Agricultural Land Sales Worksheet

Cnty No.	Вос	Book Page Sale Date			School District Code											
91	202	21	2300	8/1	Base: 9	Base: 91-0002 Affiliated:						Unified:				
Location ID Sale Number Useability & Code #						Parcel Number										
0023006	600		224	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	P	arcel
	Da	ate of S	ale Assessed	Value		4369	2	12	4	1	3	00000	1	000	0	000
Land		Imj	orovements		Total		D	ate of	Sale	Pro	perty	Classifica	ation (Code		
2,948	,555		209,045	3	157,600	Status	Pro	perty Ty	лре	Z	oning	Location	Cir	y Size	Par	cel Size
		Irriga	tion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F)	8
LCG			ACRES:	V	LUE:		LCG		latif		ACR	ES:		VAL	UE:	
IRRIGATE			19.200		87,935	GR	ASSLA	AND 1	GI			5.410	278,955			
	1A		61.480		281,580				1G		11	7.700	155,745			
	2A1		53.010		242,790	2G1			G1	54.650			70,775			775
	2A		124.770		545,245			:	2G		2	0.500		·	26,	550
	3A1		0.100		425			3	G1			0.100				130
	3A								3G							
	4A1							4	G1			.3.860				190
	4A		166.260		689,055				4G		5	1.670			47,	020
DRYLANI	D 1D1						Shelterb	elt/Timl	ber							
	1D		112.340		277,485			Accreti	on							
	2D1_		10.890		26,955			Wa		6.26					1,	250
	2D		39.260		85,395	101		Otl		1 100 010					1.	055
	3D1					AG L	AND		_	-		2.210	2,916,255			
	3D				27 200	Roads						2.000	47 000			
	4D1 17.900 27,390 4D 36.850 56,385			Farm Sites Home Sites						1.000	17,300 15,000					
	4D		30.330		* ****			Recreati	-			1.000			,	
т) Dwellings				147,745			Otl	\dashv							
	buildings				61,300	No	n-AG	TOTA			1	5.220			32,	300

Assessor's Ad	justment to S	ale Price (+ o	or -):	,	Total Recaptı	ıre Value:	
Assessor Comme	ents and Reason	for Adjustment	*		<u>-</u>		
SPECIAL W	; TRANSFER	R INTO LLC					
	- 44						
Comments from				Comme	ents:		
002300600	002300901	002301200	002301201	002301300	002301400	002305900	
002306000	002301700	00230270		•			
					<u>-</u> "		
		-		-			(Continue on back)

Real Estate Transfer Statement

FORM

Good Life, Great Service. DEPARTMENT OF REVENUE

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

521

The deed will not be recorded unless this statemer	t is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 8 19 2021							
WEBSTER - 91	Mo. 8 Day 19 Yr. 2021 Mo. 8 Day 19 Yr. 2021							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Dennis G. Erickson and Kelly A. Erickson	Grantee's Name (Buyer) 4 R 5 Boyz, L.L.C.							
Street or Other Mailing Address	Street or Other Mailing Address							
2705 Merle Avěnue City State Zip Code	2705 Merle Avenue City State	Zip Code						
City State Zip Code Hastings NE 68901	City State NE	68901						
Phone Number (402) 460-7894	Phone Number Is the grantee a 501(c)(3) organiza							
	(402) 460-7894 If Yes, is the grantee a 509(a) foun Email Address	dation? Yes VNo						
Email Address N/A	N/A							
7 Property Classification Number. Check one box in categories A and B. Check C in	property is also a mobile home.							
(A) Status (B	Property Type	(C)						
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home						
✓ Unimproved	Mineral Interests-Producing Exempt							
IOLL Commercial Recreational								
		Other Special Warr						
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty							
		nsfer on Death						
kind exchange (I.R.C. § 1031		insier on Death						
Exchange) by buyer or seller?		ner (Explain) Transfe to LLC						
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N							
✓ Yes	Yes No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	atives? (If Yes, check the appropriate box.)							
	Partnership, or LLC Self Othe	r						
Brothers and Sisters Grandparents	and Grandchild Spouse							
Ex-spouse Parents and C	hild Step-parent and Step-child							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate.)						
\$2,466,662	☐ Yes	%						
16 Does this conveyance divide a current parcel of land? ✓ Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement SI	nould be Sent						
	4 R 5 Boyz, L.L.C.							
	2705 Merle Avenue							
18a ✓ No address assigned 18b ☐ Vacant land	Hastings, NE 68901							
20 Legal Description (Attach additional pages, if needed.)								
See Attachment								
See Attachment								
21 If agricultural, list total number of acres transferred in this transaction959.215	;							
	\$							
22 Total purchase price, including any liabilities assumed	22 🖤	0¦00						
23 Was non-real property included in the purchase?	instructions) 23							
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	instructions)							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		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	ent and that it is, to the best of my knowledge and belief, true, co	mplete, and						
correct, and that I am duly authorized to sign this statement.	THE RECORD AND SET UP AND THE COLOR OF THE C							
Taylor A. L'Heureux		(308) 995-8848 Phone Number						
Sign Print or Type Name of Grantee or Authorized Representative	Attorney	8-19-21						
Mila U. Ahara		Date						
here Signature of Grantee of Authorized Representative	Title	Date						
Register of Deed's Use O	nly	For Dept. Use Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Becording Data DK 2021 P a 300							
Mo. B Day 30 Yr. 21 \$ Except #56	BK2021 for a300							
Nebraska Department of Revenue	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)						

521 Attachment

20. Legal Description

The East Half (E1/2) of Section Seven (7), Township Two (2), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska, together with the South Half (S1/2) of the County Road running East and West adjacent to the Northeast Quarter (NE1/4) of said Section, and the West Half (W1/2) of the County Road running North and South adjacent to the East Half (E1/2) of said Section;

North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT the East Three Hundred Seventy-five Feet of the North Three Hundred-fifty feet (E 375'/N350') thereof, AND EXCEPT a tract of land located in the Northwest Quarter (NW ¼) of Section Six (6) Township Two (2) North, Range Twelve (12) West, of the Sixth (6th) P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the Northeast corner of the Northwest ¼ (North ¼ Corner) of said Section 6 and this being the point of beginning, thence N89°40'40" W (Assumed Bearing) on the North line of said Northwest ¼ a distance of 405.00 feet, thence S00°19'20"W perpendicular to said North line a distance of 135.00 feet, thence S15°55'40"E a distance of 130.00 feet, thence S56°09'31"E a distance of 176.85 feet, thence N89°54'14"E a distance of 234.35 feet to the East line of said Northwest ¼, thence NO1°47'49"W on said East line a distance of 356.00 feet to the point of beginning, containing 3.07 acres more or less of which .31 acres is being occupied as public road right of way;

The East Half of the Southwest Quarter (E½SW¼) of Section Six (6), Township Two (2), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska;

An undivided one-half interest in the South Half of the Southwest Quarter (S½SW¼) of Section Five (5), and an undivided one-half interest in the North Half of the Northwest Quarter (N½NW¼) of Section Eight (8), ALL in Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The Northeast Quarter (NE½) of Section Eighteen (18), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska;

An undivided one-half interest in the Southeast Quarter (SE¼) of Section Six (6), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

An undivided one-half interest in the West Half of the West Half of the Southwest Quarter (W½W½SW¼) of Section Four (4), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The West Half of the Northwest Quarter (W½NW¼) of Section Six (6), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

The West Half of the Southwest Quarter of Section 6, Township 2, North, Range 12, West of the 6th P.M. in Webster County, Nebraska.

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day _A.D., 20<u>21</u> , at <u>8</u>:25 o'clock 4 M. Recorded in Book 202 on Page 2300-230 | ause Petoch Deputy _Assessor__Carded

NEBRASKA DOCUMENTARY STAMP TAX

Please Return to: DEWALD DEAVER L'HEUREUX, P.C., L.L.O. 413 East Avenue, Box 466 Holdrege, NE 68949

SPECIAL WARRANTY DEED

Dennis G. Erickson, a/k/a Dennis Erickson, and Kelly A. Erickson, a/k/a Kelly Erickson, husband and wife, GRANTOR, in consideration of estate planning purposes and other valuable consideration, the receipt of which is acknowledged, does hereby grant, bargain, sell and convey by Special Warranty Deed to 4 R 5 Boyz, L.L.C., a Nebraska limited liability company, GRANTEE, the following described real property (as defined in NEB.REV.STAT. §76-201):

SEE ATTACHED EXHIBIT "A"

To have and to hold the described real property together with all tenements, hereditaments and appurtenances belonging to the property to Grantee and to Grantee's heirs and assigns forever.

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

is lawfully seized of the described real property;

2. has good right and lawful authority to convey the real property;

3. warrants and will defend title to the real estate against lawful claims of all persons claiming the same or any part thereof through, by, or under GRANTOR, but none other, excepting all real estate taxes incurred prior to the filing of this deed.

Executed on this 19th day of August, 2021.

Dennis G. Erickson, Grantor

STATE OF NEBRASKA

) ss.

