tiffany Beebe
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	1847	7/2/2021	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001916200		178	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4371	2	11	35	3	00000		000	9090
Land	Improvements		Total		Date of Sale Property Classification Code								
25,600	47,405		73,005		Status	Property Type		Zoning	Location	City Size	Parcel Size		
	Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 5			
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED 1A1					GRASSLAND 1G1								
1A					1G								
2A1					2G1								
2A					2G								
3A1					3G1								
3A					3G								
4A1					4G1								
4A					4G								
DRYLAND 1D1					Shelterbelt/Timber								
1D					Accretion								
2D1					Waste								
2D					Other								
3D1					AG LAND TOTAL								
3D					Roads								
4D1					Farm Sites	1.000		8,650					
4D					Home Sites	2.000		16,950					
					Recreation								
Dwellings			31,710		Other								
Outbuildings			15,695		Non-AG TOTAL	3.000		25,600					

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
JTWD			
Comments from		Comments:	
001916200			

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Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>2</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>7</u> Day <u>30</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sharon K. Burgess Street or Other Mailing Address <u>101 Parkview Circle</u> City Red Cloud State NE Zip Code 68970 Phone Number Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Donald A. Mullen and Tami L. Mullen Street or Other Mailing Address 1136 Highway 136 City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$90,000

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

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

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

18 Address of Property
**1136 Highway 136
 Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 3.5+-

22 Total purchase price, including any liabilities assumed	22	\$ 90,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 90,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____
 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

Print or Type Name of Grantee or Authorized Representative: Bridget Daenle Phone Number: 402-746-0240

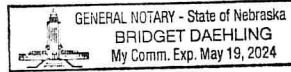
Signature of Grantee or Authorized Representative: Bridget Daenle Title: Realtor Grantee- Date: 7/2/2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>2</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>202.50</u>	28 Recording Data <u>BK 2021, Pg 1847</u>

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

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on ~~March~~ ^{June} 30, 2021 by Derald T. Burgess and Kila Burgess, husband and wife.

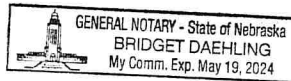


Bridget Daebling
Notary Public

My commission expires: May 19, 2024

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on ~~March~~ ^{June} 30, 2021 by Sherri A. Kucera and Phillip Kucera, wife and husband.



Bridget Daebling
Notary Public

My commission expires: May 19, 2024

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1867	7/6/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000138200		179		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,170		16,870		18,040		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1895	Construction Date :
Floor:	Floor Sq. Ft. : 920	Floor Sq. Ft. :
Building Cost New:	Cost : 95,975	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

Assessor Comments and Reason for Adjustment:

JTWD

Comments from **Comments:**

000138200

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91 2 County Number 91 3 Date of Sale/Transfer Mo. 7 Day 6 Yr. 2021 4 Date of Deed Mo. 7 Day 1 Yr. 2021

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Luke Kruciak and Dacie Kruciak
Street or Other Mailing Address 3041 DD Rd
City Lebanon KS State KS Zip Code 64552
Phone Number _____

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) Larry Hendrix and Ronda Hendrix
Street or Other Mailing Address 429 W 5th Avenue
City Red Cloud State NE Zip Code 68970
Phone Number _____ Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No

Email Address n/a

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

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

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

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____
 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?
\$40,000

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

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

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

18 Address of Property
429 W 5th Avenue
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

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

sign here Larry L. Hendrix
 Print or Type Name of Grantee or Authorized Representative _____ Grantee
 Signature of Grantee or Authorized Representative _____ Title _____
 Date 7-6-2021

File - 670-8422
 Phone Number
7-6-2021
 Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. 7 Day 6 Yr. 21 27 Value of Stamp or Exempt Number \$ 90.00 28 Recording Data BK2021, Pg 1867

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of July A.D., 2021, at 10:30 o'clock A M. Recorded in Book 2021 on Page 1867
Louise Petach County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-6-21
\$ 90.00 By AS

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:

- (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 July 1, 2021.

Luke Kruciak

Luke Kruciak

Dacie Kruciak

Dacie Kruciak

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

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

The foregoing instrument was acknowledged before me on July 1, 2021 by Luke Kruciak and Dacie Kruciak, husband and wife.

Bridget Daebling

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1868	8/3/2011	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000313000		180		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20010		003	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
840		22,165		23,005		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)						A) 1	B) 03		C) 3	D) 1	E) 6	F) 1		
						Residential			Commercial					
Multiple Improvements:						Multiple. Improvements. :			Multiple. Improvements. : 3					
Construction Date:						Construction Date :			Construction Date : 1900					
Floor:						Floor Sq. Ft. :			Floor Sq. Ft. : 520					
Building Cost New:						Cost :			Cost : 52,830					
Single Family Style:						Residential Condition:			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out			Primary: 353 Other1: Other2:					
(101) <input type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class: 4					
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent			(4) <input checked="" type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:						Residential Quality:			Commercial Construction Class:					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low			Cost Rank: 20			Condition: 10		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input checked="" type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average			(20) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD; CORRECTIVE WD														
Comments from							Comments:							
000313000														
(Continue on back)														

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>03</u> Yr. <u>2011</u>		4 Date of Deed Mo. <u>8</u> Day <u>3</u> Yr. <u>2011</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Woeste, Mitchell W. Street or Other Mailing Address unknown address City Kearney State NE Zip Code 68847 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Blue Hill Floral, LLC Street or Other Mailing Address 418 W Gage St City Blue Hill State NE Zip Code 68930 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input checked="" type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death		<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor		<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral		<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim		<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty		<input type="checkbox"/> Other _____	
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree		<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange		<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust		<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition		<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					

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

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

14 What is the current market value of the real property? \$10,000		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 418 W Gage St Blue Hill, NE 68930		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantor	
18a <input type="checkbox"/> No address assigned		18b <input type="checkbox"/> 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	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
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 4

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

sign here **Kory J McCracken** (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney
Signature of Grantee or Authorized Representative Title
Date 6/27/21

Register of Deeds Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>6</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK 2021, pg 1868</u>	

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 }

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of July A.D., 2021, at 10:50 o'clock A.M. Recorded in Book 2021 on Page 1868
Pauline Peterson County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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.

Executed July 2, 2021.

Mitchell W. Woeste

STATE OF NEBRASKA, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on July 2, 2021, by Mitchell W. Woeste, a married person.

Comm. expires

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1869	6/28/2021	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000313000	181	1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		003	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
840	22,325	23,165		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. : 3
Construction Date:	Construction Date :	Construction Date : 1900
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 520
Building Cost New:	Cost :	Cost : 52,830
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 353 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 4
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input checked="" type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: 20 Condition: 10
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input checked="" type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

Assessor Comments and Reason for Adjustment:

WD

Comments from **Comments:**

000313000

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>28</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>09</u> Day <u>28</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Blue Hill Floral, LLC Street or Other Mailing Address 418 W Gage St City Blue Hill State NE Zip Code 68930				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Justina A Sheltroun Street or Other Mailing Address 418 W Gage St City Blue Hill State NE Zip Code 68930			
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

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

Yes No \$ _____ %

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

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

18 Address of Property
**418 W Gage St
Blue Hill, NE 68930**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
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	22	\$ 10,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 10,000.00

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

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

sign here

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

[Signature]
Signature of Grantee or Authorized Representative

Title

Attorney

(402) 746-3613
Phone Number

06/28/21
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>6</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data BK2021, Pg 1869

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 }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of July A.D., 2021, at 10:53 o'clock a M. Recorded in Book 2021 on Page 1869
Yvonne Peterson County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-6-21
\$ 22.50 By AS

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. Sheltroun, a single person, GRANTEEES, 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 GRANTEEES that GRANTOR:

(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;

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

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

Executed September 28, 2020.

BLUE HILL FLORAL, L.L.C.

