

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2179	8/19/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000315000		216		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		006	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
385		3,365		3,750		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 :
Construction Date:		Construction Date :	Construction Date : 1900
Floor:		Floor Sq. Ft. :	Floor Sq. Ft. : 350
Building Cost New:		Cost :	Cost : 59,040
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: 20
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input checked="" type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
PERSONAL REP WD	
Comments from	Comments:
000315000	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>19</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>08</u> Day <u>09</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James H. Baird & Molly A. Baird, Co-PR of the Estate of James E. Baird, deceased Street or Other Mailing Address P.O. Box 1811 City Fraser State CO Zip Code 80442 Phone Number (720) 810-3879 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Threefold Cord Holdings, LLC Street or Other Mailing Address 205 S. Payne St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-4020 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 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

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1,500

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

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

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

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

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The West Fourteen (W14) feet of Lot Nine (9), Block Six (6), Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed	\$	1,500.00
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)	\$	1,500.00

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

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

sign here Danielle L. Kelley
Print or Type Name of Grantee or Authorized Representative
Danielle L. Kelley
Signature of Grantee or Authorized Representative
Escrow Closing Agent
Title
(402) 463-4198
Phone Number
08-19-2021
Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>8</u> Day <u>20</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>4.50</u>	28 Recording Data BK 2021, pg 2179	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/20/21
\$ 4.50 By AS

Bk 2021, Pg 2179

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 20 day
of August A.D., 2021, at 12:41
o'clock PM. Recorded in Book 2021
on Pages 2179-2181

Louise Petsch County Clerk
Fee: \$22.00 By: AS Deputy
Electronically Recorded

Return To: Adams Land Title Company
422 N. Hastings Ave, Suite 102
P.O. Box 1347
Hastings, NE 68901

THIS SPACE HAS INTENTIONALLY BEEN LEFT BLANK

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

Personal Representative's Warranty Deed

The Grantor, **JAMES H. BAIRD AND MOLLY A. BAIRD, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF JAMES R. BAIRD, DECEASED**, in consideration of One-Thousand, Five Hundred Dollars, the receipt of which is hereby acknowledged, conveys to **THREEFOLD CORD HOLDINGS, LLC**, a Nebraska limited liability company, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The West Fourteen (W 14) feet of Lot Nine (9), Block Six (6), Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed August 9th, 2021.

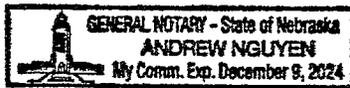
ESTATE OF JAMES R. BAIRD, DECEASED

James H. Baird, Co-Personal Representative

Molly A. Baird
Molly A. Baird, Co-Personal Representative

STATE OF Nebraska
COUNTY OF Lancaster } ss

On this 9th day of August, 2021, before me personally appeared Molly A. Baird,
Co-Personal Representative of **James R. Baird Estate**.



Andrew Nguyen
Notary Public

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

Personal Representative's Warranty Deed

The Grantor, **JAMES H. BAIRD AND MOLLY A. BAIRD, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF JAMES R. BAIRD, DECEASED**, in consideration of One-Thousand, Five Hundred Dollars, the receipt of which is hereby acknowledged, conveys to **THREEFOLD CORD HOLDINGS, LLC**, a Nebraska limited liability company, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The West Fourteen (W 14) feet of Lot Nine (9), Block Six (6), Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed August 9, 2021.

ESTATE OF JAMES R. BAIRD, DECEASED
James H. Baird
James H. Baird, Co-Personal Representative

Molly A. Baird, Co-Personal Representative

STATE OF Colorado
COUNTY OF Good } ss

On this 9 day of August, 2021, before me personally appeared **James H. Baird, Co-Personal Representative of James R. Baird Estate.**

**CINDY SUE C DEBACA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184029019
MY COMMISSION EXPIRES 07/18/2022**

C. Debaca

Notary Public
my commission expires 07/18/2022

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. 08 Day 20 Yr. 2021
4 Date of Deed Mo. 08 Day 19 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Geoffrey E. Armes and Meleah K. Armes
6 Grantee's Name, Address, and Telephone (Please Print) Dakota J. Jameson
City, State, Zip Code: Hastings, NE, 68901; Bladen, NE, 68928
Phone Number: 402-984-3291; 402-404-4505
Email Address: N.A.

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.
(A) Status: Improved, Single Family, Industrial, Unimproved, Multi-Family, Agricultural, IOLL, Commercial, Recreational
(B) Property Type: Mineral Interests-Nonproducing, State Assessed, Mineral Interests-Producing, Exempt
(C) 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? \$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 Adams Land Title Co., No

18 Address of Property: 224 N. Railroad St. Bladen, NE 68928
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.) Exhibit "A"

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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed. \$ 60,000.00. Row 23: Was non-real property included in the purchase? \$. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23). \$ 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.

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

sign here

Register of Deed's Use Only
26 Date Deed Recorded Mo. 8 Day 20 Yr. 21
27 Value of Stamp or Exempt Number \$ 135.00
28 Recording Data BK 2021, pg 2182
For Dept. Use Only

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

Exhibit "A"

**Lot 2B and Lot 3, New Territory to Bladen in Section Eighteen (18), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska,
EXCEPT the following described tract in said Lot 3: Commencing at the Northeast corner of said Lot 3; thence West along the Section line 80.00 feet to the POINT OF BEGINNING; thence West along the North line of Lot 3, 150.00 feet; thence Southerly parallel to the East line of Lot 3, 163.00 feet; thence Easterly parallel to the North line of Lot 3, 150.00 feet; thence Northerly parallel to the East line of Lot 3, 163.00 feet to the POINT OF BEGINNING.**

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/20/21
\$ 135.00 By AS

Bk 2021, Pg 2182

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 20 day of August A.D., 2021, at 12:44 o'clock PM. Recorded in Book 2021 on Page 2182

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

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

Warranty Deed

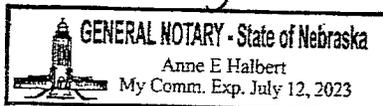
The Grantors, **GEOFFREY E. ARMES AND MELEAH K. ARMES, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **DAKOTA J. JAMESON**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lot 2B and Lot 3, New Territory to Bladen in Section Eighteen (18), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT the following described tract in said Lot 3: Commencing at the Northeast corner of said Lot 3; thence West along the Section line 80.00 feet to the POINT OF BEGINNING; thence West along the North line of Lot 3, 150.00 feet; thence Southerly parallel to the East line of Lot 3, 163.00 feet; thence Easterly parallel to the North line of Lot 3, 150.00 feet; thence Northerly parallel to the East line of Lot 3, 163.00 feet to the POINT OF BEGINNING.

GRANTORS covenant with GRANTEE that GRANTORS:

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

Executed August 19th, 2021.



Geoffrey E. Armes

Geoffrey E. Armes
Meleah K. Armes

Meleah K. Armes

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 19th day of August, 2021, before me personally appeared **Geoffrey E. Armes and Meleah K. Armes**.

Anne E. Halbert

Notary Public -

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 ADAMS - 1 2 County Number 3 Date of Sale/Transfer Mo. 08 Day 19 Yr. 2021 4 Date of Deed Mo. 07 Day 23 Yr. 2021

5 Grantor's Name, Address, and Telephone (Please Print) Daniel John Mackin and Nicole Suzanne Mackin 6 Grantee's Name, Address, and Telephone (Please Print) Halle G. Stephens

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

8 Type of Deed 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? \$93,900 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 202 SW Railway St. Blue Hill, NE 68930 19 Name and Address of Person to Whom the Tax Statement Should be Sent See Grantee

20 Legal Description (Attach additional pages, if needed.) Lots One (1), Two (2), Three (3), and Four (4), Block Seventeen (17), Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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

Table with 3 columns: Item Number, Description, Amount. Row 22: Total purchase price, including any liabilities assumed. Row 23: Was non-real property included in the purchase? Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23).

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Danielle L. Kelley (402) 463-4198 Escrow Closing Agent

sign here

Register of Deed's Use Only 26 Date Deed Recorded Mo. 8 Day 20 Yr. 21 27 Value of Stamp or Exempt Number \$ 211.50 28 Recording Data BK 2021, pg 2212

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/20/21
\$ 211.50 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of August A.D., 2021, at 12:44 o'clock PM. Recorded in Book 2021 on Page 2212

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

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

Warranty Deed

The Grantors, **DANIEL JOHN MACKIN AND NICOLE SUZANNE MACKIN, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **HALLE G. STEPHENS, A SINGLE PERSON**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lots One (1), Two (2), Three (3), and Four (4), Block Seventeen (17), Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant with GRANTEE that GRANTORS:

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

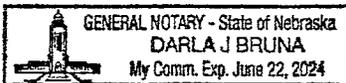
Executed July 23, 2021.

[Signature]
Daniel John Mackin

[Signature]
Nicole Suzanne Mackin

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 23rd day of July, 2021, before me personally appeared **Daniel John Mackin and Nicole Suzanne Mackin.**



[Signature]
Notary Public -

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2253	8/25/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000155600		219		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10065		011	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
7,465		2,025		9,490		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) 5					
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				Cost :						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; DIVORCE DECREE														
Comments from						Comments:								
000155600														

(Continue on back)

Real Estate Transfer Statement 219

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

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 the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer

11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?

14 What is the current market value of the real property?, 15 Was the mortgage assumed?

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?

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

18a No address assigned, 18b Vacant land, 20 Legal Description

21 If agricultural, list total number of acres

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.