COUNTY OF PHELPS

The foregoing instrument was acknowledged before me on this 19th day of August, 2021 by Dennis G. Erickson and Kelly A. Erickson, known to me personally or who have provided satisfactory evidence of identification to me, as Grantor.

GENERAL NOTARY - State of Nebraska TAYLOR A. L'HEUREUX My Comm. Exp. October 8, 2023

The East Half (E1/2) of Section Seven (7), Township Two (2), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska, together with the South Half (S1/2) of the County Road running East and West adjacent to the Northeast Quarter (NE1/4) of said Section, and the West Half (W1/2) of the County Road running North and South adjacent to the East Half (E1/2) of said Section;

The East Half of the Northwest Quarter (E1/2 NW1/4) of Section Six (6), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT the East Three Hundred Seventy-five Feet of the North Three Hundred-fifty feet (E 375'/N350') thereof, AND EXCEPT a tract of land located in the Northwest Quarter (NW ¼) of Section Six (6) Township Two (2) North, Range Twelve (12) West, of the Sixth (6th) P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the Northeast corner of the Northwest ¼ (North ¼ Corner) of said Section 6 and this being the point of beginning, thence N89°40'40" W (Assumed Bearing) on the North line of said Northwest ¼ a distance of 405.00 feet, thence S00°19'20"W perpendicular to said North line a distance of 135.00 feet, thence S15°55'40"E a distance of 130.00 feet, thence S56°09'31"E a distance of 176.85 feet, thence N89°54'14"E a distance of 234.35 feet to the East line of said Northwest ¼, thence NO1°47'49"W on said East line a distance of 356.00 feet to the point of beginning, containing 3.07 acres more or less of which .31 acres is being occupied as public road right of way;

The East Half of the Southwest Quarter (E½SW½) of Section Six (6), Township Two (2), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska;

An undivided one-half interest in the South Half of the Southwest Quarter (S½SW¼) of Section Five (5), and an undivided one-half interest in the North Half of the Northwest Quarter (N½NW¼) of Section Eight (8), ALL in Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The Northeast Quarter (NE½) of Section Eighteen (18), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska;

An undivided one-half interest in the Southeast Quarter (SE½) of Section Six (6), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

An undivided one-half interest in the West Half of the West Half of the Southwest Quarter (W½W½SW¾) of Section Four (4), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The West Half of the Northwest Quarter (W½NW¼) of Section Six (6), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

The West Half of the Southwest Quarter of Section 6, Township 2, North, Range 12, West of the 6^{th} P.M. in Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Cnty No. Book Page Sale Date			School District Code												
91	202	21	2332	2332 6/30/2021			Base: 91-0074 Affiliated:						Unified:			
Location ID Sale Number U			Useabili	ity & Code #	Parcel Number											
00160980	0	2	229	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value					4243	3	10	20	5 2	00000	1	000	5780			
Land		Imp	rovements		Total		D	ate of	Sale	Propert	y Classific	ation (Code			
1,238,2	275		26,860	1	,265,135	Status	Pro	perty T	уре	Zoning	Location	on City Size		Parcel Size		
		Irrigat	ion Type:	_1		A) 2	B)	05		c) 5	D) 3	E)	0	F) 9		
LCG			ACRES:	v	ALUE:		LCG	(1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		ACI	RES:		VAL	IIR:		
IRRIGATED	1A1					GF	ASSLA	ND 1	G1		66.760			15,955		
	1A					, 1G					46.110	60,260				
	2A1					2G1					21.920	133,7				
	2A								2G							
	3A1							3	G1							
	3A					3G					5.560			9,650		
	4A1								G1	0.170				230		
	4A						un r. r		4G		0.540			730		
DRYLAND	1D1		200.160		494,385		Shelterb		-							
	1D 2D1		1.080		2,675			Accreti			4.070			810		
	2D1		107.160		233,080			Wa Otl			4.070					
	3D1		10.580		23,010	AG L	AND '			7(00.140		1,2	29,625		
·	3D		···		,			Roa	-		9.660					
	4D1		0.050		75	Farm			_		1.000			8,650		
	4D		35.980		55,050		Н	ome Si	tes							
				2.01			F	Lecreati	on							
Dw	ellings							Otl								
Outbui	ildings	hali b			26,860	No	n-AG	TOTA	\mathbf{T}		LO.660			8,650		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD - TRANSFER TO A TRUST	
Comments from C	omments:
001609800 001610100 001610400 001610900 001611	001 001611300 001613000
	(Continue on back)

NEBRASKA

Good Life, Great Service.

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. 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 $_{\text{Day}}$ 30 . _{Dav}30 yr. 2021 Mo.06 WEBSTER - 91 Yr. 2021 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lawrence E. Crooks Trust Grantor's Name (Seller) Lawrence E. Crooks Street or Other Mailing Address 5439 Sacramento Avenue Street or Other Mailing Address 5439 Sacramento Avenue Zip Code 94804 Zip Code 94804 City Richmond City Richmond is the grantee a 501(c)(3) organization? Phone Number Phone Number Yes (510) 525-0857 If Yes, is the grantee a 509(a) foundation? Email Address Email Address lecrooks@cs.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) [] Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Пюш Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Trust/Trustee Fasement ∏Lease Personal Rep. Death Certificate - Transfer on Death Mineral Quit Claim Warranty Cemetery Executor Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Gift Life Estate ☐ Sale Trustee to Beneficiary Easement Exchange) by buyer or seller? Satisfaction of Contract Other (Exolain) Sefler No **Grantor Trust** Buyer Court Decree Exchange Partition 11 Was ownership transferred in full? (If No. explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No. ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Self Grandparents and Grandchild Brothers and Sisters Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) 14 What is the current market value of the real property? 1236175.00 ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Lawrence E Crooks & Cynthia S Rickard, Trustees 5439 Sacramento Avenue, Richmond, CA 94804 18a 🗾 No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 710.8 21 If agricultural, list total number of acres transferred in this transaction 22 0 23 Was non-real property included in the purchase? 23 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 0 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 $\frac{19}{100}$ 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. (510) 525-0857 Lawrence E. Crooks Phone Number Print or Type Name of Grantee or Authorized Representative Trustee Signature of Grantee or Authorized Representative here For Dept. Use Only Register of Deed's Use Only

_Day 걸 l

27 Value of Stamp or Exempt Number

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

28 Recording Data

EXHIBIT A

[Legal Description]

The Northwest Quarter (NW 1/4) of Section Twenty-six (26); AND

The Southwest Quarter (SW 1/4) and the Northeast Quarter (NE 1/4) of Section Twenty-seven (27); AND

The South Half of the Northeast Quarter (S 1/2 NE 1/4) and the North Half of the Southeast (N 1/2 SE 1/4) of Section Twenty-eight (28); EXCEPT railroad right of way conveyed to the Republican Valley Railroad Company by deed recorded June 27, 1878, in Book A, page 638, conveyed to the Chicago Burlington & Quincy Railroad by deed recorded in Book 8, page 101, of the records of Webster County, Nebraska, and now operated by Burlington Northern and Santa Fe Railroad Company; AND

ALL THAT PART of the South Half of the Southeast Quarter (S 1/2 SE 1/4) in Section Twenty-eight (28), and the North Half of the Northeast Quarter (N 1/2 NE 1/4) in Section Thirty-three (33), LYING AND BEING East of the railroad right-of-way as now located:

ALL IN Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

CERTIFICATE OF EXEMPTION

Pursuant to the provisions of Nebraska Revised Statutes Section 76-902, the undersigned hereby certifies that the transfer of the property by the foregoing deed is exempt from the tax imposed by Section 76-901 and in support would state:

- 1. The parties comprising the Grantor under the deed is/are the beneficiary(ies) under the trust named as the Grantee.
 - 2. There was no consideration made for the transfer.
- 3. A transfer made between the same parties as grantor and as grantee without actual consideration is exempt under Section 76-902(5).
- 4. Evidence supporting the exemption is maintained by the undersigned and is available for inspection by the Department of Revenue.