Stephanie Hamel
Stephanie Hamel, Sole Member/Manager

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 28, 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 _____

[Signature]
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1888	7/5/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number						
000116400		182		1		4491	00	0	10005	026	0000	
Date of Sale Assessed Value				Date of Sale Property Classification Code								
Land		Improvements		Total		Status	Property Type	Zoning	Location	City Size	Parcel Size	
125		27,460		27,585		A) 1	B) 03	C) 3	D) 1	E) 6	F) 1	
Assessor Location: RED CLOUD (RC)				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. : 3				
Construction Date:				Construction Date :				Construction Date : 1900				
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 1,300				
Building Cost New:				Cost :				Cost : 53,585				
Single Family Style:				Residential Condition:				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 471 Other1: Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 3				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: 20		Condition: 10		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input checked="" type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
JTWD												
Comments from						Comments:						
000116400												

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Real Estate Transfer Statement

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

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 Mo. 07 Day 05 Yr. 2021		4 Date of Deed Mo. 07 Day 05 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mohlman Family Farm, LLC Street or Other Mailing Address c/o Claire Harding, Manager, 706 E 12th St. City Eudora State KS Zip Code 66026 Telephone Number (785) 764-3380				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Todd A and Cody J Brown Street or Other Mailing Address 836 N Minnesota Ave City Hastings State NE Zip Code 68901 Telephone Number (402) 460-6922			

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)
(1) <input checked="" type="checkbox"/> Improved	(1) <input type="checkbox"/> Single Family	(4) <input type="checkbox"/> Industrial	(7) <input type="checkbox"/> Mineral Interests-Nonproducing	(9) <input type="checkbox"/> State Assessed
(2) <input type="checkbox"/> Unimproved	(2) <input type="checkbox"/> Multi-Family	(5) <input type="checkbox"/> Agricultural	(8) <input type="checkbox"/> Mineral Interests-Producing	(10) <input type="checkbox"/> Exempt
(3) <input type="checkbox"/> IOLL	(3) <input checked="" type="checkbox"/> Commercial	(6) <input type="checkbox"/> Recreational		(1) <input type="checkbox"/> Mobile Home

8 Type of Deed
 Warranty
 Quit Claim
 Corrective
 Sheriff
 Conservator
 Land Contract
 Executor
 Partition
 Personal Rep.
 Mineral
 Trust
 Bill of Sale
 Cemetery
 Other

9 IRC § 1031 Exchange? (Was the transfer an IRS like-kind exchange?)
 Yes No

10 Type of Transfer
 Sale
 Auction
 Gift
 Exchange
 Foreclosure
 Life Estate
 Revocable Trust
 Irrevocable Trust
 Court Decree
 Partition
 Satisfaction of Contract
 Other (Explain.)

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 YES NO
 Spouse Parents and Child Family Corporation, Partnership or LLC
 Grandparents and Grandchild Brothers 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.)
 YES NO \$ %

16 Does this conveyance divide a current parcel of land?
 YES NO

17 Was transfer through a real estate agent? (If Yes, include the name of the agent.)
 YES NO

18 Address of Property
122 West 4th Ave
Red Cloud, NE 68970

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

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.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	45,000.00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	45,000.00

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

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

David B. Garwood
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title Attorney
 Telephone Number (402) 746-3613
 Date July 8, 2021

REGISTER OF DEEDS' USE ONLY				FOR DEPT. USE ONLY
26 Date Deed Recorded Mo. 7 Day 9 Yr. 21	27 Value of Stamp or Exempt Number \$ 101.25	28 Deed Book BK 2021	29 Deed Page Pg 1888	30

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 July A.D., 2021, at 10:03 o'clock A M. Recorded in Book 2021 on Page 1888
Louise Patsch County Clerk
10:00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-9-21
\$ 10.25 By LD

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 5th, 2021.

MOHLMAN FAMILY FARM, LLC.

By: Claire Harding
Claire Harding, Manager

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 5th, 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

Comm. expires 10-22-2022

David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1889	7/8/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000116400		183		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10005		026	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
125		27,460		27,585		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. : 3
Construction Date:	Construction Date :	Construction Date : 1900
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 1,300
Building Cost New:	Cost :	Cost : 53,585
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 471 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 3
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input checked="" type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: 20 Condition: 10
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input checked="" type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER INTO LLC	
Comments from 000116400	Comments:

(Continue on back)



Real Estate Transfer Statement

183

FORM 521

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

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 Mo. 07 Day 08 Yr. 2021		4 Date of Deed Mo. 07 Day 08 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Todd A and Cody J Carson-Brown Street or Other Mailing Address 836 N Minnesota Ave City State Zip Code 836 N Minnesota Ave NE 68901 Telephone Number (402) 460-6922				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) CICADA DWELLINGS LLC Street or Other Mailing Address 836 N Minnesota Ave City State Zip Code Hastings NE 68901 Telephone Number (402) 460-6922			

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)
(1) <input checked="" type="checkbox"/> Improved	(1) <input type="checkbox"/> Single Family	(4) <input type="checkbox"/> Industrial	(7) <input type="checkbox"/> Mineral Interests-Nonproducing	(9) <input type="checkbox"/> State Assessed
(2) <input type="checkbox"/> Unimproved	(2) <input type="checkbox"/> Multi-Family	(5) <input type="checkbox"/> Agricultural	(8) <input type="checkbox"/> Mineral Interests-Producing	(10) <input type="checkbox"/> Exempt
(3) <input type="checkbox"/> IOLL	(3) <input checked="" type="checkbox"/> Commercial	(6) <input type="checkbox"/> Recreational		(1) <input type="checkbox"/> Mobile Home

8 Type of Deed
 Warranty
 Quit Claim
 Corrective
 Sheriff
 Conservator
 Land Contract
 Executor
 Partition
 Personal Rep.
 Mineral
 Trust
 Bill of Sale
 Cemetery
 Other

9 IRC § 1031 Exchange? (Was the transfer an IRS like-kind exchange?)
 Yes No

10 Type of Transfer
 Sale
 Auction
 Gift
 Exchange
 Foreclosure
 Life Estate
 Revocable Trust
 Irrevocable Trust
 Court Decree
 Partition
 Satisfaction of Contract
 Other (Explain.) Transfer to Grantors LLC

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 YES NO
 Spouse Parents and Child Family Corporation, Partnership or LLC
 Grandparents and Grandchild Brothers and Sisters Aunt or Uncle to Niece or Nephew Other

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

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

16 Does this conveyance divide a current parcel of land?
 YES NO

17 Was transfer through a real estate agent? (If Yes, include the name of the agent.)
 YES NO

18 Address of Property
122 West 4th Ave
Red Cloud, NE 68970

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

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.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	0.00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	\$	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 ~~56~~ 56

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
 Telephone Number
 July 8, 2021
 Date

sign here
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title Attorney

REGISTER OF DEEDS' USE ONLY				FOR DEPT. USE ONLY
26 Date Deed Recorded Mo. 7 Day 9 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 56	28 Deed Book BLK 2021	29 Deed Page Pg 1889	30

GRANTEE—Please retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }

BOOK 221 PAGE 1889

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of July A.D., 2021, at 10:00 o'clock A M. Recorded in Book 221 on Page 1889

Louise Petsch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-9-21
\$ Exempt # 5b By LD

WARRANTY DEED

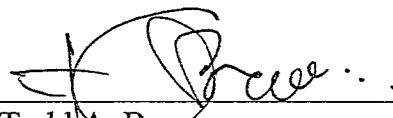
Todd A. Brown and Cody J. Brown a/k/a Cody J. Carson-Brown, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to Grantor's limited liability company received from GRANTEES, CICADA DWELLINGS, LLC, conveys to GRANTEE, the following described real estate (as defined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

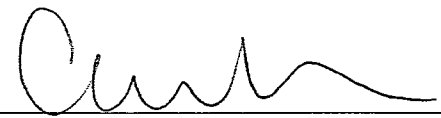
GRANTORS covenant with GRANTEE that GRANTORS:

- (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 8th, 2021.



Todd A. Brown



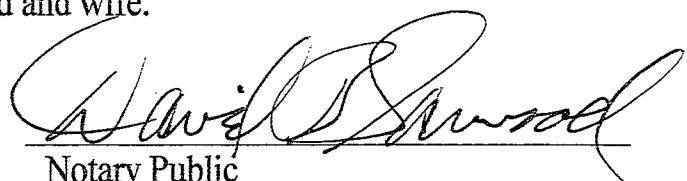
Cody J. Brown

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 8th, 2021, by 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 10-22-2022.



Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1890	7/5/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000116500		184		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10005		026	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
220		23,885		24,105		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			
						Residential			Commercial					
Multiple Improvements:						Multiple Improvements. :			Multiple Improvements. : 2					
Construction Date:						Construction Date :			Construction Date : 1900					
Floor:						Floor Sq. Ft. :			Floor Sq. Ft. : 725					
Building Cost New:						Cost :			Cost : 39,070					
Single Family Style:						Residential Condition:			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out			Primary: 471 Other1: Other2:					
(101) <input type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class: 3					
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good			(3) <input checked="" type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:						Residential Quality:			(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low			Cost Rank: 20			Condition: 10		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input checked="" type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average			(20) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; TITLE CORRECTION														
Comments from						Comments:								
000116500														

(Continue on back)



Real Estate Transfer Statement

184

FORM 521

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

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 Mo. 07 Day 05 Yr. 2021		4 Date of Deed Mo. 07 Day 05 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mohlman Family Farm, LLC Street or Other Mailing Address c/o Claire Harding, Manager, 706 E 12th St. City Eudora State KS Zip Code 66026 Telephone Number (785) 764-3380				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bradford Frey and Andrea Frey Street or Other Mailing Address 742 N Chestnut St City Red Cloud State NE Zip Code 68970 Telephone Number			

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)
(1) <input checked="" type="checkbox"/> Improved	(1) <input type="checkbox"/> Single Family	(4) <input type="checkbox"/> Industrial	(7) <input type="checkbox"/> Mineral Interests-Nonproducing	(9) <input type="checkbox"/> State Assessed
(2) <input type="checkbox"/> Unimproved	(2) <input type="checkbox"/> Multi-Family	(5) <input type="checkbox"/> Agricultural	(8) <input type="checkbox"/> Mineral Interests-Producing	(10) <input type="checkbox"/> Exempt
(3) <input type="checkbox"/> IOLL	(3) <input checked="" type="checkbox"/> Commercial	(6) <input type="checkbox"/> Recreational		

8 Type of Deed: Corrective, Land Contract, Personal Rep., Bill of Sale, Warranty, Sheriff, Executor, Mineral, Cemetery, Quit Claim, Conservator, Partition, Trust, Other

9 IRC § 1031 Exchange? (Was the transfer an IRS like-kind exchange?) Yes No

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 relatives? (If Yes, check the appropriate box.) YES NO Spouse, Parents and Child, Family Corporation, Partnership or LLC, Grandparents and Grandchild, Brothers and Sisters, Aunt or Uncle to Niece or Nephew, Other

14 What is the current market value of the real property? \$25,000

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

16 Does this conveyance divide a current parcel of land? YES NO

17 Was transfer through a real estate agent? (If Yes, include the name of the agent.) YES NO

18 Address of Property: 341 N Webster St, Red Cloud, NE 68970

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

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.

21 If agricultural, list total number of acres

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

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

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

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Telephone Number
 Signature of Grantee or Authorized Representative Attorney Date
 Title

REGISTER OF DEEDS' USE ONLY				FOR DEPT. USE ONLY
26 Date Deed Recorded Mo. 7 Day 9 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Deed Book BK 2021	29 Deed Page Pg 1890	30

State of Nebraska } ss.
County of Webster }

BOOK 221 PAGE 1890

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of July A.D., 2021, at 10:09 o'clock A M. Recorded in Book 221 on Page 1890
Louise Petesch County Clerk
10.00 Lo Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-9-21
\$ Exempt # 4 By LO

**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 5, 2021.

MOHLMAN FAMILY FARM, LLC.

By: Claire Harding
Claire Harding, Manager

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 5th, 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

Comm. expires 10-22-2022

David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1891	6/25/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000110800	185	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		019	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,380	191,650	194,030		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1914	Construction Date :
Floor:	Floor Sq. Ft. : 2,430	Floor Sq. Ft. :
Building Cost New:	Cost : 354,415	Cost :
Single Family Style: 104	Residential Condition: 35	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

Assessor Comments and Reason for Adjustment:

WD; TRANSFER INTO A TRUST

Comments from

000110800 000140200

Comments:

(Continue on back)

Real Estate Transfer Statement

185

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

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

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 6 Day 25 Yr. 2021	4 Date of Deed Mo. 6 Day 25 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marjorie F. Jones Street or Other Mailing Address 10213 Galahad City El Paso State TX Zip Code 79924 Phone Number 915-588-7710 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Marjorie F. Jones, et al., Co-Trustees Street or Other Mailing Address 10213 Galahad City El Paso State TX Zip Code 79924 Phone Number 915-588-7710 Email Address	
Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
193,870 + 41,015 = 234,885.00

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

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

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

18 Address of Property
Webster County, Nebraska

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Marjorie F. Jones
10213 Galahad
El Paso, TX 79924

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 Total purchase price, including any liabilities assumed	22	\$	Exempt
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 76-902(19)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **76-902(19)**.

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

sign here

Print or Type Name of Grantee or Authorized Representative _____ Phone Number _____
 Signature of Grantee or Authorized Representative *attorney for trustee* Title _____ Date **7-6-2021**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 9 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 19	28 Recording Data BK 2021, Pg 1891

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

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 (N $\frac{1}{2}$) 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

SECTION 1

Grantor of Instrument and Trust

Marjorie F. Jones

Grantee of Instrument (Trustee)

Marjorie F. Jones, Jorie Licking, and Larry Wade Jones, Co-Trustees

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Marjorie F. Jones	Self
Jorie Licking	Daughter
Larry Wade Jones	Son
Rebecca Licking	Daughter

SECTION 2

Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer?

YES NO

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

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

SECTION 3

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

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

sign
here

Marjorie F. Jones
Signature Marjorie F. Jones

Grantee

Title

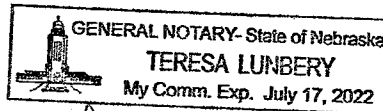
6-25-21

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

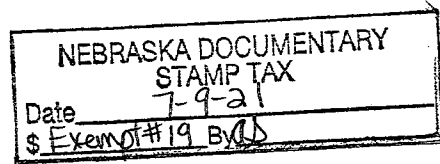
State of Nebraska
County of Webster



Teresa Lunbery

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of July A.D., 2021, at 10:17 o'clock A M. Recorded in Book 2021 on Page 1891-1892
Louise Peterson County Clerk
16.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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

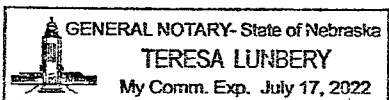
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the such real estate against the lawful claims of all persons or entities.

Dated this 25 day of June, 2021.

Marjorie F. Jones
Marjorie F. Jones, a/k/a
Marjorie Jones, a/k/a
Marjorie A. Jones

STATE OF Nebraska)
COUNTY OF Webster) ss.

Subscribed and acknowledged before me this 25 day of June, 2021 by 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 names, a single person, who acknowledges the same to be her voluntary act and deed.



Teresa Lunbery
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1893	7/9/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000109900		186		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		017	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
555		60,835		61,390		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1950				Construction Date :						
Floor:				Floor Sq. Ft. : 1,027				Floor Sq. Ft. :						
Building Cost New:				Cost : 152,090				Cost :						
Single Family Style: 101				Residential Condition: 35				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTWD														
Comments from				Comments:										
000109900														

(Continue on back)

Real Estate Transfer Statement

186

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. 7 Day 9 Yr. 2021	4 Date of Deed Mo. 6 Day 18 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jim Henry and Shirley Henry Street or Other Mailing Address 628 N Walnut St	
City	State	City	State
		Red Cloud	NE
Phone Number	Zip Code	Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
		208-880-7659	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address n/a		Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$85,750

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

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

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

18 Address of Property
628 N Walnut St
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Sixteen (16) and Seventeen (17), 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	\$	85,750.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	85,750.00

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.

sign here

Jim Henry
Print or Type Name of Grantee or Authorized Representative

Jim Henry
Signature of Grantee or Authorized Representative

Grantee

208-880-7659
Phone Number

6/25/2021
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 9 Yr. 21	27 Value of Stamp or Exempt Number \$ 193.50	28 Recording Data BU 2021 Pg 1893

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

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 Estates
Iowa Park, TX 76367

Ronda Petsch
652 Road 2100
Guide Rock, NE 68942

BOOK 2021 PAGE 1893

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 July A.D., 20 21, at 11:56 o'clock A M. Recorded in Book 2021 on Page 1893-1896
Louise Petsch County Clerk
28.00 VS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-9-21
\$ 193.50 By VS

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.

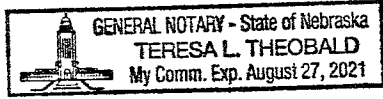
Executed June 18, 2021.

Don Kosse
Don Kosse

Jamie Kosse
Jamie Kosse

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

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



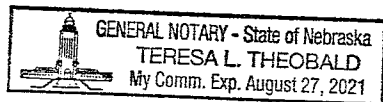
Teresa L. Theobald
Notary Public

Larry Kosse
Larry Kosse

LuAnn 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.



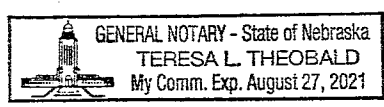
Teresa L. Theobald
Notary Public

Kila Burgess
Kila Burgess

Todd Burgess
Todd Burgess

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on June 18, 2021 by Kila Burgess and Todd Burgess, wife and husband.