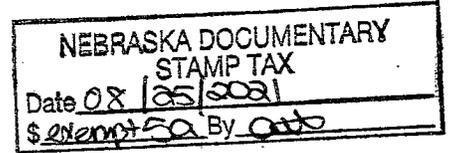
sign here, Duania S Palm, Duania S Palm, Buyer, 402-200-9679, 8/25/2021

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

For Dept. Use Only, Mo. 8 Day 25 Yr. 21, \$ Exempt 5a, BK 2021, Pg 2053-2055

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 26th day of August A.D., 2021, at 9:39 o'clock A M. Recorded in Book 2021 on Page 2253-2255
Louise Retzch County Clerk
22.00 000 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



Prepared By

Michael R Palm Jr
PO Box 222
Phillipsburg , Kansas
67661

After Recording Return To

Dyania S Palm
305 S Seward
Red Cloud , Nebraska
68970

Space Above This Line for Recorder's Use

NEBRASKA QUIT CLAIM DEED

State of Nebraska

Webster County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to:

Michael R Palm Jr and Dyania S Palm, a divorced couple, with Michael R Palm Jr residing at PO Box 222, Phillipsburg , Kansas, 67661 and Dyania S Palm residing at 305 S Seward , Red Cloud , Nebraska, 68970.

The receipt whereof is hereby , the undersigned hereby conveys and quitclaims to Dyania S Palm, a single individual, residing at 305 S Seward , Red Cloud , Nebraska, 68970 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Webster County, Nebraska, to-wit:

Pacel Id 000155600, Section 2, Town 1, Lots 1-24 inclusive, Block 11 Railroad addition to Red Cloud Except the east 25' of lot 12, Book/Page 2018/1312

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and

claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor's Signature Michael R Palm Jr Date April 29 2021

Print Name: Michael R Palm Jr

Address: PO Box 222, Phillipsburg , Kansas, 67661

Grantor's Signature Dyana S Palm Date April 29 2021

Print Name: Dyana S Palm

Address: 305 S Seward , Red Cloud , Nebraska, 68970

State of Kansas)

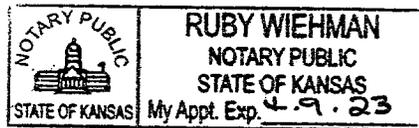
County of Phillips)

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

Given under my hand this 29 day of April, 2021.

Ruby Wiehman (SEAL)
Notary Public

My Commission Expires: 04.09.2023



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2256	8/25/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000148100		220		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
885		45,415		46,300		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 : 1966				Construction Date :						
Floor:				Floor Sq. Ft. : 1,092				Floor Sq. Ft. :						
Building Cost New:				Cost : 162,180				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:								
000148100														

(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.

220

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. 8 Day 25 Yr. 21		4 Date of Deed Mo. 8 Day 23 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Timothy R and Joy L Ekstein Street or Other Mailing Address 728 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number (402) 984-4692 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dustin Gay Street or Other Mailing Address 728 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number (402) 257-7144 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"/> Mobile Home
8 Type of Deed			
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Mineral	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		10 Type of Transfer	
		<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)	
11 Was ownership transferred in full? (If No, explain the division.) <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? \$46,300	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 728 N Franklin 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
The South Seventeen and one-half feet (S17.5') of Lot Sixteen (16), all of Lots Seventeen (17) and Eighteen (18), and the North Half of Lot Nineteen (19), Block One (1), Radcliff's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	120,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	120,000	00

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

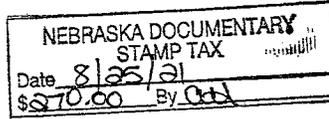
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here	Print or Type Name of Grantee or Authorized Representative Kory J McCracken	Attorney	Phone Number (402) 746-3613
	Signature of Grantee or Authorized Representative <i>[Signature]</i>	Title	Date 8/25/21

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 25 Yr. 21	27 Value of Stamp or Exempt Number \$ 270.00	28 Recording Data BK 2021, Pg 2256

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of August A.D., 2021, at 10:51 o'clock A. M. Recorded in Book 2021 on Page 2256
Lauree Patsch County Clerk
\$10.00 alt Deputy
Ind Comp Assessor Carded



WARRANTY DEED

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

The South Seventeen and one-half feet (S17.5') of Lot Sixteen (16), all of Lots Seventeen (17) and Eighteen (18), and the North Half of Lot Nineteen (19), Block One (1), Radcliff'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 August 23 2021.

Timothy R. Ekstein
Timothy R. Ekstein

Joy L. Ekstein
Joy L. Ekstein

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 23, 2021, by Timothy R. Ekstein and Joy L. Ekstein, husband and wife.

Comm. expires

Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2272	8/23/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000612800		221		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40010		090	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
890				890		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 2	B) 01	C) 1	D) 1	E) 7	F) 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:														
WD														
Comments from						Comments:								
000612800														
(Continue on back)														

Real Estate Transfer Statement

221

FORM
521

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>23</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>08</u> Day <u>13</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Derrick Duffy and Jolene Duffy Street or Other Mailing Address 650 John St. City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7025 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mark McKell and Jami McKell Street or Other Mailing Address 51 E Magellan City Elk Ridge State UT Zip Code 84651 Phone Number (801) 592-7603 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 drmckell@slceyecare.com			

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

(A) Status	(B) Property Type	(C)
<input 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"/> Mobile Home <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
	<input 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 an IRS like-kind exchange (IRC § 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?
\$4,800.00

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

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

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

18 Address of Property
**Property located in Webster County
 Guide Rock, NE 68942**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Mark and Jami McKell
 51 E Magellan
 Elk Ridge, UT 84651**

18a No address assigned 18b Vacant Land

20 Legal Description (Attach additional pages, if needed.)
All of Block Fourteen (14), Vance's Addition to the Village of Guide Rock, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 4,800.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 4,800.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____	

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

sign here

► **Advantage Title Services by Jenna Crite**
 Print or Type Name of Grantee or Authorized Representative _____ (801) 592-7603
 Phone Number

► Signature of Grantee or Authorized Representative *Jenna Crite* Authorized Representative _____ 08-23-2021
 Title Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>26</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>11.25</u>	28 Recording Date <i>BK2021, Pg 2272</i>

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/26/21
\$ 11.25 By AS

Bk 2021, Pg 2272

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of August A.D., 2021, at 09:34 o'clock AM. Recorded in Book 2021 on Pages 2272-2273

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

AFTER RECORDING RETURN TO:

Advantage Title Services, LLC
503 West Koenig
Grand Island, NE 68801

WARRANTY DEED

Derrick Duffy and Jolene Duffy, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Mark McKell and Jami McKell, husband and wife, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

All of Block Fourteen (14), Vance's Addition to the Village of Guide Rock, 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, EXCEPT subject to easements, reservations, 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.

ADVANTAGE TITLE SERVICES
08/17/20

Executed: August - 13th, 20 21.

Derrick Duffy
Derrick Duffy

Jolene Duffy
Jolene Duffy

STATE OF Nebraska)
COUNTY OF Webster)

The foregoing instrument was acknowledged before me this 13th day of August, 2021 by Derrick Duffy and Jolene Duffy, husband and wife.

Arlene M Delka
Notary Public

My Commission Expires: May 20, 2022



File No. GH17720-

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2286	8/26/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000619900		222		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40030		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
460		16,590		17,050		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 1,561				Floor Sq. Ft. :						
Building Cost New:				Cost : 143,985				Cost :						
Single Family Style: 101				Residential Condition: 15				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input 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														
Comments from						Comments:								
000619900														

(Continue on back)

Real Estate Transfer Statement

222

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>08</u> Day <u>26</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>08</u> Day <u>26</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robin and Anita Boger Street or Other Mailing Address P.O. Box 112 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-2353 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Laura Araceli Arteaga Garcia Street or Other Mailing Address PO Box 154 City Guide Rock State NE Zip Code 68942 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<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?
\$17,050

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
**136 E Lincoln Ave
 Guide Rock, NE 68942**

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

18a No address assigned 18b Vacant land

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 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.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 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

Robin L. Boger
 Print or Type Name of Grantee or Authorized Representative

Laura Araceli Arteaga Garcia
 Signature of Grantee or Authorized Representative

402-257-2353
 Phone Number

26 Aug 21
 Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>8</u> Day <u>26</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data BK2021, pg 2286	For Dept. Use Only
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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 26 day of Aug A.D., 2021, at 10:05 o'clock A M. Recorded in Book 2021 on Page 2286
Paule Petron County Clerk
10.00 AS Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-26-21
\$ 250 By AS

QUITCLAIM DEED

Robin L. Boger and Anita Boger, 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 Laura Araceli Arteaga Garcia, a married person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Seventeen (17), except the East Ten feet (E10') thereof, Block A, Subdivision by Ordinance to Guide Rock, Webster County, Nebraska.

Executed August 26, 2021.

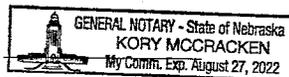
Robin L. Boger
Robin L. Boger

Anita Boger
Anita Boger

STATE OF NEBRASKA, COUNTY OF Webster ss.

The foregoing instrument was acknowledged before me on August 26, 2021, by Robin L. Boger and Anita Boger, husband and wife.