Dated this <u>30</u> day	of June , 2021.	
	Larrence	2 E Crooks Lawrence E. Crooks
STATE OF		
This instrument was ackn	nowledged before me an	, by Lawrence E.
Crooks.	voce.	by Lawrence E.
[Affix Notary Seal]	Notary Signature:	tach
	Printed name:	ed
	My commission ex	kpires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California	
County of Alameda	S.
On June 30, 2021 before me, Z. Vahidy, Notary Pu	blic, personally appeared Lawrence E Crooks, who
Z. VAHIDY Notary Public - California Centra Costa County Commission # 2339823	proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/ske/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
My Comm. Expires Dec 9, 2024	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
	WITNESS my hand and official seal.
(Seal)	Signature of Notary Public
	OPTIONAL ()
Though this section is optional, completing this	the state of the s
reattachment of this form to an unintended docume	
reattachment of this form to an unintended docume	ent.
reattachment of this form to an unintended docume CAPACITY(IES) CLAIMED BY SIGNER(S)	ent. DESCRIPTION OF ATTACHED DOCUMENT
reattachment of this form to an unintended docume CAPACITY(IES) CLAIMED BY SIGNER(S) SIGNER'S NAME: Individual	DESCRIPTION OF ATTACHED DOCUMENT CERTIFICATE OF EXEMPTION
reattachment of this form to an unintended docume CAPACITY(IES) CLAIMED BY SIGNER(S) SIGNER'S NAME: Individual Corporate Officer Title Partner(s)	DESCRIPTION OF ATTACHED DOCUMENT CERTIFICATE OF EXEMPTION
reattachment of this form to an unintended docume CAPACITY(IES) CLAIMED BY SIGNER(S) SIGNER'S NAME: Individual Corporate Officer Title Partner(s) General	DESCRIPTION OF ATTACHED DOCUMENT CERTIFICATE OF EXEMPTION Title or Type of Document
reattachment of this form to an unintended docume CAPACITY(IES) CLAIMED BY SIGNER(S) SIGNER'S NAME: Individual Corporate Officer Title Partner(s)	DESCRIPTION OF ATTACHED DOCUMENT CERTIFICATE OF EXEMPTION Title or Type of Document one
reattachment of this form to an unintended docume CAPACITY(IES) CLAIMED BY SIGNER(S) SIGNER'S NAME: Individual Corporate Officer Title Partner(s) Attorney-in-Fact Trustee(s)	DESCRIPTION OF ATTACHED DOCUMENT CERTIFICATE OF EXEMPTION Title or Type of Document one Number of Pages 06/30/2021
reattachment of this form to an unintended docume CAPACITY(IES) CLAIMED BY SIGNER(S) SIGNER'S NAME: Individual Corporate Officer Title Partner(s) Ceneral Attorney-in-Fact Trustee(s) Guardian/Conservator	DESCRIPTION OF ATTACHED DOCUMENT CERTIFICATE OF EXEMPTION Title or Type of Document one Number of Pages 06/30/2021 Date of Document

•	
Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY **STAMP TAX**

Date: 08/31/21 \$ Ex019 By AS

Bk 2021, Pg 2332

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 31 day of August A.D., 2021, at 03:21 o'clock PM. Recorded in Book 2021 on Pages 2332-2334

Tetsch County Clerk Fee: \$22.00 By: AS Deputy **Electronically Recorded**

SPACE ABOVE FOR RECORDER'S USE.

QUITCLAIM DEED

LAWRENCE E. CROOKS, an unmarried man, whose address is 5439 Sacramento Avenue, Richmond, CA 94804 (referred to herein as "Grantor"), for and in consideration of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, conveys, remises, releases and quitclaims to LAWRENCE E. CROOKS AND CYNTHIA S. RICKARD, TRUSTEES, or any successors in trust, under the LAWRENCE E. CROOKS TRUST dated September 13, 1990 and any amendments thereto, whose address is 5439 Sacramento Avenue, Richmond, CA 94804 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) located in Webster County. Nebraska:

SEE EXHIBIT A ATTACHED HERETO.

Subject to all easements, covenants, conditions, restrictions, and other matters appearing of record, if anv.

Executed this 30th day of June, 2021.

WHEN RECORDED RETURN TO:

LAWRENCE E. CROOKS, TRUSTEE CYNTHIA S. RICKARD, TRUSTEE 5439 SACRAMENTO AVENUE RICHMOND, CA 94804

THIS INSTRUMENT PREPARED BY:

DONALD G. FURLOW, ESO. C/O U.S. DEEDS, P.A. **423 LITHIA PINECREST ROAD** BRANDON, FL 33511

Z. VAHIBY
Notary Public - California
Contra Costa County
Commission # 2339823
My Comm. Expires Dec 9, 2024

GRANTOR

Laurence E. Crooks
Lawrence E. Crooks

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF Alameda }
On Jone 30, 2021, before me, Z. Vohidu. Notary Public, personally appeared Lawrence E. Crooks, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

EXHIBIT A

[Legal Description]

The Northwest Quarter (NW 1/4) of Section Twenty-six (26); AND

The Southwest Quarter (SW 1/4) and the Northeast Quarter (NE 1/4) of Section Twenty-seven (27); AND

The South Half of the Northeast Quarter (S 1/2 NE 1/4) and the North Half of the Southeast (N 1/2 SE 1/4) of Section Twenty-eight (28); EXCEPT railroad right of way conveyed to the Republican Valley Railroad Company by deed recorded June 27, 1878, in Book A, page 638, conveyed to the Chicago Burlington & Quincy Railroad by deed recorded in Book 8, page 101, of the records of Webster County, Nebraska, and now operated by Burlington Northern and Santa Fe Railroad Company; AND

ALL THAT PART of the South Half of the Southeast Quarter (S 1/2 SE 1/4) in Section Twenty-eight (28), and the North Half of the Northeast Quarter (N 1/2 NE 1/4) in Section Thirty-three (33), LYING AND BEING East of the railroad right-of-way as now located;

ALL IN Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Residential & Commercial Sales Worksheet

Cnty No.	Boo	k Pa	ige		Sale Date			School District Code								
91	202	1 23	39	8/	27/2021	Base: 0	1-0	123	Affilia	ated:	Uni	Unified:				
Location ID Sale Number				Useability & Code #			24.25 27874		Parcel Number							
000516800 230				1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
	Dat	e of Sale Ass	essed \	Value		4131	4	11	8	3	30035		000	0000		
Land		Improvemo	ents		Total		V 14	Date of S	Sale Pi	ropert	y Classifi	cation	Code			
4	,280	75	,915		80,195	Status	P	roperty Ty	ре	Zoning	Locatio	n Ci	ty Size	Parcel Size		
Assessor Lo	cation:	BLADEN (F	3LA)			A) 1	B)	01	C,	1	D) 1	E)	7	F) 5		
					Residential						Comme	rcial				
	THE STREET, MICH.	ple Improveme	ents: N	√fultiple. Im	provements.:			Multiple.	Improve	ments.:				31 J. N. N. 1115		
		Construction I	ate: (Construction	Date: 19	14		Construct								
		F	loor: F	loor Sq. Ft.	: 1,0	99		Floor Sq.	Ft.:							
	j	Building Cost N		Cost :	131,3	95		Cost:								
Single Family	Style: 1	01	1	Residentia	l Condition: 3	5		Comme	rcial O	ccupan	cy Code:					
(100) 🗆 Mo	bile Home	;		(10)	Worn Out			Primary:		0	ther1:		Other2:			
(101) 🗷 One	Story			(20) □ Badly Worn				Commercial Construction Class:								
(102) 🗆 Two	Story		1	(30) 🗷 Average				(1) ☐ Fireproof Structural Steel Frame								
(103) □ Spli	t Level			(40) 🗷 Good				(2) Reinforced Concrete Frame								
(104) 🗆 11/	2 Story			(50) □ Very Good				(3) Masonry Bearing Walls								
(111) 🗆 Bi-I	_evel		((60) Excellent				(4) U Wood or Steel Framed Ext. Walls								
(106) □ Oth	er							(5) Metal Frame and Walls								
Townhouse or	Duplex S	Style:	I	Residentia	l Quality: 30		deby.	(6) 🗆	Pole l	Frame						
(301) 🗆 One	Story		- ((10) 🗆	Low			Cost Ra	nk:			Conditi	on:			
(302) 🗆 Two	Story			(20) 🗆 Fair			(10)	Low			(10) U Worn Out					
(307) 🗆 1 1/	2 Story		((30) 🗷 Average			(20)	Avera	age		(20) □	l Badly	Worn			
(308) □ Spli	t Level			(40) □ Good			(30)	Abov	e Avera	age	(30) ☐ Average					
(309) 🗆 21/	2 Story		- ((50) 🗆 Very Good			(40) ☐ High (40) ☐ C									
(304) □ One	Story Du	plex	((60) ☐ Excellent			(50) U Very Good									
(305) 🗆 Two	Story Du	ıplex										(60) □	l Excel	ent		
Assessor's	Adjust	ment to Sa	le Pri	ice (+ 01	r -):											
Assessor Co	mments	and Reason f	or Ad	justment	•											
WD																
					11.00											
·									,							
Comments f		· · · · · · · · · · · · · · · · · · ·				····	omn	nents:								
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NEBRASKA