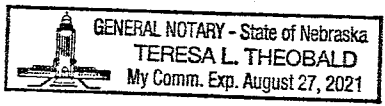
Teresa L. Theobald
Notary Public

Lila Rupprecht
Lila Rupprecht

Michael Rupprecht
Michael Rupprecht

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on June 21, 2021 by Lila Rupprecht and Michael Rupprecht, wife and husband.



Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1899	7/9/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000118300		187		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10100		032	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
5,170		27,760		32,930		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 2					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements : 3
Construction Date:		Construction Date :	Construction Date : 2004
Floor:		Floor Sq. Ft. :	Floor Sq. Ft. : 5,400
Building Cost New:		Cost :	Cost : 258,280
Single Family Style:		Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out	Primary: 528 Other1: Other2:
(101) <input type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 3
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good	(3) <input checked="" type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other			(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:		Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low	Cost Rank: 20 Condition: 30
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input checked="" type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000118300	

(Continue on back)

Real Estate Transfer Statement

187

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 01 Day 09 Yr. 21
4 Date of Deed Mo. 07 Day 09 Yr. 21
5 Grantor's Name, Address, and Telephone (Please Print) Dustin Gay
6 Grantee's Name, Address, and Telephone (Please Print) Jared Lewis
Street or Other Mailing Address 1400 E 3rd
City Superior State NE Zip Code 68978
City Lebanon State KS Zip Code 66952
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

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

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes No
10 Type of Transfer: Auction, Court Decree, Easement, Exchange, Foreclosure, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other (Explain)

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

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

14 What is the current market value of the real property? \$15,246
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ %

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

18 Address of Property: See attached description
19 Name and Address of Person to Whom the Tax Statement Should be Sent: same as Grantee
18a No address assigned 18b Vacant land

20 Legal Description: See attached description

21 If agricultural, list total number of acres

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$25,000.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$25,000.00.

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.
Kory J McCracken (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Attorney Title Date 7/9/21

Register of Deed's Use Only
26 Date Deed Recorded Mo. 7 Day 9 Yr. 21
27 Value of Stamp or Exempt Number \$56.25
28 Recording Data BK2021, Pg 1899
For Dept. Use Only

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

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.

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 1899

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of July, A.D., 2021, at 3:54 o'clock P.M. Recorded in Book 2021 on Page 1899
Janice Petch County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-9-21
\$ 56.25 By AS

JOINT TENANCY WARRANTY DEED

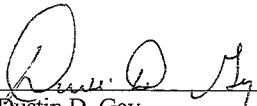
Dustin D. Gay, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Jared S. Lewis and Ashley A. Lewis, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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 9, 2021.



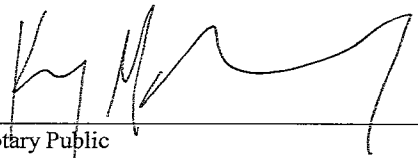
Dustin D. Gay

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

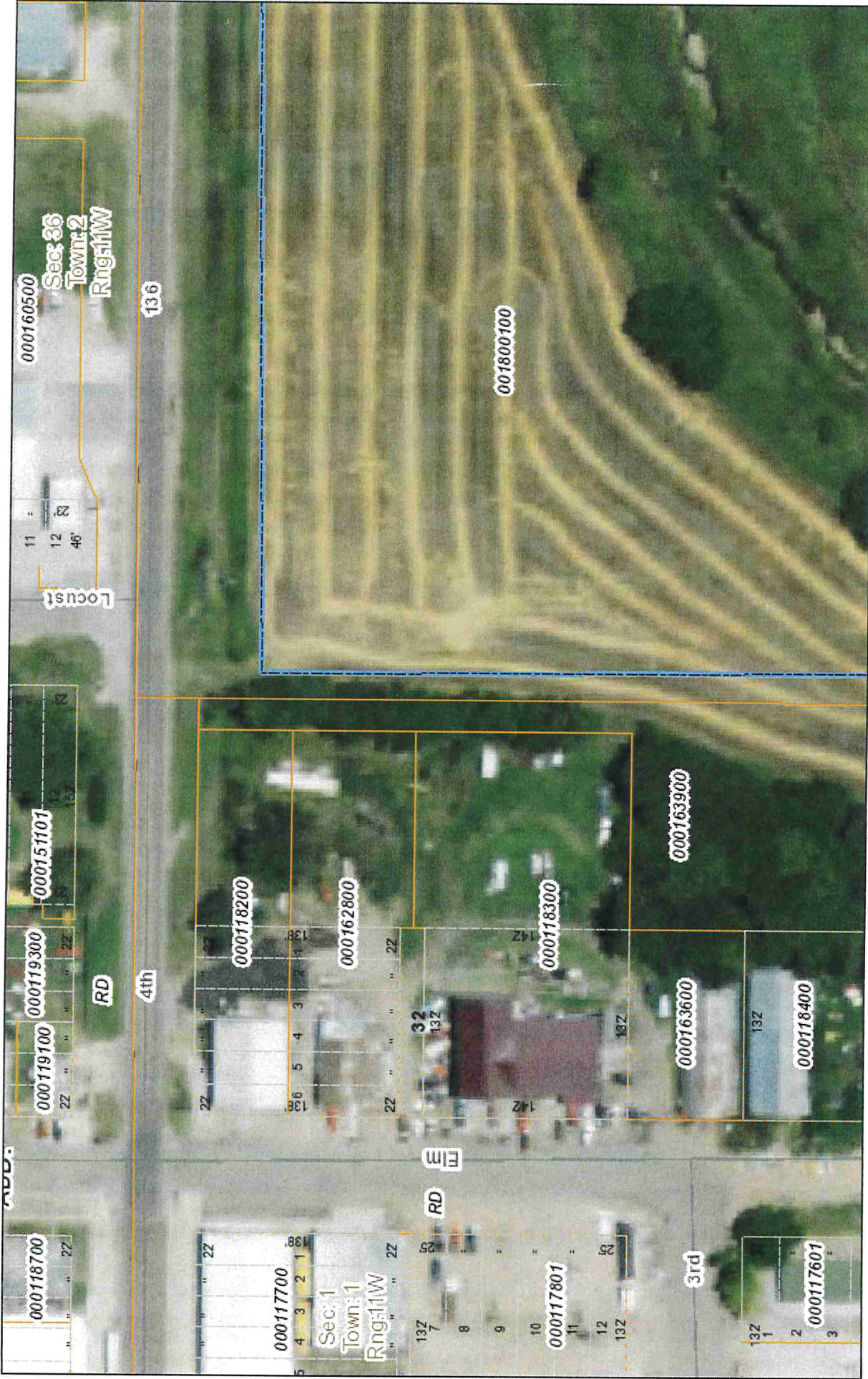
The foregoing instrument was acknowledged before me on July 9, 2021, by Dustin D. Gay, a single person.


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

Comm. expires _____



Notary Public



July 27, 2021

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

	Lots		Municipal Boundaries		Parcels		Sections
	Lots		Roads		PID Value Assigned		No PID Value
	Lots		Lots				



State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 1897

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of July A.D., 2021, at 3:51 o'clock PM. Recorded in Book 2021 on Page 1897-1898
Cherie Petch County Clerk
16.00 Deputy
Ind Comp Assessor Carded

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.

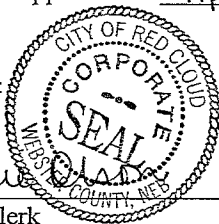
Section 2. That the written notice of defect in subdivision approval and the 120 day period for objection thereto as provided in Neb. Rev. Stat. § 76-2,110, be and hereby are waived for the above described subdivision.

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:

Cherie Petch
City Clerk



THE CITY OF RED CLOUD, NEBRASKA

Jared Brewer
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 April, 6 2021. Witness my hand and the seal of the City of Red Cloud, Nebraska, this April 6, 2021.