Comm. expires



Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2287	8/19/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000320900		223		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20020		002	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
4,130		120,700		124,830		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
						Residential			Commercial					
Multiple Improvements:						Multiple Improvements :			Multiple Improvements :					
Construction Date:						Construction Date : 1890			Construction Date :					
Floor:						Floor Sq. Ft. : 2,804			Floor Sq. Ft. :					
Building Cost New:						Cost : 333,855			Cost :					
Single Family Style: 102						Residential Condition: 30			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:					
(102) <input checked="" 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: 50			(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low			Cost Rank:			Condition:		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input checked="" type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTWD														
Comments from						Comments:								
000320900														

(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. 08 Day 19 Yr. 2021		4 Date of Deed Mo. 08 Day 18 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Albert J. Toms Street or Other Mailing Address 707 E 5th City Hastings State NE Zip Code 68901 Phone Number 402-746-4530 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Daniel A. Storz and Courtney K. Schorer Schroer Street or Other Mailing Address 601 W. York Street City Blue Hill State NE Zip Code 68930 Phone Number 402 841 3527 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			

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

(A) Status	(B) Property Type	(C)
<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"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Other
---	---

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$185,000

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 New View Real Estate No

18 Address of Property
601 W. York Street
Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as #6

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots One (1), Two (2), and Three (3), Block Two (2), Morey's Addition to the Village of Blue Hill, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	\$	185,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	185,000	00

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

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

Daniel A. Storz and/or Courtney K. Schorer Schroer
 Print or Type Name of Grantee or Authorized Representative

402 841 3527
 Phone Number

08/19/2021
 Date

Grantee

Signature of Grantee or Authorized Representative

Title

sign here

Register of Deed's Use Only

26 Date Deed Recorded Mo. 0 Day 26 Yr. 21	27 Value of Stamp or Exempt Number \$ 416.25	28 Recording Data BK 2021, pg 2287	For Dept. Use Only
--	---	---------------------------------------	--------------------

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/26/21
\$ 416.25 By AS

Bk 2021, Pg 2287

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 26 day of August A.D., 2021, at 12:47 o'clock PM. Recorded in Book 2021 on Pages 2287-2288

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

Central Nebraska Title & Escrow, LLC.
4503 2nd Avenue, Suite 101
Kearney, NE 68847

JOINT TENANCY WARRANTY DEED

Albert J. Toms, an unmarried individual, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from **Daniel A. Stortz, an unmarried individual and Courtney K. Schroer, an unmarried individual, GRANTEES**, hereby conveys to **GRANTEES**, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots One (1), Two (2), and Three (3), Block Two (2), Morey's Addition to the Village of Blue Hill, 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 encumbrance; except easements, reservations, covenants and restrictions visible and of record;
- 2) has legal power and lawful authority to convey the same; and
- 3) warrants and will defend title to the real estate against the lawful claims of all persons.

01-4958

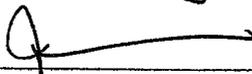
Executed this 18 day of August, 2021.


Albert J. Toms

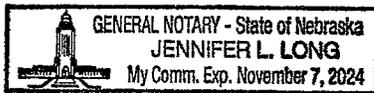
STATE OF NEBRASKA

COUNTY OF Adams

The foregoing instrument was acknowledged before me on August 18th, 2021 by Albert J. Toms, an unmarried individual.


Notary Public

My commission expires November 7, 2024



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2305	8/27/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002010200		225		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4245	3	11	15	3	00000	1	000	9565
Land		Improvements		Total		Date of Sale Property Classification Code								
619,480				619,480		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							
	1A						1G							
	2A1	37.050		169,690			2G1							
	2A	31.500		137,655			2G							
	3A1						3G1							
	3A						3G							
	4A1	39.800		168,355			4G1							
	4A	24.650		104,265			4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1	0.800		1,980		Waste		1.000				200		
	2D	5.000		10,875		Other								
	3D1	2.600		5,655		AG LAND TOTAL		156.000				619,480		
	3D					Roads		4.000						
	4D1	11.200		17,135		Farm Sites								
	4D	2.400		3,670		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:	
TRUSTEE'S WD; GRANTOR'S TRUST	
Comments from	Comments:
002010200	

(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 27 Yr. 2021		4 Date of Deed Mo. 08 Day 27 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kathy V McCabe, Trustee Kathy V McCabe Trust Street or Other Mailing Address 171 Main Street City Los Altos State CA Zip Code 94022 Phone Number (402) 746-0212 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kathy McCabe, Trustee Kate McCabe Family Trust Street or Other Mailing Address 171 Main Street City Los Altos State CA Zip Code 94022 Phone Number (402) 746-0212 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"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input checked="" type="checkbox"/> Other Grantor's Trust
		<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?
\$500,000

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

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

18a No address assigned 18b Vacant land

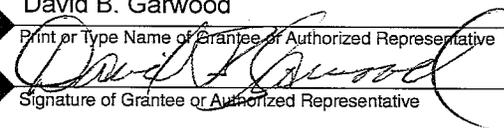
20 Legal Description (Attach additional pages, if needed.)
 The Southwest Quarter (SW¹/₄) of Section Fifteen (15), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	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 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 Phone Number
 Attorney 8-27-21
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 30 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 4	28 Recording Data BK 2021, Pg 2305	

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

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 2305

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of Aug A.D., 2021, at 10:40 o'clock AM. Recorded in Book 2021 on Page 2305.
Louise Petock County Clerk
AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-30-21
Exempt # 4 By AD

TRUSTEE'S WARRANTY DEED

Kathy V. McCabe, Trustee of the Kathy V. McCabe Trust, GRANTOR, in consideration of Conveyance to a Trust for the benefit of Grantor, conveys to Kathy McCabe, Trustee of the Kate McCabe Family Trust dated July 30, 2021, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW¼) of Section Fifteen (15), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR:

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

IN WITNESS WHEREOF, the trustee has signed this instrument on August 27, 2021.

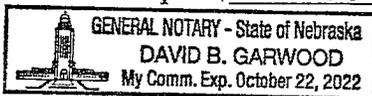
Kathy V. McCabe
Kathy V. McCabe, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 27, by Kathy V. McCabe, Trustee of the Kathy V. McCabe Trust.

David B. Garwood
Notary Public

Comm. expires 10-22-2022



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2306	8/27/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002011700		226		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	22	0	00000	1	000	9680		
Land		Improvements		Total		Date of Sale Property Classification Code								
740,065				740,065		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		39.740		182,010		GRASSLAND 1G1		132.990		172,225				
1A						1G		13.000		16,835				
2A1						2G1		118.500		153,460				
2A		7.910		34,565		2G		10.000		12,950				
3A1						3G1								
3A						3G								
4A1						4G1								
4A		16.020		67,765		4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		8.310		20,525		Accretion								
2D1		6.000		14,850		Waste		4.000		800				
2D		19.120		41,590		Other								
3D1						AG LAND TOTAL		390.290		740,065				
3D						Roads		8.990						
4D1						Farm Sites								
4D		14.700		22,490		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		8.990						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; GRANTOR'S TRUST	
Comments from	Comments:
002011700 002012300 002012700	
(Continue on back)	

Real Estate Transfer Statement

226

• 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 27 Yr. 2021		4 Date of Deed Mo. 08 Day 27 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kathy M McCabe Street or Other Mailing Address 171 Main Street City Los Altos State CA Zip Code 94022 Phone Number (402) 746-0212 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kathy McCabe, Trustee Kate McCabe Family Trust Street or Other Mailing Address 171 Main Street City Los Altos State CA Zip Code 94022 Phone Number (402) 746-0212 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"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____
---	---	--

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 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"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input checked="" type="checkbox"/> Other Grantor's Trust
--	--	--	---	---

14 What is the current market value of the real property?
\$600,000

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

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

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

18 Address of Property
rural webster county

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 The East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-four (24); The Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-seven (27); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-two (22), ALL in Township Three (3) 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 280+-

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 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 Phone Number

David B. Garwood Attorney 8-27-21
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 30 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 4	28 Recording Data BK 2021, 9 2306'

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 30 day of Aug A.D., 2021, at 10:42 o'clock a M. Recorded in Book 221 on Page 2306
Louis Petch County Clerk
AD Deputy
Ind Comp Assessor Carded

BOOK 2021 PAGE 2306

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-30-21
\$ Exempt # 4 By AD

WARRANTY DEED

Kathy M. McCabe, who with her husband is a non-resident of the State of Nebraska, GRANTOR, in consideration of Conveyance to a Trust for the benefit of Grantor, conveys to Kathy McCabe, Trustee of the Kate McCabe Family Trust dated July 30, 2021, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The East Half of the Southwest Quarter (E½SW¼) of Section Twenty-four (24); The Northwest Quarter (NW¼) of Section Twenty-seven (27); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW¼) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed August 27, 2021.

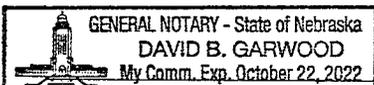
K M McCabe
Kathy M. McCabe

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 27, 2021, by Kathy M. McCabe.

Comm. expires 10-22-2022

David B. Garwood
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2021	2328	6/23/2021	Base: 91-0002		Affiliated:		Unified:									
Location ID	Sale Number	Useability & Code #		Parcel Number													
001806900	227	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel					
Date of Sale Assessed Value				4491	1	11	14	0	00000	1	000	7835					
Land	Improvements	Total		Date of Sale Property Classification Code													
227,155		227,155		Status	Property Type	Zoning	Location	City Size	Parcel Size								
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10								
LCG			ACRES:			VALUE:			LCG			ACRES:			VALUE:		
IRRIGATED	1A1				GRASSLAND	1G1	34.720	44,960									
	1A					1G	1.450	1,880									
	2A1					2G1	50.270	65,100									
	2A					2G	60.690	78,595									
	3A1					3G1	3.180	4,120									
	3A					3G	16.750	21,690									
	4A1					4G1	0.140	30									
	4A					4G	53.890	10,780									
DRYLAND	1D1				Shelterbelt/Timber												
	1D				Accretion												
	2D1				Waste												
	2D				Other												
	3D1				AG LAND TOTAL			221.090	227,155								
	3D				Roads			1.940									
	4D1				Farm Sites												
	4D				Home Sites												
					Recreation												
	Dwellings				Other												
	Outbuildings				Non-AG TOTAL			1.940									

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; CREATED TRUST	
Comments from	Comments:
001806901	

(Continue on back)