Real Estate Transfer Statement

230

FORM **521**

nd Life. Great Service

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

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed							
WEBSTER - 91	Mo. 08 Day 27 Yr. 2021 Mo. 08 Day 25 Yr. 2021							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Selier) Johnny R. Thornton	Grantee's Name (Buyer) Jon M. Correll and Elisa M. Correll							
Street or Other Mailing Address 431 Si, State St,/P.O. Box 695	Street or Other Mailing Address 4395 E. Rose Quartz Lane							
City State Zip Code Osceola NE 68651	City State Zip Code San Tan Valley AZ 85143							
Phone Number (402) 469-5449	Phone Number (480) 993-5418 Is the grantee a 501(c)(3) organization? Yes 7No							
Email Address N.A.	Email Address N.A.							
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.							
) Property Type (C)							
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home							
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt							
	nd Contract/Memo Partition Sheriff Other							
	ase Personal Rep. Trust/Trustee							
Cemetery Death Certificate – Transfer on Death Executor M	neral Quit Claim Warranty							
kind exchange (LR.C. § 1031	iosure Irrevocable Trust Revocable Trust Transfer on Death							
	☐ Life Estate							
Buyer Seller No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)							
✓ Yes No	Yes No No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	,							
	Partnership, or LLC Self Ster							
	and Grandchild Spouse							
Ex-spouse Parents and C 14 What is the current market value of the real property?	hild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
\$105.000	Yes No \$%							
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name							
Yes V No	of the agent or title company contact.)							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent							
736 N. Main St.	See Grantee							
Bladen, NE 68928								
18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)								
See Exhibit "A"								
21 If agricultural, list total number of acres transferred in this transaction	•							
22 Total purchase price, including any liabilities assumed								
23 Was non-real property included in the purchase?	22 105,000,00 \$							
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	<u>instructions</u>)							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 105,000,00							
	<u> </u>							
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under negatives of law I declare that I have examined this statement	n number ent 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 Print or Type Name of Grantee or Authorized Representative	(402) 463-4198 Phone Number							
sign	Escrow Closing Agent 08-27-2021							
here Signature of Grantee or Authorized Representative	Title Date							
	The Dank Han Only							
Register of Deed's Use O 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	128 Recording Data							
Mo. B Day 3 Lyr, 21 \$ 236.25	BK 2021, 1/2 2339							
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)							

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

Exhibit "A"

Lots Two (2) and Three (3) in the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section Eight (8), Township Four (4) North, Range Eleven (11) West of the 6th P.M., in the village of Bladen, Webster County, Nebraska;

EXCEPT a tract of land located in said Lot Two (2), more particularly described as follows: Commencing at the Quarter Section corner between Sections 7 & 8; thence East in the Quarter Section line which is the North line of said Lot 2, a distance of 196 feet; thence South 150 feet; thence West 196 feet to the West Section line; thence North to the Place of Beginning.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/31/21 \$ 236.25 By AS

Bk 2021, Pg 2339

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 31 day of August A.D., 2021, at 03:23 o'clock PM. Recorded in Book 2021 on Page 2339

Tetsch 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, JOHNNY R. THORNTON, A SINGLE PERSON, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to JON M. CORRELL AND ELISA M. CORRELL, HUSBAND AND WIFE, whether one or more, the following described real estate (as described in Neb. Stat. 76-201);

Lots Two (2) and Three (3) in the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Eight (8), Township Four (4) North, Range Eleven (11) West of the 6th P.M., in the village of Bladen, Webster County, Nebraska; EXCEPT a tract of land located in said Lot Two (2), more particularly described as follows: Commencing at the Quarter Section corner between Sections 7 & 8; thence East in the Quarter Section line which is the North line of said Lot 2, a distance of 196 feet; thence South 150 feet; thence West 196 feet to the West Section line; thence North to the Place of Beginning.

GRANTOR covenants with GRANTEES that GRANTOR:

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

STATE OF NEBRASKA COUNTY OF , 2021, before me personally appeared Johnny R. Thornton. Notary Public -GENERAL NOTARY - State of Nebraska JULIE A. HUGHES My Comm. Exp. Sept. 28, 2022

Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok	Page			Sale Date				5	Scho	ol Dis	stri	ct Code						
91	202	21	2369		8/	31/2021	Base: 0	1-0	123	Af	filiat	ted:			Unif	ïed:				
Location	ID	Sale Nu	mber	Us	seabi	lity & Code #	779278	104			Pa	arcel l	Nur	mber						
0025153	01	23:	1.		1		GeoCde	Twi	n Rn	g S	ect	Qrt	S	Subdiv	Area	Blk	P	arcel		
	Da	te of Sale	Assessed	l Valu	ue		4129	4	1:	2 3	4	2	0	0000		000	0	000		
Land		Improv	ements			Total			Date o	of Sal	e Pr	opert	y C	lassifica	assification Code					
16,	450					16,450	Status	P	roperty	Type	Z	Coning		Location	eation City Size Parcel S					
Assessor Loc		RURAL	(RUR)				A) 2	B			(C)		J	D) 3	E)	0 F)		5		
		14.5				Residential Commercial														
	Multi	iple Improv	vements:	Multi	ple. In	provements.:	Multiple. Improvements. :													
		Constructi	SILL BUTTON			Date :	Construction Date :													
			Floor:		Sq. Ft			Construction Date : Floor Sq. Ft. :												
		Building C	ost New:	Cost			Cost:													
Single Family				Resi	denti	al Condition:		Commercial Occupancy Code:												
(100) □ Mol	oile Home	e		(10)		Worn Out		Primary: Other1: Other2:												
(101) 🗆 One	Story			(20)		Badly Worn		Commercial Construction Class:												
(102) 🗆 Two	Story			(30)		Average	(1)	□ F	irepr	oof Str	ucti	ural Steel	Frame							
(103) 🗆 Split	t Level			(40)		Good			(2)	□ R	einfo	orced (Conc	crete Frar	ne					
(104) 🗆 1 1/2	2 Story			(50)		Very Good			(3)		lasor	пгу Ве	aring	g Walls						
(111) 🗆 Bi-L	evel			(60)		Excellent			(4)		Vood	l or Ste	el F	ramed Ex	kt. Wal	ls				
(106) □ Oth	er								(5)		1etal	Frame	and	d Walls						
Townhouse or	Duplex	Style:		Resi	dentia	al Quality:	(6) Pole Frame													
(301) 🗆 One	Story			(10)		Low	Cost Rank:					C	Condition:							
(302) 🗆 Two	Story			(20)		Fair			(10)		ow			(1	0) 🗆	Worn	Out			
(307) 🗆 1 1/2	2 Story			(30)		Average			(20)	□ A				(2		Badly		1		
(308) □ Split	t Level			(40)		Good			(30)			e Avera	age	(3	0) 🗆	Avera	ge			
(309) 🗆 2 1/2				(50)		Very Good			(40)		ligh	10.0 997.00	o de la constante	(4		Good				
(304) 🗆 One	Story Di	ıplex		(60)		Excellent	- Annaharan	(50) Uery Good												
(305) □ Two	Story D	uplex												(6	0) 🗆	Excell	ent			
Assessor's	Adjus	tment to	Sale P	rice	(+ o	r -):	So silicos de la companya de la comp													
Assessor Co	mments	and Reas	on for A	djust	men	:														
WD																				
								7								DT-00100-11-11-11-11-11-11-11-11-11-11-11-				
Comments for 0025153								_omi	nents:											
0023133	, , , ,																			
																(Cont	inue o	n back)		

Real Estate Transfer Statement

FORM

Good Life. Great Service To be filed with the Register of Deeds.
 Read instructions on reverse side. 521 DEPARTMENT OF REVENUE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Mo. 8 Day 31 Yr. 2021 Mo. 8 _ Day 31 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Little Blue Wind Project, LLC, a Delaware LLC Grantee's Name (Buyer) Little Blue Wind Land Holdings, LLC, a Delaware LLC Street or Other Mailing Address Land Services Administration, 700 Universe Blvd Street or Other Mailing Address Eolian, L.P., 988 Howard Ave., Suite 200 Zip Code 33408 Zip Code 94010 City Burlingame Juno Beach Phone Number (561) 694-4678 Phone Number is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address orin.shakerdge@nee.com Email Address avanboer@eolianenergy.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) Industrial ☐ Improved Single Family Mineral Interests-Nonproducing State Assessed Mobile Home √ Unimproved Multi-Family X Agricultural Mineral Interests-Producing Exempt □ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Personal Rep. Lease Tirust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim **√** Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer ☐ Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death Auction Easement Life Estate **✓** Sale Trustee to Beneficiary Buyer ☐ Seller 🗸 No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use √ Yes □No. √ Yes ∏No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$20,000 **√** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Nebraska Title Co. Yes **V** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Property Tax Department 700 Universe Blvd Juno Beach, FL 33408 18a ✓ No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached Exhibit A. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 22 0,00 23 Was non-real property included in the purchase? Yes Mo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. John Di Donato (561) 694-4678 or Authorized Representative Phone Number sian Vice President 7/30/2021 Authorized Representative Title Date Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number

yr. 21

Day

45.00

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

EXHIBIT A

Legal Description of Property

A part of the Northwest Quarter (NW1/4) of Section 34, Township 4 North, Range 12 West of the 6th P.M.; Webster County, Nebraska and described as follows:

Beginning at the West Quarter Corner of said Section 34; Thence North 0°54'24" West on the West Line of said Northwest Quarter, a distance of 467.00 feet; thence North 88° 46' 04" East, 467.00 feet; thence South 0° 54' 24" East, 467.00 feet to the South Line of said Northwest Quarter; thence South 88° 46' 04" West, 467.00 feet to the Point of Beginning and containing 5.00 acres, including 0.35 acres of public road right of way, more or less.