Cassie Olson

City Clerk

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	1914	7/13/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001914900	188	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	35	0	00000	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code								
29,440	107,280	136,720		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 3			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL								
3D				Roads								
4D1				Farm Sites	1.000		8,650					
4D				Home Sites	3.970		20,790					
				Recreation								
Dwellings		25,840		Other								
Outbuildings		81,440		Non-AG TOTAL	4.970		29,440					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001914900	

(Continue on back)

Real Estate Transfer Statement

188

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>13</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>07</u> Day <u>12</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) RBK, LLC Street or Other Mailing Address 1105 RD GH City Red Cloud State NE Zip Code 68970 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Justin L and Elizabeth Van Wey Street or Other Mailing Address 1118 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$4,530

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

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

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

18 Address of Property
See attached

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

18a No address assigned 18b Vacant land

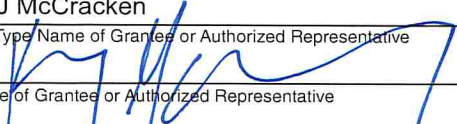
20 Legal Description
See Attached

21 If agricultural, list total number of acres 2.4516

22 Total purchase price, including any liabilities assumed	\$ 6,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 6,000.00

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

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

sign here Print or Type Name of Grantee or Authorized Representative: **Kory J McCracken** (402) 746-3613
Signature of Grantee or Authorized Representative:  Attorney: _____ Phone Number: _____
Date: **07/13/21**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>13</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>13.50</u>	28 Recording Data BK 2021, Pg 1914

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

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.

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 1914

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 9:41 o'clock A.M. Recorded in Book 2021 on Page 1914
Yvonne Petrich County Clerk
10.20 AD Deputy
Ind Comp Assessor Carded

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

JOINT TENANCY WARRANTY DEED

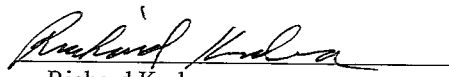
RBK, LLC, a Nebraska limited liability company, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Justin L. Van Wey and Elizabeth Van Wey, husband and wife as joint tenants, GRANTEEES, the following described real estate (as defined in Neb.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

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

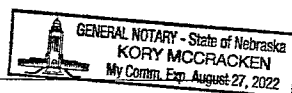
Executed July 12, 2021.

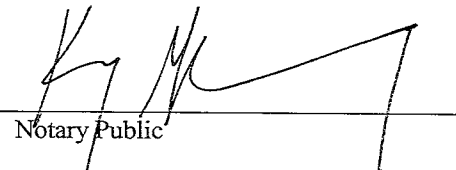

Richard Kudrna, manager

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 Comm. Exp. August 27, 2022


Notary Public

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 1912

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 9:39
o'clock A.M. Recorded in Book 2021
on Page 1912-1913
Janice Petrich County Clerk
16-20 AB Deputy
Ind Comp Assessor Carded

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.



ATTEST

THE CITY OF RED CLOUD, NEBRASKA

Casie Olson

City Clerk

[Signature]

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, 6 2021. Witness my hand and the seal of the City of Red Cloud, Nebraska, this July 6, 2021.

Casie Olson

City Clerk

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1915	7/9/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000319700		189		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20015		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,115		108,325		110,440		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
Residential						Commercial								
Multiple Improvements:						Multiple Improvements:								
Construction Date:						Construction Date:								
Floor:						Floor Sq. Ft.:								
Building Cost New:						Cost:								
Single Family Style: 101						Residential Condition: 25								
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out								
(101) <input checked="" type="checkbox"/> One Story						(20) <input checked="" type="checkbox"/> Badly Worn								
(102) <input type="checkbox"/> Two Story						(30) <input checked="" type="checkbox"/> Average								
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good								
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good								
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent								
(106) <input type="checkbox"/> Other														
Townhouse or Duplex Style:						Residential Quality: 40								
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low								
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair								
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average								
(308) <input type="checkbox"/> Split Level						(40) <input checked="" type="checkbox"/> Good								
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good								
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent								
(305) <input type="checkbox"/> Two Story Duplex														
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
TRUSTEE'S DEED														
Comments from						Comments:								
000319700														

(Continue on back)

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 07 Day 09 Yr. 2021	4 Date of Deed Mo. 07 Day 07 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Harlan H. Siebrass and Mildred L. Siebrass, Trustees of the Harlan H. Street or Other Mailing Address 1920 Sagewood Ave, #205 City Grand Island, NE 68803 Phone Number NA Email Address dwiebe@charter-title.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Roberta S. Ruth Street or Other Mailing Address PO Box 394 206 N. Payne St. City Blue Hill, NE 68930 Phone Number 402-831-0270 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address dwiebe@charter-title.net	

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

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

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

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____
 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?
\$165,000.00

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

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

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

18 Address of Property
**206 N. Payne St.
 Blue Hill, NE 8930**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Roberta S. Ruth
 206 N. Payne St.
 Blue Hill, NE 8930**

18a No address assigned 18b Vacant Land

20 Legal Description
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
See Attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	165,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	165,000	00

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

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

sign here

▶ **Roberta S. Ruth**
 Print or Type Name of Grantee or Authorized Representative

▶ *Roberta S. Ruth*
 Signature of Grantee or Authorized Representative

▶ _____
 Grantee or Authorized Representative

▶ **402-831-0270**
 Phone Number

▶ _____
 Title

▶ **July 2021**
 Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 13 Yr. 21	27 Value of Stamp or Exempt Number \$ 371.25	28 Recording Data BK 2021, Pg 1915

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 }

BOOK 2021 PAGE 1915

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 p. M. Recorded in Book 2021 on Page 1915
Joune Petch County Clerk
W. D. Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-13-21
\$ 371.25 By dk

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

Executed this 7th day of July, 2021.

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

Harlan H. Siebrass
By: Harlan H. Siebrass
It's: Trustee

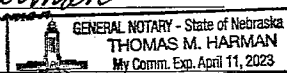
Mildred L. Siebrass
By: Mildred L. Siebrass
It's: Trustee

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 7th day of July, 2021 by Harlan H. Siebrass and Mildred L. Siebrass, Trustees of the Harlan H. Siebrass & Mildred L. Siebrass Joint Revocable Trust.

Thomas M. Harman
Notary Public Thomas M. Harman

My Commission expires _____



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1926	7/14/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000129900		190		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10020		016	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,770		17,330		20,100		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 11	C) 1	D) 1	E) 6	F) 3			
						Residential			Commercial					
Multiple Improvements:						Multiple Improvements :			Multiple Improvements :					
Construction Date:						Construction Date : 1877			Construction Date :					
Floor:						Floor Sq. Ft. : 2,124			Floor Sq. Ft. :					
Building Cost New:						Cost : 231,695			Cost :					
Single Family Style: 102						Residential Condition: 10			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home						(10) <input checked="" type="checkbox"/> Worn Out			Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:					
(102) <input checked="" type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:						Residential Quality: 40			(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low			Cost Rank:			Condition:		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input checked="" type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000129900 000137400														

(Continue on back)

Real Estate Transfer Statement

190

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 07 Day 14 Yr. 21	4 Date of Deed Mo. 07 Day 12 Yr. 21
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) City of Red Cloud, Board of Public Trust Street or Other Mailing Address 540 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Van Beber Properties, LLC Street or Other Mailing Address 2117 Glenfair Road City Greeley State CO Zip Code 80631 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

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

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

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

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

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

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

14 What is the current market value of the real property? \$0	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18 Address of Property 530 N Cherry St, Red Cloud 905 N Cedar St, Red Cloud	19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	9,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	9,500.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2

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

sign here Kory J McCracken (402) 746-3613

Print or Type Name of Grantee or Authorized Representative Phone Number

Attorney

Signature of Grantee or Authorized Representative Date

07/14/21

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 14 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK 2021, Pg 1926

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

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.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of July A.D., 2021, at 2:32 o'clock P.M. Recorded in Book 2021 on Page 1926-1927
Chaise Petrich County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-14-21
\$ Exempt #2 By db

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

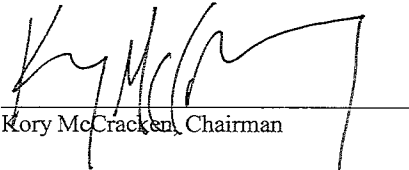
Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Sixteen (16), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

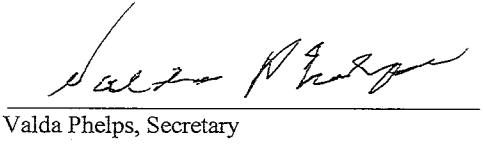
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

- (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

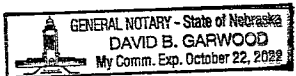

Valda Phelps, Secretary

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. expires 10-22-2022


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.

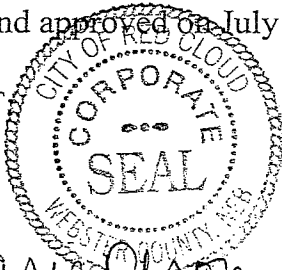
2. That the fair market value of each tract of real property described above is less than five thousand dollars (\$5,000.00). The sales price of Tract #1 is \$4,750.00; the sales price of Tract #2 is \$4,750.00.