Real Estate Transfer Statement

221

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. 06 Day 23 Yr. 2021		4 Date of Deed Mo. 06 Day 23 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mitch A. Gilbert Street or Other Mailing Address 2845 S. Meadow Lane City Hastings State NE Zip Code 68901 Phone Number (402) 984-4477 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mitch A. Gilbert, as Trustee of the Mitch A. Gilbert Trust U/A dated June 23, 2021 Street or Other Mailing Address 2845 S. Meadow Lane City Hastings State NE Zip Code 68901 Phone Number (402) 984-4477 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 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	

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input 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 checked="" 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 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 **Undivided One-Sixth (1/6) interest**

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

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

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

14 What is the current market value of the real property?
\$1,338

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

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

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

18 Address of Property

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Mitch A. Gilbert
2845 S. Meadow Lane
Hastings, NE 68901

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

21 If agricultural, list total number of acres transferred in this transaction 3.61

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 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 **Michael L. Rickert** (402) 934-47700
Print or Type Name of Grantee or Authorized Representative Phone Number
[Signature] Attorney 06/23/2021
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 30 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK 2021, Pg 2328

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

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

Box 20- Legal Description

An undivided one-sixth (1/6) interest in the following:

Tract 1: A parcel of land located in the Northwest Quarter of Section 14 and in the Southwest Quarter of Section 11, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of Government Lot 1 in the Northwest Quarter of Said Section 14; thence N88°38'16"W (assumed bearing) on the South line of said Government Lot 1, a distance of 984.21 feet to the Southeast corner of County Supervisor's Lot 2; thence N00°18'28"E on the East line of said Lot 2, a distance of 599.93 feet to the point of beginning; thence continuing N00°18'28"E on said East line, a distance of 383.98 feet to the present day South bank of the Republican River; thence N18°26'25"E continuing on said East line, a distance of 86.00 feet to the centerline of said river as calculated by the measured distance at halfway between the current banks of the river; thence Northwesterly on said centerline, the following courses: N71°33'35"W, 30.47 feet; N84°41'14"W, 102.57 feet; N87°54'01"W, 92.39 feet; N86°36'31"W, 145.98 feet; N75°08'04"W, 45.14 feet; N63°34'01"W, 91.38 feet; N57°06'13"W, 155.28 feet; N65°34'01"W, 75.30 feet; N55°28'23"W, 418.46 feet; thence S34°31'37"W, perpendicular to said centerline, a distance of 447.08 feet to the original government meander line; thence S00°14'27"W, a distance of 619.26 feet to the centerline of River Road and the Beginning of a curve concave to the Southwest having a radius of 958.00 feet; thence on said curve, the chord of which bears S86°36'01"E, an arc distance of 101.78 feet (101.73 feet chord distance); thence S75°21'51"E on said centerline, a distance of 220.00 feet to the beginning of a curve concave to the Northeast having a radius of 635.82 feet; thence on said curve, the chord of which bears N89°25'35"E, an arc distance of 335.85 feet (331.96 feet chord distance); thence N77°56'31"E on said centerline, a distance of 436.83 feet to the beginning of a curve concave to the Northeast having a radius of 920.72 feet; thence on said curve, the chord of which bears N74°31'26"E, an arc distance of 199.00 feet (198.61 feet chord distance) to the point of beginning; AND EXCEPT tracts conveyed to Webster County in Deed Book 24, Page 413 and Deed Book 28, Page 399.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/30/21
\$ Ex004 By AS

Bk 2021, Pg 2328

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 30 day
of August A.D., 2021, at 03:09
o'clock PM. Recorded in Book 2021
on Pages 2328-2330

Louise Petsch County Clerk
Fee: \$22.00 By: AS Deputy
Electronically Recorded

PLEASE RETURN TO: Michael L. Rickert, Dvorak Law Group, LLC, 9500 West Dodge Road, Suite 100, Omaha, NE 68114

WARRANTY DEED

Mitch A. Gilbert, a married person ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, sells, conveys and demises to Mitch A. Gilbert, as Trustee of the Mitch A. Gilbert Trust under agreement dated June 23, 2021, together with any further amendments made thereto ("Grantee"), that certain real estate (as defined in Neb. Rev. Stat. §76-201) legally described in Exhibit "A" attached hereto and incorporated by reference herein, together with all improvements thereupon, if any, subject to easements, reservations, covenants, restrictions and encumbrances of record, including that certain Easement for Use of Well dated October 19, 2016, and recorded on December 20, 2016, with the Register of Deeds of Webster County, Nebraska, in Deed Book 2016, Pages 2799-2802 (the "Property").

This transaction is exempt from documentary stamp tax pursuant to Neb. Rev. Stat. § 76-902(4).

Grantor hereby covenants with Grantee that Grantor:

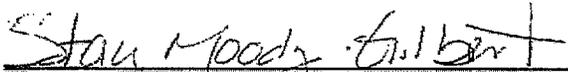
1. is lawfully seised of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except all matters of record;
2. has legal power and lawful authority to sell and convey Grantor's interest in the Property; and
3. warrants and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

Dated: June 23, 2021



Mitch A. Gilbert, Grantor



Staci R. Moody-Gilbert, Spouse of Grantor (signs to convey any marital interest)

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 23rd day of June, 2021, by Mitch A. Gilbert, Grantor, and Staci R. Moody-Gilbert, Spouse of Grantor.





Notary Public

Exhibit "A"
Legal Description

An undivided one-sixth (1/6) interest in the following:

Tract 1: A parcel of land located in the Northwest Quarter of Section 14 and in the Southwest Quarter of Section 11, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of Government Lot 1 in the Northwest Quarter of Said Section 14; thence N88°38'16"W (assumed bearing) on the South line of said Government Lot 1, a distance of 984.21 feet to the Southeast corner of County Supervisor's Lot 2; thence N00°18'28"E on the East line of said Lot 2, a distance of 599.93 feet to the point of beginning; thence continuing N00°18'28"E on said East line, a distance of 383.98 feet to the present day South bank of the Republican River; thence N18°26'25"E continuing on said East line, a distance of 86.00 feet to the centerline of said river as calculated by the measured distance at halfway between the current banks of the river; thence Northwesterly on said centerline, the following courses: N71°33'35"W, 30.47 feet; N84°41'14"W, 102.57 feet; N87°54'01"W, 92.39 feet; N86°36'31"W, 145.98 feet; N75°08'04"W, 45.14 feet; N63°34'01"W, 91.38 feet; N57°06'13"W, 155.28 feet; N65°34'01"W, 75.30 feet; N55°28'23"W, 418.46 feet; thence S34°31'37"W, perpendicular to said centerline, a distance of 447.08 feet to the original government meander line; thence S00°14'27"W, a distance of 619.26 feet to the centerline of River Road and the Beginning of a curve concave to the Southwest having a radius of 958.00 feet; thence on said curve, the chord of which bears S86°36'01"E, an arc distance of 101.78 feet (101.73 feet chord distance); thence S75°21'51"E on said centerline, a distance of 220.00 feet to the beginning of a curve concave to the Northeast having a radius of 635.82 feet; thence on said curve, the chord of which bears N89°25'35"E, an arc distance of 335.85 feet (331.96 feet chord distance); thence N77°56'31"E on said centerline, a distance of 436.83 feet to the beginning of a curve concave to the Northeast having a radius of 920.72 feet; thence on said curve, the chord of which bears N74°31'26"E, an arc distance of 199.00 feet (198.61 feet chord distance) to the point of beginning; AND EXCEPT tracts conveyed to Webster County in Deed Book 24, Page 413 and Deed Book 28, Page 399.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2331	7/26/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001910500		228		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	26	4	00000	1	000	8745
Land		Improvements		Total		Date of Sale Property Classification Code								
42,165		325,235		367,400		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	1.610		2,085				
	1A						1G							
	2A1						2G1	8.180		10,595				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste		7.050		1,410				
	2D					Other								
	3D1					AG LAND TOTAL		16.840		14,090				
	3D					Roads								
	4D1					Farm Sites		2.000		13,075				
	4D					Home Sites		1.000		15,000				
						Recreation								
	Dwellings				238,485	Other								
	Outbuildings				86,750	Non-AG TOTAL		3.000		28,075				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001910500	

(Continue on back)

Real Estate Transfer Statement

228

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 26 Yr. 2021		4 Date of Deed Mo. 08 Day 31 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bill A Elliott, Trustee and Karen Elliott, Trustee Street or Other Mailing Address 421 N Seward City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3712 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tracy G and Lauri L Smith Street or Other Mailing Address 829 HWY 281 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3424 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> 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?

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
829 HWY 281
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.)
(See description attached)

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

22 Total purchase price, including any liabilities assumed	22	\$	475,000.00
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	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	475,000.00

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

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

David B. Garwood
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title Attorney
 Phone Number (402) 746-3613
 Date 8-31-2021

Register of Deed's Use Only

26 Date Deed Recorded Mo. 8 Day 31 Yr. 21	27 Value of Stamp or Exempt Number \$ 1068.75	28 Recording Data BK 2021 Pg 2331	For Dept. Use Only
--	--	--------------------------------------	--------------------

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

State of Nebraska } ss.
County of Webster }

BOOK 222 PAGE 2331

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of Aug A.D., 2021, at 10:46 o'clock P. M. Recorded in Book 222 on Page 2331
Louise Peterson County Clerk
LD Deputy
Ind 10.00 Comp Assessor LD Carded

NEBRASKA DOCUMENTARY STAMP TAX
Date 8-31-21
\$1068.75 By LD

JOINT TENANCY WARRANTY DEED

Bill A. Elliott, Trustee of the Bill A. Elliott Revocable Trust dated June 23, 2000, and Karen Elliott, Trustee of the Karen Elliott Revocable Trust dated June 23, 2000, GRANTOR, whether one or more, in consideration of FOUR HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$475,000.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Tracy G. Smith and Lauri L. Smith, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Twenty-six (26), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Referring to the Northeast corner of said Southeast Quarter of Section Twenty-six (26); thence bearing South in the East line of said Section Twenty-six (26) a distance of 1113.49 feet to a point; thence bearing S88°28'50"W a distance of 94.85 feet to the right-of-way of U.S. Highway No. 281 which point is the Point of Beginning; thence continue bearing S88°28'50"W a distance of 348.59 feet to a point; thence Bearing N8°37'21"W a distance of 92.71 feet to a point; thence Bearing S89°54'05"W a distance of 543.67 feet to a point; thence bearing N0°14'41"W a distance of 487.66 feet to a point; thence bearing N39°06'14"E a distance of 283.41 feet to a point; thence bearing N1°23'23"E a distance of 327.67 feet to the north line of the Southeast Quarter of Section 26; thence Bearing S89°57'20"E in said North line a distance of 723.23 feet to the right-of-way line of said Highway, said point Bears N89°57'20"W of the Northeast Corner of said Southeast Quarter a distance of 93.00 feet; thence Bearing S0°05'36"W in the right-of-way line a distance of 1116.16 feet to the point of beginning; said tract containing 20.461 acres more or less.