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 09/01/21 \$ 45.00 By AS

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 01 day of September A.D., 2021, at 01:16 o'clock PM. Recorded in Book 2021 on Pages 2369-2372

Bk 2021, Pg 2369

house Tetsel County Clerk Fee: \$28.00 By: AS Deputy

Electronically Recorded

(The above space for use of Register of Deeds.)

PREPARED BY AND RETURN TO:

Orin Shakerdge NextEra Energy Resources, LLC 700 Universe Boulevard, LAW/JB Juno Beach, Florida 33408

WARRANTY DEED

Little Blue Wind Project, LLC, a Delaware limited liability company ("GRANTOR"), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and confirms to Little Blue Wind Land Holdings, LLC, a Delaware limited liability company ("GRANTEE"), that certain real estate (as defined in Neb. Rev. Stat. §76-201) located in Webster County, Nebraska and described in Exhibit A, attached hereto and incorporated by reference herein.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free and clear from encumbrances, except easements, reservations, covenants and restrictions of record set forth in Exhibit B attached hereto and incorporated by reference herein;
 - (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 claiming the same or any part thereof.

Executed: July 30, 2021, to be effective August 31, 2021.

Little Blue Wind Project, LLC, a Delaware limited liability company

By:

John Di Donato, Vice President

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of \boxtimes physical presence or \square online notarization, this 30th day of July, 2021 by John Di Donato, as Vice President of Little Blue Wind Project, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

(notary seal)

TAMIKO FOSTER
MY COMMISSION # GG 305952
EXPIRES: June 25, 2023
EXPIRES: June 25, 2023
Bondad Thru Notary Public Underwriters

NOTARY PUBLIC, STATE OF FLORIDA

My commission expires:

EXHIBIT A TO WARRANTY DEED

Legal Description of Real Estate

A part of the Northwest Quarter (NW¼) of Section 34, Township 4 North, Range 12 West of the 6th P.M.; Webster County, Nebraska and described as follows:

Beginning at the West Quarter Corner of said Section 34; Thence North 0°54'24" West on the West Line of said Northwest Quarter, a distance of 467.00 feet; thence North 88° 46' 04" East, 467.00 feet; thence South 0° 54' 24" East, 467.00 feet to the South Line of said Northwest Quarter; thence South 88° 46' 04" West, 467.00 feet to the Point of Beginning and containing 5.00 acres, including 0.35 acres of public road right of way, more or less.

EXHIBIT B TO WARRANTY DEED

Permitted Exceptions

- 1. Taxes for the year 2021, and subsequent years, not yet due and payable.
- 2. Rights of the public in and to the westernmost thirty-three (33) feet of the Real Estate (being a portion of 400 Road), which westernmost thirty-three (33) feet of the Real Estate is located as shown on Survey dated January 27, 2021, prepared by Jacob Irlmeier, RLS No. 789 of Snyder & Associates, Inc.

Agricultural Land Sales Worksheet

91	Cnty No.	Boo	ok	Page	Sale Date				Sc	School District Code								
001913100 232 1	91	202	21	2405	9/1/2021	Base: 9	1-00	02	Affil	iated:		Unif	ied:					
Name	Location	D	Sal	e Number	Useability & Code #					Parcel N	Number		iği illişti Balakı					
Land Improvements Total Date of Sale Property Classification Code Name Castion City Size Parcel Size 43,410 133,815 177,225 Status Property Type Zoulng Location City Size Parcel Size LCG ACRES: VALUE: LCG ACRES: VALUE: CGRASSLAND 1GI ACRES: VALUE: VALUE: <td>001913</td> <td>100</td> <td></td> <td>232</td> <td>1</td> <td>GeoCde</td> <td>Twn</td> <td>Rng</td> <td>Sec</td> <td>t Qrt</td> <td>Subdiv</td> <td>Area</td> <td>Blk</td> <td>Par</td> <td>cel</td>	001913	100		232	1	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Par	cel			
Note		Da	ate of S	Sale Assessed V	'alue	4371	2	11	34	0	00000	1	000	889	95			
Note Prigation Type: A 1 B 0 0 5 D 3 E 0 0 D 7	Land		Im	provements	Total		D	ate of	Sale	Property	Classifica	ation (Code		-			
LCG ACRES: VALUE: LCG ACRES: VALUE: IRRIGATED 1A1 GRASSLAND 1GI GRASSL	43	,410		133,815	177,225	Status	Proj	erty Ty	ре	Zoning	Location	City Size		Parcel	Size			
IRRIGATED 1A1			Irriga	tion Type:		A) 1	B)	05		c) 5	D) 3	E)	0	F) -	7			
1A	LCG			ACRES:	VALUE:		LCG			ACR	ES:	VALUE:						
2A 2G 2G	IRRIGATI	ED 1A1				GR	ASSLA	ND 10	G1									
2A 2G 1 3A1 3G1 3G1 3A2 3G3 3G3 4A3 4G1 4G1 4A4 4G2 4G3 4A5 5A6 4G4 4A6 4G3 4G4 4A7 4G4 4G4 4A8 4G4 4G4 4A9 4G4 4G4 4B1 8.000 19,760 4B2 4G4 4G4 4B3 4G4 4G4 4B4 4G4 4G4 4G4 4B4 4G4 4G4 4G4 4B4 4G4 4G4 4G4 4G4 4B5 4G4 4G4 4G4 4G4 4B4 4G4 4G4 4G4 4G4 4G4 4B4 4G4 4G4 4G4 4G4 4G4 4G4 4B5 4G4		1A						1	1G									
3A1 3G1 3A2 3G3 4A1 4G1 4A2 4G3 DRYLAND 1D1 Shelterbelt/Timber 1D 8.000 1D 8.000 2D1 Waste 2D Other 3D1 AG LAND TOTAL 3D2 Roads 4D1 Farm Sites 1.000 4D2 Home Sites 1.000 4D3 Recreation Dwellings 101,855 Other		2A1				2G1												
3A		2A						2	2G									
4AI 4AI 4GI 4GI DRYLAND 1D1 5helterbelt/Timber 6 1D 8.000 19,760 Accretion 2DI 4BI 6BI 2DI 6BI 6BI 3DI 6BI AG LAND TOTAL 8.000 19,760 3DI 7BI		3A1						30	G1									
AA		3A						3	3G									
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Other Other		1D		8.000	19,760		,	Accreti	on									
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4D1 Farm Sites 1.000 8,650 4D Home Sites 1.000 15,000 Recreation Other Other		3D1				AG L	AND T	ГОТА	\mathbf{L}		8.000			19,7	60			
4D Home Sites 1.000 15,000 Recreation No. Recreation Other No.		3D						Roa	ds				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					
Recreation Dwellings 101,855 Other		4D1					F	arm Sit	tes		1.000			8,6	50			
Dwellings 101,855 Other		4D		-			Н	ome Sit	tes		1.000			15,0	00			
D ((catalog)					建设在的		F	ecreati	on									
Outbuildings 31,960 Non-AG TOTAL 2.000 23,650	I	wellings	1															
	Out	buildings			31,960	No	n-AG	ГОТА	\mathbf{T}		2.000			23,6	50			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001913100	
	(Continue on back)

PAT 96-106-99

Real Estate Transfer Statement

FORM

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

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed No. Day Vr. 2021
WEBSTER - 91 _▼	110 Day 11
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Richard L. Kucera and Kathleen K. Kucera	Grantee's Name (Buyer) Aaron John Davis and Katherine Nicole Davis
Street or Other Mailing Address HI Franklin St	Street or Other Mailing Address 1044 Highway 136
City State Zip Code Red Cloud NE 68970	Red Cloud NE State Zip Code 68970
Phone Number 746 - 3964	Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.
	3) Property Type (C)
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing State Assessed Mobile Home Exempt
	and Contract/Memo Partition Sheriff Other
	ease Personal Rep. Trust/Trustee ineral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Distribution Forect	closure
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)
Yes Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Other and Grandchild Spouse
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$265,000	Yes No \$%
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ Yes GTA No
18 Address of Property 1044 highway 136 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.) See Attached	
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	265,000,00
23 Was non-real property included in the purchase? Yes V 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)	\$ 005,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemptio	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Aaron John Davis	ent and that it is, to the best of my knowledge and belief, true, complete, and 306-470-055
sign Print or Type Name of Grantee or Authorized Representative	Grantee Phone Number
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use O	nly For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 2 Yr. 2 \$ 596. 25	28 Recording Data BK 2021 Pg 2405
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska 3ss.	BOOK ADAL I
Entered on the numerical index and filed for record in the Clerk's office of said county this a day of A.D., 20 al, at 8 46 of clock AM. Recorded in Book AD a l	5001 <u>5021</u>
on Page 2405 County Clerk 10.40 Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 9-2-21 \$ 596.35 By 01
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	
JOINT TENANC	Y WARRANTY DEED

Richard L. Kucera and Kathleen K. Kucera, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Aaron John Davis and Katherine Nicole Davis, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land described as commencing at the Southeast Corner of the Southwest Quarter (SW1/4) of Section Thirty-four (34), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, as the point of beginning; running thence West on the South boundary of said Section a distance of 712 feet to a point; running thence North parallel with the East line of said Section a distance of 611.5 feet to a point; running thence East parallel with the South line of said section a distance of 712 feet to a point on the East boundary of said Southwest Quarter (SW1/4); running thence South on said East boundary a distance of 611.5 feet to the point of beginning, except right of way for public highway on the south side thereof as conveyed in Deed Book 25, Page 347.