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 6, 2021.

ATTEST



Casee Olson

City Clerk

THE CITY OF RED CLOUD, NEBRASKA

[Handwritten Signature]

Mayor

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1961	7/15/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000111600		191		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10005			020	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
415		3,755		4,170		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1890				Construction Date :						
Floor:				Floor Sq. Ft. : 1,017				Floor Sq. Ft. :						
Building Cost New:				Cost : 93,305				Cost :						
Single Family Style: 104				Residential Condition: 10				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000111600														

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>15</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>07</u> Day <u>15</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David, Nicole, Stan, and Troi Ellis Street or Other Mailing Address 301 4th St City Blue Hill (Cowles) State NE Zip Code 68930				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) City of Red Cloud Street or Other Mailing Address 540 N Webster St City Red Cloud State NE Zip Code 68970			
Phone Number (402) 746-2201				Phone Number		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address				Email Address			

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

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

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

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

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

14 What is the current market value of the real property? \$5,490		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
---	--	--	--

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

18 Address of Property 330 N Walnut St Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

20 Legal Description (Attach additional pages, if needed.)
North 12'6 Lot 18 & All Lot 19, Block 20 Original Town of Red Cloud, Webster County, NE

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

22 Total purchase price, including any liabilities assumed	\$ 5,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$
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 number 2

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

sign here **Kory J McCracken** (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number
[Signature] Attorney Date **07/15/21**
Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>15</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK2021, Pg 1961

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of July A.D., 2021, at 10:25 o'clock a M. Recorded in Book 2021 on Page 1961
Christine Peterson County Clerk
10.00 AD Deputy
Ind. Comp. Assessor. Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-15-21
\$ Exempt #2 By AD

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 15, 2021.

David I. Ellis
David I. Ellis

Nicole Ellis
Nicole Ellis

Stan Ellis
Stan Ellis

Troi Ellis
Troi Ellis

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 15, 2021, by David I. Ellis and Nicole Ellis, husband and wife, and Stan Ellis and Troi Ellis, husband and wife.

Comm. expires 

Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1962	7/16/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002116101		192		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	36	2	00000		000	0885		
Land		Improvements		Total		Date of Sale Property Classification Code								
27,550		131,460		159,010		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 5					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL								
3D						Roads		0.500						
4D1						Farm Sites		1.000		8,650				
4D						Home Sites		3.000		18,900				
						Recreation								
Dwellings				100,385		Other								
Outbuildings				31,075		Non-AG TOTAL		4.500		27,550				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
002116101	

(Continue on back)

Real Estate Transfer Statement

192

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>16</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>07</u> Day <u>05</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bradley William Toepfer a/k/a Brad W. Toepfer Street or Other Mailing Address 1153 Road X City Bladen State NE Zip Code 68928				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeffrey D. Kort and Kelsey M. Kort Street or Other Mailing Address 1287 Road V City Blue Hill State NE Zip Code 68930			
Phone Number 402-4169-5492				Phone Number (308) 215-0251		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address N.A.				Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$285,000

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

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

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

18 Address of Property
**1287 Road V
Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	285,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	285,000.00

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

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

Danielle L. Kelley

(402) 463-4198

sign here	Print or Type Name of Grantee or Authorized Representative Danielle L. Kelley	Escrow Closing Agent	Phone Number 07-116-21
	Signature of Grantee or Authorized Representative	Title	Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>7</u> Day <u>16</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>641.25</u>	28 Recording Data BL 2021, Pg 1962
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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 }
County 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

Lorise Petsch County Clerk
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 (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.**

GRANTOR covenants with GRANTEES that GRANTOR:

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

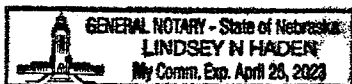
Executed July 5, 2021.

Brad W Toepfer

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

STATE OF NEBRASKA }
COUNTY OF WEBSTER } ss

On this 5th day of July, 2021, before me personally appeared **Bradley William Toepfer a/k/a Brad W. Toepfer**.



Lindsey N Haden

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1981	7/17/2021	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001311400		193		4	05	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4135	4	9	24	4	00000	1	000	3265
Land		Improvements		Total		Date of Sale Property Classification Code								
456,665		5,965		462,630		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		84.060		108,855				
1A						1G		0.530		685				
2A1						2G1		54.290		70,305				
2A						2G		9.000		11,655				
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1		19.930		49,225		Shelterbelt/Timber								
1D		9.860		24,355		Accretion								
2D1						Waste								
2D		81.210		176,630		Other								
3D1						AG LAND TOTAL		263.000		448,015				
3D						Roads		11.090						
4D1						Farm Sites		1.000		8,650				
4D		4.120		6,305		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				5,965		Non-AG TOTAL		12.090		8,650				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; TRANSFER FROM TRUSTEE TO BENEFICIARY	
Comments from	
Comments:	
001311400 001311600	
(Continue on back)	

Real Estate Transfer Statement 193

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

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

1 County Name, 2 County Number (WEBSTER - 91), 3 Date of Sale/Transfer (Mo. 7 Day 17 Yr. 21), 4 Date of Deed (Mo. 7 Day 17 Yr. 21), 5 Grantor's Name, Address, and Telephone (Please Print) (Glenda S. Herz and Kenneth R. Herz, Co-Trustees), 6 Grantee's Name, Address, and Telephone (Please Print) (Glenda S. Herz), City, State, Zip Code, Phone Number, Email Address.

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

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

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

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

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

14 What is the current market value of the real property? \$451,130 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Glenda S. Herz, 1982 Road 2500, Lawrence, NE 68957) 18a No address assigned 18b Vacant land

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

Table with 2 columns: Item Number, Amount. 22 Total purchase price, including any liabilities assumed \$ 0.00. 23 Was non-real property included in the purchase? \$ 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 I am duly authorized to sign this statement. Pamela Epp Olsen, Attorney for Grantee, Signature, Title, Date, Phone Number (308) 635-1020.

Register of Deed's Use Only 26 Date Deed Recorded (Mo. 7 Day 21 Yr. 21) 27 Value of Stamp or Exempt Number (\$ Exempt #20) 28 Recording Data (BK 2021, Pg 1981) For Dept. Use Only

EXHIBIT "A"

The Southeast Quarter (SE $\frac{1}{4}$) 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 (NW $\frac{1}{4}$ NE $\frac{1}{4}$) and the North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) 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 }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of July A.D., 2021, at 03:06 o'clock PM. Recorded in Book 2021 on Pages 1981-1982

Lorise Petsch County Clerk
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 (SE $\frac{1}{4}$) 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 (NW $\frac{1}{4}$ NE $\frac{1}{4}$) and the North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) 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
Glenda S. Herz, Co-Trustee

Kenneth R. Herz Co-Trustee
Kenneth R. Herz, Co-Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF Nebraska)

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]



Carla M Kohmetscher
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1983	7/17/2021	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001312700		194		4	05	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4135	4	9	27	1	00000	1	000	3330
Land		Improvements		Total		Date of Sale Property Classification Code								
89,635				89,635		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1		29.290		72,345		Shelterbelt/Timber								
1D		7.000		17,290		Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		36.290		89,635				
3D						Roads		3.710						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		3.710						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; TRANSFER FROM TRUSTEE TO BENEFICIARY	
Comments from	Comments:
001312700	

(Continue on back)

Real Estate Transfer Statement

194

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 7 Day 17 Yr. 21		4 Date of Deed Mo. 7 Day 17 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Kenneth R. Herz and Glenda S. Herz, Co-Trustees 1982 Road 2500 Lawrence NE 68957 Phone Number (308) 635-1020 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Glenda S. Herz 1982 Road 2500 Lawrence NE 68957 Phone Number (308) 635-1020 Email Address n/a			
Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$84,735

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Glenda S. Herz
1982 Road 2500
Lawrence, NE 68957

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
NE1/4NE1/4 of Section 27, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction _____ 40 _____

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 I am duly authorized to sign this statement.

sign here Pamela Epp Olsen
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title Attorney for Grantee
Date 7/21/21
Phone Number (308) 635-1020

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 21 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 20	28 Recording Data BK 2021, Pg 1983

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/21/21
\$ Ex020 By AS

Bk 2021, Pg 1983

State of Nebraska }
County of Webster } ss.

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

Louise Petsch 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 (NE $\frac{1}{4}$ NE $\frac{1}{4}$) 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.