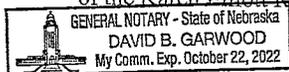
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will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

Executed August 31, 2021.

Bill A Elliott, Trustee Karen Elliott, Trustee
Bill A. Elliott, Trustee Karen Elliott, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on August 31, 2021, by Bill A. Elliott, Trustee of the Bill A. Elliott Revocable Trust, and by Karen Elliott, Trustee of the Karen Elliott Revocable Trust dated June 23, 2000.



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	2052	7/13/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000304700		202		4 08		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		012	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
5,240				5,240		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 2	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	Comments:
000304700	
(Continue on back)	

Real Estate Transfer Statement

202

• 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 13 Yr. 2021	4 Date of Deed Mo. 7 Day 13 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Community Redevelopment Authority of the City of Blue Hill Street or Other Mailing Address 517 West Gage Street, P.O. Box 277 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2056 Email Address cityofbluehill@gtmc.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) South Central Economic Development District, Inc. Street or Other Mailing Address 401 East Avenue, 2nd Floor, P.O. Box 79 City Holdrege State NE Zip Code 68949 Phone Number (308) 455-4770 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 sharonh@scedd.us	

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input 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>Redevelopment</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?
\$5,240

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
802 West Saline Street
Blue Hill, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
South Central Economic Development District, Inc.
401 East Avenue, 2nd Floor
P.O. Box 79
Holdrege, NE 68949

18a No address assigned 18b Vacant land

20 Legal Description
Lots 1 & 4, Block 12 Original Town of Blue Hill, Webster County, Nebraska

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 76-902(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

Print or Type Name of Grantee or Authorized Representative: Sharon Hueftle Phone Number: 308-455-4771

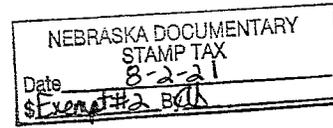
Signature of Grantee or Authorized Representative: Sharon Hueftle Title: Executive Director Date: 7-29-2021

Register of Deed's Use Only

26 Date Deed Recorded Mo. 8 Day 2 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK 2021 Pg 2052	For Dept. Use Only
---	--	--------------------------------------	--------------------

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 2 day
of Aug A.D., 2021, at 1:20
o'clock PM. Recorded in Book 2021
on Page 2052-2053
Dawn Petrich County Clerk
16.00 Deputy
Ind Comp Assessor Carded



After recording return to:
Andrew R. Willis
Cline Williams Wright Johnson
& Oldfather, L.L.P.
233 S 13th Street, Suite 1900
Lincoln, NE 68508

WARRANTY DEED

The Community Redevelopment Authority of the City of Blue Hill, Nebraska, a municipal corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration received from South Central Economic Development District, Inc., a Nebraska nonprofit corporation ("Grantee") hereby grants and conveys to Grantee the real estate (as defined in Neb. Rev. Stat. §76-201) legally described as follows:

Lot One (1) and Lot Four (4), Block Twelve (12) Original Town of Blue Hill, Webster County, Nebraska (the "Property").

Grantor covenants with Grantee that Grantor:

- 1. Is lawfully seised of such real estate and that it is free from liens and encumbrances except easements, covenants, and restrictions of record;
- 2. Has the legal power and lawful authority to convey the real estate to Grantee;
- 3. Warrants and will defend title to the real estate against the claims of all persons.

Executed this 15 day of July, 2021.

"GRANTOR".
COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF BLUE
HILL, NEBRASKA,
a municipal corporation

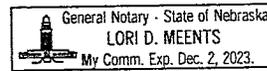
By: Chae Allen
_____, Chairperson Secretary

[NOTARY PAGE TO FOLLOW]

STATE OF NEBRASKA)
)ss:
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me this 15 day of July, 2021, by Tricia Allen, ^{Secretary} ~~Chairperson~~ of the Community Redevelopment Authority of the City of Blue Hill, Nebraska, on behalf of the Authority.

Lori D Meents
Notary Public



4827-5368-4208, v. 1

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2062	8/2/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000143700		203		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10030		004	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
555		30,500		31,055		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 : 1898	Construction Date :
Floor:		Floor Sq. Ft. : 1,190	Floor Sq. Ft. :
Building Cost New:		Cost : 106,140	Cost :
Single Family Style: 101		Residential Condition: 25	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story		(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story		(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other			(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:		Residential Quality: 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:
000143700	
(Continue on back)	

Real Estate Transfer Statement

203

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. 8 Day 2 Yr. 2021		4 Date of Deed Mo. 8 Day 2 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ronda Petsch and Jessica Petsch Prellwitz Street or Other Mailing Address 652 Road 2100 City Guide Rock State NE Zip Code 68942 Phone Number n/a Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Katilynn Schriener Street or Other Mailing Address 53 N Seward Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4584 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"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Other _____
---	---	--

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
 \$27,000

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

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

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

18 Address of Property
 53 N Seward 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

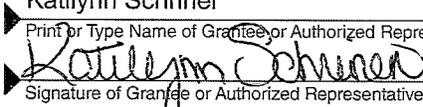
20 Legal Description (Attach additional pages, if needed.)
 Lots Eight (8) and Nine (9), Block Four (4), Garbrs Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	27,000.00
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	\$	27,000.00

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

Grantee
 Title

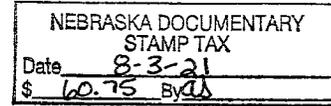
(402) 746-4584
 Phone Number
 8/2/2021
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 3 Yr. 21	27 Value of Stamp or Exempt Number \$ 60.75	28 Recording Data BK 2021, Pg 2062

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of Aug A.D., 2021 at 8:54 o'clock a.M. Recorded in Book 2021 on Page 2062
Ronda Petsch County Clerk
10:40 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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

WARRANTY DEED

Ronda Petsch, a single person, and Jessica Prellwitz, formerly Jessica Petsch and Kyle Prellwitz, wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Katilynn Schriener, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eight (8) and Nine (9), Block Four (4), Garber's Addition to Red Cloud, Webster County, Nebraska

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

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

Executed August 2, 2021.

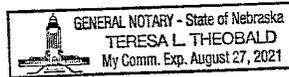
Ronda Petsch
Ronda Petsch

Jessica Prellwitz
Jessica Prellwitz

Kyle Prellwitz
Kyle Prellwitz

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

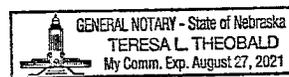
The foregoing instrument was acknowledged before me on August 2, 2021 by Ronda Petsch, a single person.



Teresa L. Theobald
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on August 2, 2021 by Jessica Prellwitz, formerly Jessica Petsch and Kyle Prellwitz, wife and husband.



Teresa L. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2073	7/23/2021	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001302700	204	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	5	1	00000	1	000	2790
Land	Improvements	Total		Date of Sale Property Classification Code								
102,305		102,305		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	19.000	24,605						
1A				1G								
2A1				2G1	60.000	77,700						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	79.000	102,305						
3D				Roads	1.000							
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	1.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER INTO FAMILY CORP	
Comments from	Comments:
001302700	

(Continue on back)

Real Estate Transfer Statement

204

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 91		3 Date of Sale/Transfer Mo. 07 Day 23 Yr. 2021		4 Date of Deed Mo. 07 Day 23 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dennis P. Jones & M. Elizabeth Jones & Mary Ellen Moore Street or Other Mailing Address 10085 N. 65th Street City Longmont State CO Zip Code 80503 Phone Number (303) 818-6155 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rose Hill Farms, Inc. Street or Other Mailing Address 10085 N. 65th Street City Longmont State CO Zip Code 80503 Phone Number (303) 818-6155 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Other (Explain) <u>trans to fam corp</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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input checked="" type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

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

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

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

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

18 Address of Property
rural Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Rose Hill Farms, Inc.
10085 N. 65th Street
Longmont, CO 80503

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 An undivided one-half interest in and to: The West Half of the Northeast Quarter (W1/2NE1/4) of Section Five (5), Township Four (4) 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 5b

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

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

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

Mark A. Beck
 Print or Type Name of Grantee or Authorized Representative

[Signature]
 Signature of Grantee or Authorized Representative

Attorney
 Title

(402) 463-4500
 Phone Number

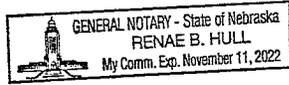
8-2-21
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 4 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt #5b	28 Recording Data BK 2021, Pg 2073

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

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

23rd The foregoing instrument was acknowledged before me on this day of July, 2021, by Mary Ellen Moore, a Single Person.