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

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

Executed September 1, 2021. STATE OF NEBRASKA COUNTY OF WEBSTER The foregoing instrument was acknowledged before me on September

2021 by Richard L. Kucera and Kathleen K. Kucera, husband and wife.

TERESAL THEOBALD

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page		Sale	Date			rict Code								
91	20	21	2422	2	9/2/	2021	Base: 0	1-01	23	Aff	iliate	d:		Unif	ied:		
Location	п	Sale	Number		Useability	& Code#					Pai	rcel N	umber				
0025061	L 01		233		4	05	GeoCde	Twn	Rng	Se	Sect Q		Subdiv	Area	Blk	P	arcel
	D	ate of S	ale Assess	ed V	alue		0000	4	12	8	3	0	00000	1	000	00	000
Land		Imp	orovement	s .	To	otal		D	ate of	Sale	Pro	perty	Classific	ation (Code		
8	,650					8,650	Status	Proj	erty Ty	ре	Zo	ning	Location	Cit	y Size	Parc	el Size
		Irrigat	tion Type:	NO	IRRIGAT	'ION	A) 2	B)	05		ପ	5	D) 3	E)	E) 0 F)		
LCG	-		ACRES:		VAL		LCG				ACR	ES:		VAL	ÚE:		
IRRIGATE	D 1A1						GR	ASSLA	ND 10	G1							
	1A								1	lG							
	2A1						2G1										
	2A								2	2G							
	3A1								30	Gl			:				
	3A								3	3G							
	4A1								40	31							
	4A								4	IG							
DRYLANI) 1D1						Shelterbelt/Timber										
	1D								Accretic	on							
	2D1								Was	ste							
	2D								Oth						· · · · · · · · · · · · · · · · · · ·		
	3D1						AG L	AND T	COTA	\mathbb{L}					-		
	3D								Roa	ds			0.160				
	4D1							F	arm Sit	es			0.590			8,	650
THE STATE OF THE S	4D			SSERVICE A					ome Sit	-							
						te i salah		R	ecreation	on							
	wellings								Oth	_							
Outl	ouildings		·.				Noi	ı-AG T	ОТА	\mathbf{L}			0.750			8,	650

Assessor's Adjustment to Sale Price (+ or	-):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:		
JTWD; SALE BETWEEN PARENT & CE	ILD	
1.00		
	t	
Comments from	Com	ments:
002506101		
		(Continue on back)

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

233

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.

	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 9 Day 2 Yr. 21 4 Date of Deed Mo. 6 Day 16 Yr. 21
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. — Day — Yr. — Mo. — Day — Vr. — Of Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
Merle N. Parr and Donna F. Parr Street or Other Mailing Address	Mark Parr and Laurie Parr Street or Other Mailing Address
13470 W Oregon Trail Road	5901 Pheasant Run Avenue
City State Zip Code NE 68973	City State Zip Code Hastings NE 68901
Phone Number	Phone Number (402) 461-1634 Is the grantee a 501(c)(3) organization? Yes V No
Email Address n/a	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C i	
(A) Status (E) Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural □ IOLL Commercial Recreational	Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution La	and Contract/Memo Partition Sheriff Other
	ease Personal Rep. Trust/Trustee ineral Quit Claim Warranty
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Fores	closure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031	Life Estate Sale Trustee to Beneficiary
	tor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	Yes NoNo
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	
	Partnership, or LLC Self Other and Grandchild Spouse
Ex-spouse Parents and C	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$2,800	☐ Yes
16 Does this conveyance divide a current parcel of land? ✓ Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Ag Land	Grantee
18a 🗸 No address assigned 18b 🗸 Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
See Attached	
21 If agricultural, list total number of acres transferred in this transaction75	
21 if agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)
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	ζ.
	ent 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 Parr	(402) 461-1654
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign pury	Grantee $9-2-2$
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use O	nly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 9 Day 9 Yr 9 \$ Exempt 7750 Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
restraine separation revenue	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

A tract of land located in the Northeast Quarter of Section 8, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Northeast corner of said Section 8; thence S00°55′53″E (assumed bearing) on the East line of said Section 8, a distance of 669.00 feet to the Point of Beginning; thence continuing S00°55′53″E, on said East line, a distance of 211.00 feet; thence S89°04′07″W, perpendicular to said East line, a distance of 115.00 feet; thence N21°41′45″W, a distance of 225.66 feet; thence N89°04′07″E, perpendicular to said East line, a distance of 195.00 feet to the Point of Beginning containing 0.75 acres, more or less, including 0.16 acres, more or less, of county road Right-of-Way.

State of Nebraska 3ss. County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this 2 ept A.D., 2031 at 3:41 PM. Recorded in Book 262 County Clerk (D Deputy Comp_ Assessor _Carded_

NEBRASKA DOCUMENTARY STAMP TAX

Return to: Southern Title, LLC 2837 W Hwy 6 #205 Hastings, NE 68901

JOINT TENANCY WARRANTY DEED

Merle N. Parr and Donna F, Parr, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Mark Parr and Laurie Parr, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Northeast Quarter of Section 8, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Northeast corner of said Section 8; thence S00°55'53"E (assumed bearing) on the East line of said Section 8, a distance of 669.00 feet to the Point of Beginning; thence continuing S00°55'53"E, on said East line, a distance of 211.00 feet; thence S89°04'07"W, perpendicular to said East line, a distance of 115.00 feet; thence N21°41'45"W, a distance of 225.66 feet; thence N89°04'07"E, perpendicular to said East line, a distance of 195.00 feet to the Point of Beginning containing 0.75 acres, more or less, including 0.16 acres, more or less, of county road Right-of-Way.

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

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

June 16, Executed STATE OF NEBRASKA COUNTY OF

The foregoing instrument was acknowledged before me on June /6 Merle W. Parr and Donna F. Parr, husband and wife.

GENERAL NOTARY - State of Nebraska BRENDA J. MONROE My Comm. Exp. June 11, 2922

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	•	Sa	le Date	ate School District Code														
91	20	21	2423		8/2	7/2021	Base: 9	91-	0074	I	Affilia	ited:			Unif	ied:					
Location	m	Sale	Number	τ	Jseabilit	y & Code#					P	arcel N	Vuml	ber							
0003184	100	;	234		1		GeoCde	Tw	n R	ng	Sect	Qrt	Sul	bdiv	Area	Blk	P	arcel			
	D	ate of S	ale Assessec	l Va	lue		4133				00	0	200	010		000	00	000			
Land		Imp	rovements		·	Total .			Date of Sale Property Classification Code												
1	,765					1,765	Status	1	roperty	roperty Type Zoning					Location City Size			el Size			
Assessor Lo	cation:	RURA	L (RUR)				A) 2	В) 0	01 C) 1 I					E)	6	F)	4			
						Residential	O1 C														
	Muh	tiple Im	provements:	Multiple. Improvements. :							mprove	ments.:									
		Constr	uction Date:	e: Construction Date :							on Date	::									
			Floor:	Floo	or Sq. Ft. :		<u>.</u>		Floor	Sq. F	t.:										
		Buildin	g Cost New:	v: Cost:												_					
Single Family	Style:			Residential Condition:							cial O	ccupan	су Со	ode:							
(100) □ Mo	bile Hon	ne		(10)								Ot	herl:	:		Other2:		.,			
(101) 🗆 One	e Story			(20) 🗆 Badly Worn							Commercial Construction Class: (1) Fireproof Structural Steel Frame										
(102) 🗆 Two				(30)	verage	(1)		Firep	roof Str	uctura	al Steel	Frame								
(103) □ Spl				(40		ood			(2)			orced C			ne						
(104) 🗆 11/					·-	ery Good			(3)			пгу Веа									
(111) 🗆 Bi-l				(60) 🗆 E	xcellent			(4)			d or Stee			t. Wal	ls					
(106) □ Oth									(5)			Frame	and V	Walls							
Townhouse or		Style:			sidential ((6)	 														
(301) □ One) 🗆 L	Cost Rank: Condition:															
(302) Two						air			 ` ´	(10)											
(307) 🗆 11/				<u> </u>		verage			 	(20) ☐ Average (20) ☐ Bad								L			
(308) 🗆 Spli					<u> </u>	ood			(30) Above Average (30) Average							ge					
(309) 🗆 21/				<u> </u>	·	ery Good			(40)	(40) High (40)						Good					
	Story D			(60)	xcellent								(5		Very (
(305) 🗆 Two	o Story L	Juplex							1					(6	0) Ц	Excell	ent				
Assessor's					`	·):				<u> </u>								ì			
Assessor Co	mment	s and K	eason for A	aju	stment:																
JTWD																					