Glenda S. Herz Co-Trustee
Glenda S. Herz, Co-Trustee
Kenneth R. Herz Co-Trustee
Kenneth R. Herz, Co-Trustee

STATE OF NEBRASKA)
) ss.
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]



Carla M Kohmetscher
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1985	7/17/2021	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001311400		195		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	24	4	00000	1	000	3265		
Land		Improvements		Total		Date of Sale Property Classification Code								
546,300		5,965		552,265		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	84.060		108,855				
	1A						1G	0.530		685				
	2A1						2G1	54.290		70,305				
	2A						2G	9.000		11,655				
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	49.220		121,570		Shelterbelt/Timber								
	1D	16.860		41,645		Accretion								
	2D1					Waste								
	2D	81.210		176,630		Other								
	3D1					AG LAND TOTAL		299.290		537,650				
	3D					Roads		14.800						
	4D1					Farm Sites		1.000		8,650				
	4D	4.120		6,305		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			5,965		Non-AG TOTAL		15.800		8,650				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; LIFE ESTATE RETAINED	
Comments from	Comments:
001311400 001311600 001312700	
(Continue on back)	

Real Estate Transfer Statement

195

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number.

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

8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer

11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives?

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

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

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

22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate

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

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

Signature of Pamela Epp Olsen, Attorney for Grantee, Title, Date

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

EXHIBIT "A"

Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 27, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE $\frac{1}{4}$) 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 (NW $\frac{1}{4}$ NE $\frac{1}{4}$) and the North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) 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

SECTION 1

Grantor of Instrument and Trust

Kenneth R. Herz and Glenda S. Herz, Grantors of the Kenneth R. and Glenda S. Herz Irrevocable Trust dated July 17, 2021

Grantee of Instrument (Trustee)

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 trustee, the beneficiaries, and a description of the real property transfer? YES NO

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

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

SECTION 3

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

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

**sign
here** ▶

Signature

Patricia G. Olsen

Attorney for Grantee

Title

7/21/21

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/22/21
\$ Ex019 By AS

Bk 2021, Pg 1985

State of Nebraska }
County of Webster } ss.

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

Rorise Petsch County Clerk
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 (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 27, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE $\frac{1}{4}$) 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 (NW $\frac{1}{4}$ NE $\frac{1}{4}$) and the North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) 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 17, 2021.

Kenneth R. Herz
Kenneth R. Herz

Glenda S. Herz
Glenda S. Herz

STATE OF NEBRASKA)
) ss.
COUNTY OF Nebraska)

The foregoing instrument was acknowledged before me on this 17th day of July, 2021, by Kenneth R. Herz and Glenda S. Herz, husband and wife.

[SEAL]



Carla M Kohmetscher
Notary Public

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	1996	7/23/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000158500		196		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10070	1	004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
5,090				5,090		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 2	B) 05	C) 1	D) 1	E) 6	F) 4			

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000158500	

(Continue on back)

Real Estate Transfer Statement

196

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 Select County & County Number	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>23</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>7</u> Day <u>23</u> Yr. <u>2021</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ruth P. Small Street or Other Mailing Address 60 N Chestnut St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0440 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jim Henry and Shirley Henry Street or Other Mailing Address 15520 Moosehorn Way City Caldwell State ID Zip Code 83607 Phone Number (208) 880-7659 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$12,000

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

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

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

18 Address of Property
Lots

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots 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 Total purchase price, including any liabilities assumed	22	\$	12,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	12,000.00

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

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

sign here

Jim Henry (208) 880-7659
 Print or Type Name of Grantee or Authorized Representative Phone Number

Jim Henry Grantee
 Signature of Grantee or Authorized Representative Title Date **7/23/21**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>23</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>27.00</u>	28 Recording Data BK2021, Pg 1996	

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2013	7/26/2021	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001210900	197	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	25	2	00000	1	365	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
305,630		305,630		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	21.000	27,195						
1A				1G								
2A1				2G1	30.000	38,850						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	19.000	46,930		Shelterbelt/Timber								
1D	19.000	46,930		Accretion								
2D1				Waste								
2D	67.000	145,725		Other								
3D1				AG LAND TOTAL	156.000	305,630						
3D				Roads	4.000							
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	4.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001210900	

(Continue on back)

Real Estate Transfer Statement

197

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 <u>Select County & County Number</u>		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>26</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>7</u> Day <u>21</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Janice Knehans Street or Other Mailing Address 108 Hardwood Trail City Young Harris State GA Zip Code 30582				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The Scully Estates Limited Partnership Street or Other Mailing Address 110 N 6th St City Beatrice State NE Zip Code 68310			
Phone Number (859) 684-0771		Phone Number (402) 823-5249		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address /a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$575,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The 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 160+-

22 Total purchase price, including any liabilities assumed	22	\$	575,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	575,000.00

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

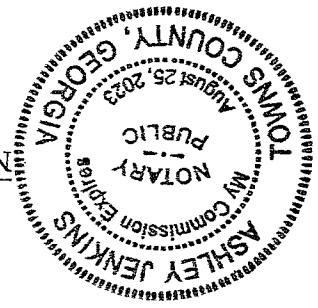
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

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

Teresa Theobald Title Agent 7/26/2021
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>27</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>1293.75</u>	28 Recording Data <u>BL 2021, Pg 2013</u>

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



[Signature]
Notary Public

The foregoing instrument was acknowledged before me on July 21, 2021 by Janice Knehans, also known as Janice Knehans Micek, a married person and resident of Georgia.

STATE OF Georgia)
COUNTY OF Towns)
ss.)

Executed *[Signature]* July 21, 2021.
Janice Knehans

Janice Knehans, also known as Janice Knehans Micek, a married person and resident of Georgia, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from 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 6th P.M., Webster County, Nebraska
Grantor covenants, jointly and severally, if more than one, with Grantee that Grantor:
(1) is lawfully seized of such real estate and that it is free from encumbrances;
(2) has legal power and lawful authority to convey the same;
(3) warrants and will defend title to the real estate against the lawful claims of all persons.

WARRANTY DEED

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

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-27-21
\$ 1293.75 By *[Signature]*

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of July A.D., 2021 at 8:29 o'clock P.M. Recorded in Book 2021 on Page 2013
Last Recd County Clerk
LD Deputy
Ind Comp Assessor Carded

State of Nebraska }
ss. County of Webster }

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2027	7/23/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000108700	198	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		015	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,110	14,085	15,195		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1900	Construction Date :
Floor:	Floor Sq. Ft. : 1,446	Floor Sq. Ft. :
Building Cost New:	Cost : 157,075	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

Assessor Comments and Reason for Adjustment:
WD

Comments from 000108700 **Comments:**

(Continue on back)

Real Estate Transfer Statement

198

FORM
 521

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 7 Day 23 Yr. 2021	4 Date of Deed Mo. 7 Day 7 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Nickolas E. Blankenkaker and Patricia A. Blankenkaker Street or Other Mailing Address 1935 West 12th St. City Hastings, NE 68901 State Zip Code Phone Number NA Email Address dwiebe@charter-title.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jennifer Curtis Street or Other Mailing Address 436 N Walnut St City Red Cloud, NE 68970 State Zip Code Phone Number 720-936-2348 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address dwiebe@charter-title.net	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
 \$59,750.00

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

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

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

18 Address of Property
 436 N Walnut St
 Red Cloud, NE 68970

19 Name and Address of Person to Whom Tax Statement Should be Sent
 Jennifer Curtis
 436 N Walnut St
 Red Cloud, NE 68970
 P.O. Box 526
 Bennett, CO, 80102

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 _____

22	\$	59,750	00
23	\$		
24	\$	59,750	00

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)

24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____

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

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

Jennifer Curtis
 Print or Type Name of Grantee or Authorized Representative

 Signature of Grantee or Authorized Representative

 Title

 Date

 Phone Number

sign here

Register of Deeds' Use Only

26 Date Deed Recorded Mo. 7 Day 29 Yr. 21	27 Value of Stamp or Exempt Number \$ 135.00	28 Recording Data BX 2021, Pg 2027	For Dept. Use Only
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State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 2027

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 8:45 o'clock A M. Recorded in Book 2021 on Page 2027
Lorise Petersh County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-29-21
\$ 135.00 By KO

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 7th day of July, 2021.

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

Nickolas E. Blankenbaker
Nickolas E. Blankenbaker

Patricia A. Blankenbaker
Patricia A. Blankenbaker

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 7th day of July, 2021 by Nickolas E. Blankenbaker and Patricia A. Blankenbaker, husband and wife.