Rena B Hull
Notary Public

Real Estate Transfer Statement

205

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>8</u> Day <u>4</u> Yr. <u>21</u>		4 Date of Deed Mo. <u>1</u> Day <u>23</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David and Linda Mans Street or Other Mailing Address 645 Road 1100 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2774 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jim Owens Street or Other Mailing Address 522 North Webster City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2774 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 NA			

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input checked="" 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?
\$22,500

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

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

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

18 Address of Property
522 North Webster, 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
Jim Owens, 522 North Webster, Red Cloud, Nebraska 68970

20 Legal Description (Attach additional pages, if needed.)
Lots Four (4) and Five (5), Block Three (3), 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	\$	22,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	22,500.00

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

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

Jim Owens

Print or Type Name of Grantee or Authorized Representative

Phone Number

Grantee

Signature of Grantee or Authorized Representative

Title

Date

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>4</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>51.75</u>	28 Recording Data <u>BK2021, Pg 2075</u>

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 day of Aug A.D., 2021, at 11:32 o'clock a M. Recorded in Book 2021 on Page 2015
Janice Petrick County Clerk
D. W. Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-4-21
\$ 51.75 By AS

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

WARRANTY DEED

Dave Mans and Linda Mans, husband and wife, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, Jim Owens, a single person, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4) and Five (5), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska.

Grantor covenants, jointly and severally, with Grantee that Grantor:

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

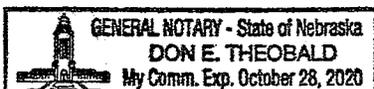
Executed January 23, 2017.

David Mans
David Mans

Linda Mans
Linda Mans

STATE OF NEBRASKA, COUNTY OF WEBSTER)ss.

The foregoing instrument was acknowledged before me on January 23, 2017 by David Mans and Linda Mans, husband and wife.



Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2076	8/3/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000314700		206		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		006	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,470		28,580		30,050		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1900	Construction Date :
Floor:		Floor Sq. Ft. : 1,428	Floor Sq. Ft. :
Building Cost New:		Cost : 136,910	Cost :
Single Family Style: 101		Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story		(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other			(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:		Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story		(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000314700	

(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.

2016

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>08</u> Day <u>03</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>07</u> Day <u>22</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Carli J. Shuck Street or Other Mailing Address 803 6th St. City Edgar State NE Zip Code 68935				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Threefold Cord Holdings LLC Street or Other Mailing Address 205 S. Payne / P.O. Box 193 City Blue Hill State NE Zip Code 68930			
Phone Number (402) 224-0322		Phone Number (402) 984-4020		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"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> Exempt	

8 Type of Deed 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?
\$58,000

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
**421 W. Gage St.
Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

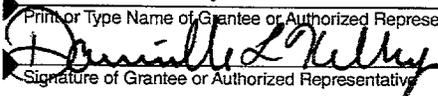
20 Legal Description (Attach additional pages, if needed.)
The West Twenty feet (W20') of the South Ninety-two feet (S92') of Lot Seven (7), all of Lot Eight (8) and the East Ten feet (E10') of Lot Nine (9), Block Six (6), Rhorer's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed	\$	58,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	58,000	00

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

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

Danielle L. Kelley (402) 463-4198
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Escrow Closing Agent 08-03-2021
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>4</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>130.50</u>	28 Recording Data BK 2021, pg 2076

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/04/21
\$ 130.50 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 04 day of August A.D., 2021, at 03:54 o'clock PM. Recorded in Book 2021 on Page 2076

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

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

Warranty Deed

The Grantor, **CARLI J. SHUCK, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **THREEFOLD CORD HOLDINGS LLC**, a Nebraska Limited Liability Company, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The West Twenty feet (W20') of the South Ninety-two feet (S92') of Lot Seven (7), all of Lot Eight (8) and the East Ten feet (E10') of Lot Nine (9), Block Six (6), Rhorer's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEE that GRANTOR:

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

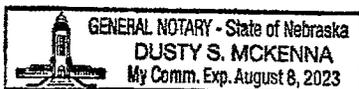
Executed July 22, 2021.

Carli J. Shuck

STATE OF NEBRASKA
COUNTY OF ADAMS

} ss

On this 22nd day of July, 2021, before me personally appeared **Carli J. Shuck**.



Notary Public - Dusty S. McKenna

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2097	8/6/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000149700		207		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045		003	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
555		28,580		29,135		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 : 1951				Construction Date :						
Floor:				Floor Sq. Ft. : 752				Floor Sq. Ft. :						
Building Cost New:				Cost : 72,900				Cost :						
Single Family Style: 101				Residential Condition: 25				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 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:									
000149700														
(Continue on back)														

Real Estate Transfer Statement

201

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. 08 Day 06 Yr. 2021
4 Date of Deed Mo. 07 Day 29 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Colleen Todd
6 Grantee's Name, Address, and Telephone (Please Print) Shayna Foote
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 (I.R.C. § 1031 Exchange) by buyer or seller?
10 Type of Transfer: Distribution, Auction, Court Decree, Exchange, Foreclosure, Easement, Gift, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other (Explain)

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
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? \$61,500
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.) Yes Adams Land Title Co.

18 Address of Property: 528 N. Franklin St. Red Cloud, NE 68970
19 Name and Address of Person to Whom the Tax Statement Should be Sent: See Grantee
18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lot Seventeen (17) and Eighteen (18), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$61,500.00. 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) \$61,500.00.

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

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

Signature of Grantee or Authorized Representative: Danielle L. Kelley
Escrow Closing Agent
Title
Date: 08-06-2021
Phone Number: (402) 463-4198

Register of Deed's Use Only
26 Date Deed Recorded: Mo. 8 Day 9 Yr. 21
27 Value of Stamp or Exempt Number: \$ 139.50
28 Recording Data: BK 2021, Pg 2097

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/09/21
\$ 139.50 By AS

Bk 2021, Pg 2097

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 09 day of August A.D., 2021, at 12:44 o'clock PM. Recorded in Book 2021 on Page 2097

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

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

Warranty Deed

The Grantor, **COLLEEN TODD, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **SHAYNA FOOTE, A SINGLE PERSON**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lot Seventeen (17) and Eighteen (18), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed 7/29, 2021.

Colleen Todd

Colleen Todd

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 29th day of July, 2021, before me personally appeared **Colleen Todd**.

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

Darla J Bruna

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2021	2112	7/27/2021	Base: 91-0002		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000172300		208		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371			00	0	10130		000	0000			
Land		Improvements		Total		Date of Sale Property Classification Code									
2,360		97,675		100,035		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 : 1976				Construction Date :							
Floor:				Floor Sq. Ft. : 1,868				Floor Sq. Ft. :							
Building Cost New:				Cost : 212,740				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:															
DEED OF DISTRIBUTION BY PR; BETWEEN PARENT & CHILD															
Comments from					Comments:										
000172300 000173200															
(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. 07 Day 27 Yr. 2021		4 Date of Deed Mo. 07 Day 27 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Troy Lammers, P.R. Estate of Donna Lammers Street or Other Mailing Address 106 N Walnut Street City Red Cloud State NE Zip Code 68970				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Troy Lammers and Tamara Woellhof Street or Other Mailing Address 1006 North Franklin Street City Red Cloud State NE Zip Code 68970			
Phone Number (402) 746-4587				Phone Number (402) 746-4587		Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

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

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

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

14 What is the current market value of the real property?
\$123,000

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
1006 N Franklin
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Thirteen (13) through Seventeen (17), Stokes Subdivision, and Lot Four (4) Lambrechts Subdivision all in the City of Red Cloud, Webster County Nebraska.

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

22 Total purchase price, including any liabilities assumed	\$	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 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 (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number
David B. Garwood Attorney Signature of Grantee or Authorized Representative Title Date
08/10/2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 10 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK 2021 Pg 2112

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 10 day of Aug A.D., 2021, at 9:36 o'clock A. M. Recorded in Book 2021 on Page 2112
Louise Petsch County Clerk
10.00 LO Deputy
 Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>8-10-21</u>
\$ Exp#	<u>15</u> By <u>LO</u>

**DEED OF DISTRIBUTION BY
 PERSONAL REPRESENTATIVE**

Troy Lammers, Personal Representative of the Estate of Donna J. Lammers, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Case No. PR 21-2, GRANTOR, conveys and releases to Troy Lammers and Tamara Woellhof GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13) through Seventeen (17), Stokes Subdivision, and Lot Four (4) Lambrechts Subdivision all in the City of Red Cloud, Webster County Nebraska;

subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEES are the persons entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEES that GRANTOR has legal power and lawful authority to convey and release the same.

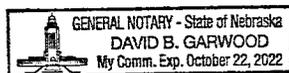
Executed July 27, 2021.

ESTATE OF DONNA J. LAMMERS, DECEASED.

BY: Troy Lammers PR
 Troy Lammers, Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER: SS

The foregoing instrument was acknowledged before me on July 27, 2021, by Troy Lammers, Personal Representative of the Estate of Donna J. Lammers, Deceased.



Comm. expires October 22, 2022.