																:					
Comments f	rom						(Com	ments:	:											
0003184																					
			-													(C ::		11>			
	·															(Conti	nue on	back)			

NEBRASKA Good Life, Great Service

1 County Name

City Blue Hill

Email Address

(A) Status

| IOLL

8 Type of Deed

Buyer

✓ Yes

Yes

\$1,765

Yes

Improved

✓ Unimproved

Bill of Sale

Cemetery

Grantor's Name (Selle

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

Real Estate Transfer Statement **FORM** • 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. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 08 Day 80 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mark Stanley & Rita Ann Petska Lawrence J. & Virginia Kay Goll Street or Other Mailing Address PO Box 72 Street or Other Mailing Address 310 S Payne St City Blue Hill State Zip Code 68930 State Zip Code 68930 Is the grantee a 501(c)(3) organization? Phone Number (402) 756-2266 Phone Number (402) 469-5686 Yes If Yes, is the grantee a 509(a) foundation? ritapetska@icloud.com 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) ✓ Single Family Industrial State Assessed Mineral Interests-Nonproducing Mobile Home Multi-Family Agricultural Mineral Interests-Producing Exempt Commercial Recreational Distribution Land Contract/Memo Sheriff Other Personal Rep. Trust/Trustee Corrective Easement Lease Death Certificate - Transfer on Death Mineral Quit Claim ✓ Warranty Executor Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure Transfer on Death Auction Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Seller No Satisfaction of Contract Other (Explain) Court Decree Exchange **Grantor Trust** Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Grandparents and Grandchild Spouse Brothers and Sisters Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **✓** No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes_ **✓** No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Grantee 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The West 270' except the South 155' of the west 160' of Outlot 9, the West 270' of the South 20' Outlot 8, and the South 40' of the West 140' of Vacated Seward Steeet Rohrer's Addition to Blue Hill 21 If agricultural, list total number of acres transferred in this transaction 22 2,000.00 23 2,000,00

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 469-5686 Mark Stanley & Rita Ann Petska Phone Number Print or Type Name of Grantee or Authorized Representative Grantee Date Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number

26 Date Deed Recorded 50 Day

28 Recording Data

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

Nebraska Department of Revenue

State of Nebraska Sss.
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of A.D., 20 1, at 1:33 o'clock A.M. Recorded in Book 2021 on Page 2423

10.00

Comp

County Clerk

ab Deputy

Assessor ___Carded_

NEBRASKA DOCUMENTARY
STAMP TAX
Date_______9-3-2|

BOOK 2021 PAGE 2423

JOINT TENANCY WARRANTY DEED

LAWRENCE J. GOLL & VIRGINIA KAY GOLL, husband & wife, herein called Grantors, in consideration of one dollar and other valuable consideration, received from Grantees, MARK STANLEY PETSKA & RITA ANN PETSKA, 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 WEST TWO HUNDRED SEVENTY FEET (270') EXCEPT THE SOUTH ONE HUNDRED FIFTY FIVE FEET (155') OF THE WEST ONE HUNDRED SIXTY FEET (160') OF OUTLOT NINE (9), THE WEST TWO HUNDRED SEVENTY FEET (270') OF THE SOUTH TWENTY FEET (20') OUTLOT EIGHT (8), AND THE SOUTH FORTY FEET (40') OF THE WEST ONE HUNDRED FORTY FEET (140') OF VACATED SEWARD STREET ROHRER'S ADDITION TO THE CITY 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: <u>August 27</u>,2021

LAWRENCE J. GOLL

Virginia Kong Holl

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on this <u>27</u> day of August, 2021, by LAWRENCE J. GOLL & VIRGINIA KAY GOLL, husband & wife.

General Notary - State of Nebraska LORI D. MEENTS My Comm. Exp. Dec. 2, 2023.

My commission expires: $\frac{12}{2}$

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	le Date		• • • • • •	· · · · · · · · · · · · · · · · · · ·	S	choo	l Dis	trict	t Code	********	* - X				
91	20	21	2463		9/3	/2021	Base: 9	1-0	074	Aff	iliate	ed:		:	Unif	ied:				
Location	D	Sale	Number	Us	eability	% Code #					Par	rcel N	vum	ber						
0003116	500	:	235		1		GeoCde	Twn	Rng	Se	ect	Qrt	Su	ıbdiv	Area	Blk	P	ırcel		
	D	ate of S	ale Assessed	Valu	e		4133			0	0	0	20	010		001	00	00		
Land		Imp	provements		1	otal	<u> </u>]	Date of	Sale	Pro	perty	Cla	assifica	tion (Code				
2	,840		122,720			125,560	Status	Pr	operty T	ype	Zo	oning	L	ocation	Cit	City Size		el Size		
Assessor Lo	cation:	BLUE	HILL (B	H)			A) 1	B)	01		(C)	1	D)) 1	E)	6	F)	2		
				Residential Commercial																
	Mul	tiple Im	provements:	Multiple. Improvements. : Multiple. Improvements. :																
		Constr	uction Date:	Constr	uction D	ate: 18	76		Constru	ction l	Date:									
			Floor:	Floor	Floor So	ı. Ft. :														
10		Buildin	g Cost New:	Cost :		371,0	10		Cost:											
Single Family	Style:	102		Resid	lential (Condition: 3	0		Comm	ercia	I Occ	upan	су Со	ode:						
(100) □ Mo	bile Hon	1e		(10)		Commercial Occupancy Code: Primary: Other1: Other2:														
(101) 🗆 One	e Story			(20)	□В	adly Worn			Commercial Construction Class:											
(102) 🗷 Tw	o Story			(30)	(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame															
(103) □ Spl	it Level			(40)	(2) [□ R	einfor	rced C	опст	rete Fran	ne									
(104) 🗆 11/	2 Story			(50)	□ V	ery Good			(3)	□ M	asoni	гу Веа	ring	Walls						
(111) □ Bi-l	Level			(60)	□ E	xcellent			(4) [□ W	ood o	or Stee	el Fra	amed Ex	t. Wal	ls				
(106) 🗆 Oth	ıer								(5) I	J M	etal F	rame	and '	Walls						
Townhouse or	r Duplex	Style:		Resid	ential (Quality: 50			(6) [J Po	ole Fra	ame								
(301) 🗆 One	e Story			(10)		Cost Rank: Condition:														
(302) Tw	o Story			(20)		air			(10) I					(1		Worn				
(307) 🗆 11/	2 Story			(30)	□ A	verage					verage			(2		Badly		L		
(308) 🗆 Spl	it Level			<u>`ć</u>		ood			• •			Avera	ge	(3	-	Avera	ge			
(309) 🗆 21/				(50)		ery Good			(40)] H	igh			(4		Good				
(304) 🗆 One	e Story I	Duplex		(60)	□ · E	xcellent								(5		Very (
(305) □ Tw	o Story I	Duplex				·								(6	0) 🗆	Excell	ent			
Assessor's	s Adju	stment	t to Sale Pı	rice ((+ or -):														
Assessor Co	mment	s and R	Reason for A	djust	ment:															
JTWD																				
···								•												
0 11	<u> </u>							7												
Comments 1								VUIII I	ents:					.,						
000011																				
						·		-			_									
																(Conti	inue or	back)		

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

FORM 521

					,							
•	If a	dditi	onal s	pace is n	eeded,	add an	attachme	ent and	identify t	he appli	cable iter	m number.
						41-74				4 05		

	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WFBSTER - 91	3 Date of Sale/Transfer Mo. 9 Day 3 Yr. 21 Mo. Day 24 Yr. 2
WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buver)
Jeffrey E. Kort and Kelsey M. Kort	Anthony E. Aulner and Kami R. Aulner Street or Other Mailing Address
302 W. Nemaha St. 128 1 7000 V	302 W. Nemaha St.
City State Zip Code Blue Hill NE 68930	City State Zip Code NE 68930
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No 402-705-0662 If Yes, is the grantee a 509(a) foundation? Yes V No
N/T Email Address NA	Email Address
N/A 7 Property Classification Number. Check one box in categories A and B. Check C if	N/A
) Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
☐ IOLL ☐ Commercial ☐ Recreational	
	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecl Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
Exchange, by object of senior.	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No. explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncie to Niece or Nephew Family Corp., F	etives? (If Yes, check the appropriate box.) Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and Cl	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$185,000	☐ Yes
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Lindsev Haden No
∐ Yes ✓ No	
18 Address of Property 302 W. Nemaha St., Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
302 W. Nemana Ct., Dide i ili, NE 00000	Cranco
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
Lots 11 and 12, Block 1, Rohrer's Addition to Blue H	fill, 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	
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
	ent 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.	
Anthony E. Aulner Print or Type Name of Grantee or Authorized Representative	702 - 705 - 06 Phone Number
sign Million le la	Grantee 9-3-2021
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use Or 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	Por Dept. Use Onfy 28 Recording Data
Mo. O Day 10 yr. 21 \$ 416. 25	BRa021, Pa 2463
No. Say	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
To No. 00 000 0000 40 0000 Pro. Conservation 00 000 0000 Pro. 0 0040	× /

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 09/10/21 \$ 416.25

By AS

Bk 2021, Pg 2463

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 September A.D., 2021, at 10:18 o'clock AM. Recorded in Book 2021 on Page 2463

Forise Letsch County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded

Return To: Anthony and Kami Aulner, 302 W. Nemaha St., Blue Hill, NE 68930

JOINT TENANCY WARRANTY DEED

JEFFREY D. KORT and KELSEY M. KORT, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to ANTHONY E. AULNER and KAMI R. AULNER,, husband and wife, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201.