Sherril Patterson
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2028	7/29/2021	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000325600	199	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20030		006	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
4,515	3,545	8,060		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	
000325600	
Comments:	
(Continue on back)	

Real Estate Transfer Statement

199

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 BUFFALO - 10		2 County Number		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>29</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>07</u> Day <u>29</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mitchell W. Woeste and Sharon K. Woeste Street or Other Mailing Address 6215 Avenue M City Kearney State NE Zip Code 68847 Phone Number (308) 991-2818 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mitchell W. Woeste and Sharon K. Woeste, Cotrustees Street or Other Mailing Address 6215 Avenue M City Kearney State NE Zip Code 68847 Phone Number (308) 991-2818 Email Address n/a			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$8,060

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

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

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

18 Address of Property
**909 West Maple Street
 Blue Hill, NE**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Mitchell W. Woeste and Sharon K. Woeste, Cotrustees
 6215 Avenue M
 Kearney, NE 68847**

18a No address assigned 18b Vacant land

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

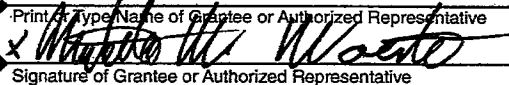
Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Six (6), Sweezy's Addition to Blue Hill, Webster County, Nebraska.

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

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

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

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

Mitchell W. Woeste, Cotrustee OR Sharon K. Woeste, Cotrustee (308) 991-2818
 Print Name of Grantee or Authorized Representative Phone Number
 Grantee Date
 Signature of Grantee or Authorized Representative Title

sign here

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>29</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK2021.6 2028</u>	

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

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of July A.D., 2021, at 12:46 o'clock PM. Recorded in Book 2021 on Page 2028

Lorise 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.

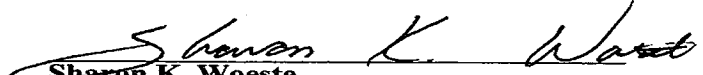
GRANTORS covenants (jointly and severally, if more than one) with GRANTEES that GRANTORS:

- (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

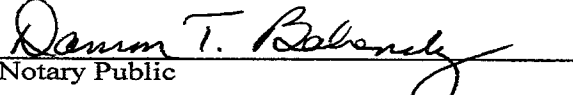


Sharon K. Woeste

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

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



Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2029	7/29/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000322100		200		4 05		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20020		008	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,840		50,550		53,390		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 02	C) 2	D) 1	E) 6	F) 2					
Residential					Commercial									
Multiple Improvements:					Multiple Improvements. : 3									
Construction Date:					Construction Date : 1900									
Floor:					Floor Sq. Ft. : 1,674									
Building Cost New:					Cost : 129,995									
Single Family Style:					Residential Condition: 20					Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home					(10) <input type="checkbox"/> Worn Out					Primary: Other1: Other2:				
(101) <input type="checkbox"/> One Story					(20) <input checked="" type="checkbox"/> Badly Worn					Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story					(30) <input type="checkbox"/> Average					(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good					(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story					(50) <input type="checkbox"/> Very Good					(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level					(60) <input type="checkbox"/> Excellent					(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other										(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style: 307					Residential Quality: 30					(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story					(10) <input type="checkbox"/> Low					Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story					(20) <input type="checkbox"/> Fair					(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input checked="" type="checkbox"/> 1 1/2 Story					(30) <input checked="" type="checkbox"/> Average					(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good					(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story					(50) <input type="checkbox"/> Very Good					(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex					(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD; TRANSFER TO LLC														
Comments from					Comments:									
000322100														

(Continue on back)

Real Estate Transfer Statement

200

• To be filled 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	
BUFFALO - 10				Mo. 07 Day 29 Yr. 2021		Mo. 07 Day 29 Yr. 2021	
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) MSMM Woeste, L.L.C.			
Street or Other Mailing Address 6215 Avenue M				Street or Other Mailing Address 6215 Avenue M			
City Kearney		State NE		Zip Code 68847		City Kearney	
		State NE		Zip Code 68847			
Phone Number (308) 991-2818		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$53,390

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

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

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

18 Address of Property
 609 South Sycamore
 Blue Hill, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 MSMM Woeste, L.L.C.
 6215 Avenue M
 Kearney, NE 68847

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 Lots Six (6) and Seven (7), Block Eight (8), Morey's Addition to Blue Hill, Webster County, Nebraska.

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

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

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

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

sign here (308) 991-2818
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Grantee 07/29/2021
 Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>29</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK2021, Pg 2029</u>	

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 corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred?

Yes No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred?

Yes No

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.

Grantors (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

Members of Entity or Individuals	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 below. If individuals, list all in table below.)

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Mitchell W. Woeste	Self
Sharon K. Woeste	Self

Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all of the relevant details of the conveyance information described above.

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

sign here

Damon T. Balensky
Grantor or Grantor Representative

Damon T. Balensky
Grantee or Grantee Representative

Attorney

Title

Attorney

Title

07/29/2021

Date

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.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2037	7/30/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001909700		201		4 03		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	23	2	00000	1	000	8675		
Land		Improvements		Total		Date of Sale Property Classification Code								
19,200		5,975		25,175		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 6					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		0.270		350				
1A						1G		3.550		4,595				
2A1						2G1		4.330		5,605				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		8.150		10,550				
3D						Roads		0.310						
4D1						Farm Sites		1.000		8,650				
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				5,975		Non-AG TOTAL		1.310		8,650				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; CORRECTING LEGAL DESCRIPTION	
Comments from	Comments:
001909700	

(Continue on back)

Real Estate Transfer Statement

201

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 <u>Select County & County Number</u>		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>30</u> Yr. <u>21</u>		4 Date of Deed Mo. <u>7</u> Day <u>21</u> Yr. <u>21</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>See Attached</u> Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Michael Dean Danehey</u> Street or Other Mailing Address <u>1141 Road K</u>			
City		State		Zip Code		City	
		NE		Red Cloud		68970	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization?	
				<u>(402) 746-4438</u>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address				Email Address		If Yes, is the grantee a 509(a) foundation?	
<u>n/a</u>				<u>n/a</u>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

Buyer Seller No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

2000⁰⁰

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

1141 Road K
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

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

Grantee

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

See Attached

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

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

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

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

sign here

Don E Theobald 402-746-2774
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Agent 7/30/2021
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>30</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK2021, Pg 2037</u>

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

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

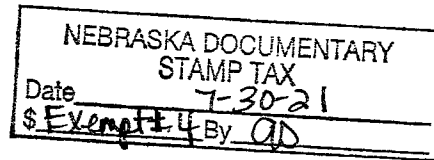
Cheyenne L. Jensen and Bradley Jensen
1540 Highland Drive
Hastings, NE 68901
n/a

A tract of land in the Norwest Quarter (NW¹/₄) 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 }
County of Webster } ss.

BOOK 2021 PAGE 2037

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of July A.D., 2021, at 2:24 o'clock P.M. Recorded in Book 2021 on Page 2037-2039
Louise Petch County Clerk
22.00 AD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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 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.

Executed July 21, 2021.

Cynthia S. Gottsch
Cynthia S. Gottsch

Zachary L. Gottsch
Zachary L. Gottsch

Nicole P. Jordening
Nicole P. Jordening

Tyson Jordening
Tyson Jordening

Jennifer R. Henderson
Jennifer R. Henderson

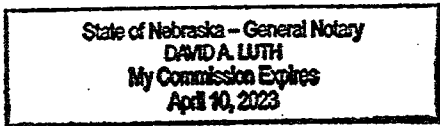
Chase Henderson
Chase Henderson

Cheyenne L. Jensen
Cheyenne L. Jensen

Bradley Jensen
Bradley Jensen

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

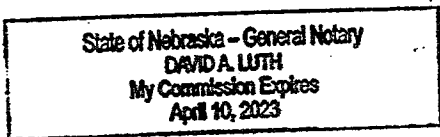
The foregoing instrument was acknowledged before me on July 21, 2021
by Cynthia S. Gottsch, a single person.



David A. Luth
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

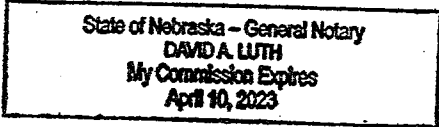
The foregoing instrument was acknowledged before me on July 21, 2021
by Zachary L. Gottsch, a single person,



David A. Luth
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on July 21, 2021
by Nicole P. Jordening and Tyson Jordening, wife and husband.



David A. Luth
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on July 21, 2021
by Jennifer R. Henderson and Chase Henderson, wife and husband.



David A. Luth
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on July 21, 2021
by Cheyenne L. Jensen and Bradley Jensen, wife and husband.



David A. Luth
Notary Public