David B. Garwood
 David B. Garwood, Notary Public

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. 8 Day 10 Yr. 21		4 Date of Deed Mo. 6 Day 19 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ryan Danehey Street or Other Mailing Address 5116 Shadowridge Dr City Manhattan State KS Zip Code 66503				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeremy Rice Street or Other Mailing Address 205 S Walnut St City Red Cloud State NE Zip Code 68970			
Phone Number (308) 440-8267		Email Address n/a		Phone Number (402) 746-0737		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mobile Home
	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<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 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?
\$14,400

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

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

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

18 Address of Property
205 S 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 One (1), Two (2), Three (3) and Four (4), Block Nine (9), Railroad Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22 \$ 14,400.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 14,400.00

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

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

sign here

Jeremy Rice
 Print or Type Name of Grantee or Authorized Representative

Jeremy Rice
 Signature of Grantee or Authorized Representative

Grantee

(402) 746-0737
 Phone Number

8/10/2021
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 10 Yr. 21	27 Value of Stamp or Exempt Number \$ 33.75	28 Recording Data BK2021, Pg 2114

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 10 day of Aug A.D., 2021, at 1:50 o'clock P M. Recorded in Book 2021 on Page 2114
Jaime Petch County Clerk
D. Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-10-21
\$ 33.15 By AS

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

WARRANTY DEED

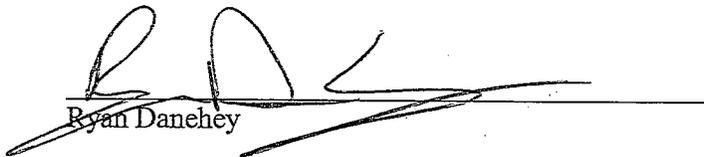
Ryan Danehey, a married person and resident of Kansas, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Jeremy Rice, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3) and Four (4), Block Nine (9),
Railroad Addition to Red Cloud Webster County, Nebraska.

Grantor covenants, jointly and severally, with Grantee that Grantor:

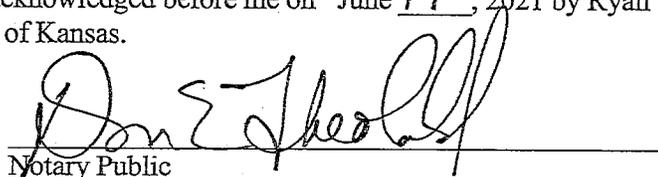
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

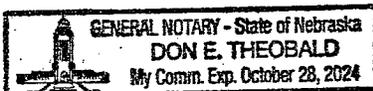
Executed June 19, 2021.


Ryan Danehey

STATE OF NEBRASKA, COUNTY OF WEBSTER,) ss.

The foregoing instrument was acknowledged before me on June 19, 2021 by Ryan Danehey, a married person and resident of Kansas.


Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2123	8/10/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001554500	210	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	11	2	00000	1	000	4660
Land	Improvements	Total		Date of Sale Property Classification Code								
612,030		612,030		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	13.000	16,835						
1A	28.000	128,240		1G								
2A1				2G1	5.000	6,475						
2A	41.000	179,170		2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A	63.000	266,490		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	6.000	14,820		Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	156.000	612,030						
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; TRANSFER INTO A TRUST	
Comments from	Comments:
001554500	

(Continue on back)

Real Estate Transfer Statement

210

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>8</u> Day <u>10</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>8</u> Day <u>10</u> Yr. <u>2021</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ron W. Furrer Street or Other Mailing Address 5610 S 22nd Street City St. Joseph State MO Zip Code 64503 Phone Number (307) 213-3412 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ron W. Furrer, Trustee 9/6 Farmers National Co. Street or Other Mailing Address PO Box 542016 City Omaha State NE Zip Code 68154 Phone Number (307) 213-3412 Email Address n/a	
		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

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

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____
 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?
\$523,580

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
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 (NW1/4) of Section Eleven (11), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

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

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.

Ron W. Furrer, Trustee (307) 213-3412
 Print or Type Name of Grantee or Authorized Representative Phone Number

Ron W Furrer, TRUSTEE Grantee
 Signature of Grantee or Authorized Representative Title Date **8/10/2021**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>11</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK 2021 Pg 2123</u>

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2128	8/10/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000124100		211		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		007	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
830		5,225		6,055		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1910				Construction Date :						
Floor:				Floor Sq. Ft. : 1,831				Floor Sq. Ft. :						
Building Cost New:				Cost : 169,495				Cost :						
Single Family Style: 102				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 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: 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:								
000124100														

(Continue on back)

Real Estate Transfer Statement all

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>8</u> Day <u>10</u> Yr. <u>21</u>	4 Date of Deed Mo. <u>8</u> Day <u>10</u> Yr. <u>21</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marty Ray Burgess Street or Other Mailing Address 905 North Locust City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0149 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Van Beber Properties LLC Street or Other Mailing Address 2217 Glenfair City Greeley State NE Zip Code 80631 Phone Number (970) 302-0637 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address NA	
---	--	--	--

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

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input 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	

8 Type of Deed

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

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

10 Type of Transfer

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

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?
\$7,500

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

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

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

18 Address of Property
905 N. Locust, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The North 75 feet of the East 142 feet of Block Seven (7), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	7,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	7,500.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative
Merma Van Beber

Signature of Grantee or Authorized Representative
Merma Van Beber

Title
Owner

Grantee

Phone Number
1-970-352-9418

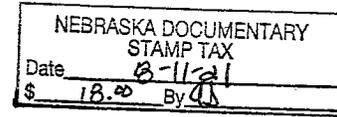
Date
8/11/21

26 Date Deed Recorded Mo. <u>8</u> Day <u>11</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ 18.00	28 Recording Data BK2021, Pg 2128	For Dept. Use Only
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State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 2128

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of Aug A.D., 2021, at 12:05 o'clock P.M. Recorded in Book 2021 on Page 2128
Yvonne Peterson County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

Marty Ray Burgess, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Van Beber Properties, LLC, a Colorado limited liability company, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North 75 feet of the East 142 feet of Block Seven (7),
Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

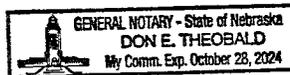
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed August 11, 2021.

Marty Ray Burgess
Marty Ray Burgess

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 11, 2021 by Marty Ray Burgess, a single person.



Don E Theobald
Notary Public

WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: www.co.webster.ne.us

Seller: WENTWORTH, WILLIAM GARTH & KATHERINE A
Buyer: DELKA, MICHAEL D & MARY M
Parcel ID: 002303400
Additional Parcels:
Book: 2021 Page: 1426
Sale Date: 06/01/2021 Price: \$235,000.00
Legal Description: 22-02-12 NE1/4 22-2-12

Agriculture

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire; we have specified in front of the questions, whom they are for. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. Fax (402)746-2715 Email:webcoassr@hotmail.com

(SELLER/BUYER) What was the purchase price? \$ 235,000.00

(SELLER/BUYER) Was any personal property (pivot, irrigation pipe; above ground or buried, motor, machinery, etc) included in the sale price? Yes No
If yes, what personal property was included LIVESTOCK WELL

(SELLER/BUYER) If personal property was involved; what was the dollar amount of the personal property that was included in the purchase price? \$ UNKNOWN

(SELLER/BUYER) If this sale was involved in a 1031 like kind exchange; is it going to a holding company? Yes No

(SELLER) How long was the property on the market? _____

(BUYER) How did you learn that the property was for sale? Circle one: Advertising, Broker/Realtor, Family, Newspaper, Seller, Prior Knowledge, or Other
If other please explain: _____

(SELLER) If appraised, what was the appraised value? \$ _____

(SELLER/BUYER) Was this sale for a partial interest in the property? Yes No
If yes, explain _____

(SELLER/BUYER) Did this sale involve a trade or exchange of property? Yes No
If yes, please explain _____

(SELLER) Was the property made available to other potential purchasers? Yes No
If no, please explain _____

Real Estate Transfer Statement

FORM
521

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

212

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 18 Yr. 2021	4 Date of Deed Mo. 08 Day 18 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bradford Frey and Andrea Frey Street or Other Mailing Address 742 North Chestnut City Red Cloud State NE Zip Code 68970 Phone Number (402) 621-0708 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Republican Valley Rentals LLC Street or Other Mailing Address 742 North Chestnut City Red Cloud State NE Zip Code 68970 Phone Number (402) 621-0708 Email Address	
		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" 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

<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 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) to 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.)

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

14 What is the current market value of the real property?
\$94,430

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, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Republican Valley Rentals LLC
742 North Chestnut
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

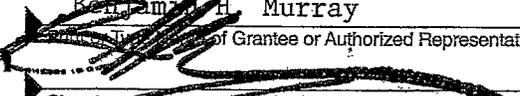
20 Legal Description (Attach additional pages, if needed.)
See attached

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

22 Total purchase price, including any liabilities assumed	22	\$	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 5b

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  **Benjamin H. Murray**
 Signature of Grantee or Authorized Representative Attorney Title
 (402) 768-7400 Phone Number
 08/19/2021 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 19 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 5b	28 Recording Data BK2021 Pg 2154

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

Lot Eight (8) and the East 100 feet of Lots Nine, Ten, Eleven and Twelve (9, 10, 11 & 12), Block Fourteen (14), Original Town of Red Cloud, Webster County, Nebraska;

A tract of land in the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska, more particularly described as follows and assuming the east line of said SE 1/4 bears S00°00'00"W. Commencing at the Southeast corner of said Section 14; thence N89°50'37"W 55.00 feet on the Section line to a point on the Westerly R.O.W. line of U.S. Highway #281 and the True Point of Beginning; thence continuing N89°50'37"W 361.41 feet on the section line to a point; thence N00°41'24"E 244.13 feet to a point; thence S88°47'46"E 358.54 feet, more or less, to a point on the Westerly R.O.W. line of U.S. Highway #281; thence S00°00'00"W 238.34 feet on said R.O.W. line to true point of beginning, subject to county road right-of-way; and

The South Half (S 1/2) of Lot Eight (8), and all of Lots Nine (9) and Ten (10), Block Eight (8), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 08/19/21

\$ Ex05b By AS

Bk 2021, Pg 2154

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of August A.D., 2021, at 09:04 o'clock AM. Recorded in Book 2021 on Pages 2154-2155

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

Return to: Benjamin H. Murray
Attorney at Law
P.O. Box 87
Hebron, Nebraska 68370

QUITCLAIM DEED

Bradford Frey and Andrea Frey, husband and wife, GRANTORS, whether one or more, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, quitclaim and convey to Republican Valley Rentals, L.L.C., a Nebraska Limited Liability Company, organized and existing under and by virtue of the laws of the State of Nebraska, GRANTEE, all of GRANTORS' interest in the following described real estate.

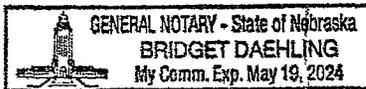
All of the East 92 feet of Lot Two (2), Block Twenty-six (26), Original Town of Red Cloud, Webster County, Nebraska;

Lot Eight (8) and the East 100 feet of Lots Nine, Ten, Eleven and Twelve (9, 10, 11 & 12), Block Fourteen (14), Original Town of Red Cloud, Webster County, Nebraska;

A tract of land in the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska, more particularly described as follows and assuming the east line of said SE 1/4 bears S00°00'00"W. Commencing at the Southeast corner of said Section 14; thence N89°50'37"W 55.00 feet on the Section line to a point on the Westerly R.O.W. line of U.S. Highway #281 and the True Point of Beginning; thence continuing N89°50'37"W 361.41 feet on the section line to a point; thence N00°41'24"E 244.13 feet to a point; thence S88°47'46"E 358.54 feet, more or less, to a point on the Westerly R.O.W. line of U.S. Highway #281; thence S00°00'00"W 238.34 feet on said R.O.W. line to true point of beginning, subject to county road right-of-way; and

The South Half (S 1/2) of Lot Eight (8), and all of Lots Nine (9) and Ten (10), Block Eight (8), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

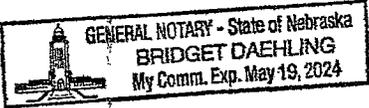
Executed this 18th day of August, 2021.



Bradford Frey
Bradford Frey

Andrea Frey
Andrea Frey

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)



The foregoing instrument was acknowledged before me this 18th day of August, 2021 by Bradford Frey and Andrea Frey, husband and wife.

Bridget Daehling
Notary Public

(SEAL)

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2021	2156	5/17/2014	Base: 91-0002		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000708000		213		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4369			00	0	60005		004	0000			
Land		Improvements		Total		Date of Sale Property Classification Code									
240		9,100		9,340		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: INAVALE (INA)				A) 1	B) 01	C) 1	D) 3	E) 9	F) 2						
				Residential				Commercial							
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :							
Construction Date:				Construction Date : 1900				Construction Date :							
Floor:				Floor Sq. Ft. : 1,510				Floor Sq. Ft. :							
Building Cost New:				Cost : 191,175				Cost :							
Single Family Style: 101				Residential Condition: 10				Commercial Occupancy Code:							
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:							
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:							
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls							
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):															
Assessor Comments and Reason for Adjustment:															
WD; SALE BETWEEN PARENT & CHILD															
Comments from						Comments:									
000708000															
(Continue on back)															



Real Estate Transfer Statement 213

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		3 Date of Sale		4 Date of Deed	
WEBSTER - 91				Mo. <u>5</u> Day <u>17</u> Yr. <u>14</u>		Mo. <u>5</u> Day <u>17</u> Yr. <u>14</u>	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Roni C. Jones and Shannon A. Cox				Grantee's Name (Buyer) Roni C. Jones			
Street or Other Mailing Address 403 Minnesota				Street or Other Mailing Address 403 Minnesota			
City		State		City		State	
Inavale		NE		Inavale		NE	
Zip Code		68952		Zip Code		68952	
Telephone Number (402) 746-2809				Telephone Number (402) 746-2809			

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

8 Type of Deed				9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)	
<input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Corrective	<input type="checkbox"/> Land Contract	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Joint Tenancy
<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Conservator	<input type="checkbox"/> Partition	<input type="checkbox"/> Trust	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Yes <input type="checkbox"/> No

10 Type of Transfer					
<input type="checkbox"/> Sale	<input type="checkbox"/> Gift	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Auction	<input type="checkbox"/> Exchange	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Transfer on Death
					<input checked="" type="checkbox"/> Other (Explain.) <u>Remove party</u>

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> Spouse	<input checked="" type="checkbox"/> Parents and Child
	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Brothers and Sisters
		<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership or LLC
			<input type="checkbox"/> 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.)	
\$7,410		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO \$ _____ %	

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

18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent	
403 Minnesota, Inavale, NE 68952		Roni Jones, 403 Minnesota, Inavale, NE 68952	

20 Legal Description

Lots Ten (10), Eleven (11), and Twelve (12), Block Four (4), Original Town of Inavale, 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 type="checkbox"/> NO (If Yes, enter 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 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 Don E. Theobald Print or Type Name of Grantee or Authorized Representative

Don E. Theobald Signature of Grantee or Authorized Representative

Attorney Title

402746-074 Telephone Number

5-19-2014 Date

Register of Deeds' Use Only				For Dept. Use Only	
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Deed Book	29 Deed Page		
Mo. <u>8</u> Day <u>19</u> Yr. <u>21</u>	\$ <u>Exempt # 5a</u>	<u>BK 2014, Page 16</u>			

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2157	8/19/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000302201		214		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		005	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,550		415		3,965		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) 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:								
000302201														

(Continue on back)

Real Estate Transfer Statement

214

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 19 Yr. 2021	4 Date of Deed Mo. 08 Day 19 Yr. 2021
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Heath & Pamela Arterburn Street or Other Mailing Address 501 W Lancaster St City Blue Hill State NE Zip Code 68930 Phone Number (402) 460-0066 Email Address pam3arterburn@gmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Timothy J. & Julie A. Gilbert Street or Other Mailing Address PO Box 372 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3970 Email Address jagilbert29@gmail.com	
		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

(A) Status	(B) Property Type	(C)
<input 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"/> 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?
\$3,965

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
Nemaha & Walnut Street

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.)
E1/2 Lot 8 & All Lots 9 & 10 Block 5 Original Town Blue Hill

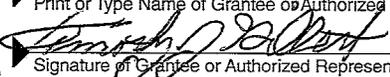
21 If agricultural, list total number of acres transferred in this transaction _____

22 Total purchase price, including any liabilities assumed	22	\$	5,000.00
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	\$	5,000.00

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.

Timothy J. Gilbert & Julie A. Gilbert (402) 756-3970
 Print or Type Name of Grantee or Authorized Representative Phone Number

sign here  Timothy J. Gilbert
 Signature of Grantee or Authorized Representative Title Grantees Date

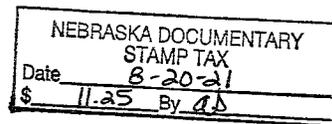
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 20 Yr. 21	27 Value of Stamp or Exempt Number \$ 11.25	28 Recording Data BK 2021, Pg 2157

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of Aug A.D., 2021, at 8:09 o'clock a.M. Recorded in Book 2021 on Page 2157
Daune Petach County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

BOOK 2021 PAGE 2157



JOINT TENANCY WARRANTY DEED

HEATH ARTERBURN & PAMELA ARTERBURN, husband & wife, herein called Grantors, in consideration of one dollar and other valuable consideration, received from Grantees, TIMOTHY J. GILBERT & JULIE A. GILBERT, husband & wife, convey to Grantees, as joint tenants with rights of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

THE EAST HALF (E ½) OF LOT EIGHT (8), AND ALL OF LOTS NINE (9) AND TEN (10), BLOCK FIVE (5) ORIGINAL TOWN OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

Grantors covenant (jointly or 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 for 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: 08/19, 2021

Heath Arterburn
HEATH ARTERBURN

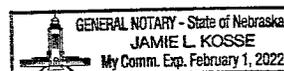
Pamela Arterburn
PAMELA ARTERBURN

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on this 19 day of August, 2021, by HEATH ARTERBURN & PAMELA ARTERBURN, husband & wife.

Jamie R. Kosse
Notary Public

My commission expires: 02/01/2022



Real Estate Transfer Statement

215

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 19 Yr. 2021		4 Date of Deed Mo. 07 Day 28 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jancie C. Baird Street or Other Mailing Address 1513 N. Cedar Ave. City Hastings State NE Zip Code 68901				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James R. Baird Street or Other Mailing Address P.O. Box 1811 City Fraser State CO Zip Code 80442			
Phone Number (402) 460-1318		Phone Number (720) 810-3879		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes No Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address N.A.		Email Address N.A.					

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$3,750

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 Adams Land Title Co. No

18 Address of Property
433 W. Gage St.
Blue Hill, NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
An Undivided one-half interest in:
The West Fourteen (W14) feet of Lot Nine (9), Block Six (6), Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed	\$	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 Danielle L. Kelley
Print or Type Name of Grantee or Authorized Representative
Danielle L. Kelley
Signature of Grantee or Authorized Representative
Escrow Closing Agent
Title
Phone Number (402) 463-4198
Date 08-19-2021

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 20 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data #2021, Pg 2178	

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/20/21
\$ Ex004 By AS

Bk 2021, Pg 2178

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 20 day of August A.D., 2021, at 12:41 o'clock PM. Recorded in Book 2021 on Page 2178

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

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

Corrective Warranty Deed

The Grantor, **JANICE C. BAIRD, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **JAMES R. BAIRD** whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

An undivided one half interest in:

The West Fourteen (W 14) feet of Lot Nine (9), Block Six (6), Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

This deed has been executed to correct the legal description on prior deed recorded May 18, 2006 in Book 2006, Page 1131.

GRANTOR covenants with GRANTEE that GRANTOR:

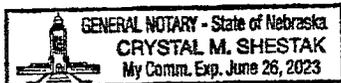
- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will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

Executed July 28, 2021.

Janice C. Baird
Janice C. Baird

STATE OF NEBRASKA }
COUNTY OF _____ } ss

On this 28 day of July, 2021, before me personally appeared **Janice C. Baird**, a single person.



Crystal M. Shestak
Notary Public -