Lots Eleven (11) and Twelve (12), Block One (1), Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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

- (1) are lawfully seised of such real estate and that it is free from encumbrances except 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.

JEFFREY D. KORT

STATE OF NEBRASKA

) SS:

COUNTY OF ADAMS

The foregoing warranty deed was acknowledged before me on Aug

Jeffrey D. Kort and Kelsey M. Kort.

GENERAL NOTARY - State of Nebraska LAURIE L. HAWES My Comm. Exp. June 24, 2023

My commission expires: (a-24-23)

Cnty No.	Во	ok	Page		Sa	le Date	School District Code												
91	20	21	2483	}	9/1	0/2021	Base: 9	Base: 91-0002 Affiliated: Unified:											
Location	Location ID Sale Number Useal					y & Code#	Parcel Num								umber				
0001442	200	:	236		1		GeoCde	Tw	n Rn	g 3	Sect	Qrt		Subdiv	Area	Blk	P	arcel	
	D:	ate of S	ale Assess	ed V	alue		4491			-	00	0	1	.0030		004	00	000	
Land	٠.	Imp	rovement	s		Total			Date of Sale Property Classification Code										
	690		21,9	40		22,630	Status	1	Property	roperty Type Zoning				Location City Size			Parc	el Size	
Assessor Lo	cation:	RED	CLOUD	(RC	C) A) 1 B)				0:	L	(C)	1		D) 1	E)	6	F)	1	
						Residential				**			C	Commer	cial				
	Mul	tiple Im	provements	: M	ıltiple. Impr	ovements.:			Multip	le. Im	prove	ments.:							
,		Constr	uction Date	: Co	nstruction I				Const	uction	n Date	:							
			Floor	Flo	oor Sq. Ft. :		80		Floor	Sq. Ft.	.:								
			g Cost New	Co	st:	87,1	25		Cost:										
Single Family	Style:	101		Re	esidential	Condition: 20)		Com	nerci	ial O	ccupan	сy	Code:				1	
(100) 🗆 Mo	bile Hon	ne		(1	v □ (0	Worn Out			Prima	ry:		Ot	the	r1:		Other2:			
(101) 🗷 On	e Story			(2	0) 🗷 I	Badly Worn			Com	nerci	ial Co	onstruc	tio	n Class:	•				
(102) 🗆 Tw	o Story			(3	0) 🔲 🛚	Average			(1)		Firep	roof Str	uci	tural Stee	l Fram	е			
(103) □ Split Level						Good			(2) ☐ Reinforced Concrete Frame										
(104) □ 1 1/2 Story						Very Good			(3)		Maso	nry Bea	arin	ng Walls					
(111) 🗆 Bi-Level				(6	0) 🗆 I	Excellent			(4)	7	Wood	d or Ste	el I	Framed E	xt. Wa	lls			
(106) □ Oth	er			ļ	(5) Metal Frame and Walls														
Townhouse of		Style:			Residential Quality: 20						(6) □ Pole Frame								
(301) 🗆 One				 		.ow			Cost						ondit				
(302) Tw				 -		air			(10)					`		l Worn			
(307) 🗆 11/	<u>-</u>					Average			(20)							l Badly		l	
(308) □ Spl				+	(40) □ Good					(30) Above Average (30)						, -			
(309) 🗆 21/					•	Very Good			(40)		High			<u>`</u>		I Good			
(304) 🗆 One				(6	0) 🗆 H	Excellent										l Very			
(305) 🗆 Two	o Story I	Duplex											_	(50) C	Excell	ent		
Assessor's					<u> </u>	-):			ļ <u>.</u>	-11-1									
Assessor Co	mment	s and R	leason for	Adjı	ıstment:														
WD																			
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															-				
Comments 1	rom							Com	ments:										
000144																			
																(Cont	mue or	back)	

NEBRASKA

Real Estate Transfer Statement

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

236

FORM **521**

• If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. __09 WEBSTER - 91 Mo. 09 Day _ 2021 2021 10 Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer James H. Spain and Kathleen J. Spain John E. Naiman Jr and Laurel Ann Naiman Street or Other Mailing Address 1815 13th Ave. Street or Other Mailing Address 60 N. Walnust St. City Friendship City Red Cloud Zip Code 53934 Zip Code 68970 NE Phone Number (608) 617-5829 Is the grantee a 501(c)(3) organization? √ No √ No Phone Number (707) 385-6224 If Yes, is the grantee a 509(a) foundation? Email Address Email Address N.A. 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home (A) Status (B) Property Type (C) ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ☐ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Partition Other Bill of Sale Corrective ☐ Easement Lease Personal Rep Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreciosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 103 Exchange) by buyer or seller? Auction Easement Gift Life Estate **V** Sale Trustee to Beneficiary Buyer Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) ☐ No √ Yes √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes **√**No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$139,000 ₹ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name ☐ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 60 N. Walnut St. See Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The North Half (N½) of Lot Twenty-two (22) and all of Lots Twenty-three (23) and Twenty-four (24), Block Four (4), Garber'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 22 Total purchase price, including any liabilities assumed . 22 139.000!00 23 Was non-real property included in the purchase? Yes ✓ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 139,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Danielle L. Kelley (402) 463-4198 Print or Type Name of Grantee or Authorized Representative Phone Number **Escrow Closing Agent** 09-10-2021 Title Date Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number Dav Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

Index _ Computer _ Assessor _ Carded _	NEBRASKA DOCUMENTARY STAMP TAX Date: 09/10/21 \$ 312.75 By AS State of Nebraska County of Webster numerical index an Clerk's office of sai of September A.D. o'clock AM. Record on Page 2483 Fee: \$10.00 By: A Electronically Record										
	Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902										
	Warranty Deed										
	The Grantors, JAMES H. SPAIN AND KATHLEEN J. SPAIN, HUSBAND AND WIFE, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to JOHN E. NAIMAN, JR. AND LAUREL ANN NAIMAN, HUSBAND AND WIFE, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Ncb. Stat. 76-201):										
	The North Half (N½) of Lot Twenty-two (22) and all of Lots Twenty-three (23) and Twenty-four (24), Block Four (4), Garber's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.										
	GRANTORS covenant with GRANTEES that GRANTORS:										
	 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; have legal power and lawful authority to convey the same; warrant and will defend title to the real estate against the lawful claims of all persons. 										
	Executed										
	La Comment										

2021, Pg 2483

ss.

Entered on the nd filed for record in the lid county this 10 day ., 2021, at 11:41 ded in Book 2021

Sech County Clerk AS Deputy orded

Executed , 2021.
James H. Spain
Halutoon Ja
STATE OF WISCONSIN Kathleen J. Spain
COUNTY OF HOUMS \rightarrows \r
COUNTY TOURING
On this day of
Kathleen J. Spain.
N (DEISO V)
Emman - rampout
Notary Public - LIZIZ5
E Room Z
PUBL OF
TO TO THE STATE OF
PUBLING ATE OF WISHING

Cnty No.	Во	ok	Page		Sal	e Date					Scho	ol Dis	tri	ct Code	1.				
91	20	21	2484		9/3	/2021	Base: 9	1-0	0074 Affiliated: Unified:										
Location	.ID	Sale	Number	Us	seability	% Code #				Pa		arcel l	Nur	mber					
0003206	500	2	237		1		GeoCde	Twi	n Rng	; ;	Sect	Qrt	S	Subdiv	Area	Blk	Pa	rcel	
	D	ate of S	ale Assessed	Val	пе		4133			(00	0	2	0015		000	00	00	
Land		Imp	rovements		, ⁵ 1	otal			Date of Sale Property Classification Code										
2	,300		58,490)		60,790	Status	P	roperty Type Zoning					Location	n City Size Parcel S			el Size	
Assessor Lo	cation:	BLUE	HILL (E	BH)			A) 1	B)	01		C)	c)· 1		D) 1	E)	6	F)	1	
	-					Residential		•••					C	ommer	ial		•		
	Mul	tiple Im	provements:	Multi	ple. Impro	vements.:			Multiple. Improvements. :										
		Constr	uction Date:	Const	ruction D	ate: 19	65		Constr	ection	ı Date	:							
			Floor:	Floor	Sq. Ft. :	1,2	98		Floor S	q. Ft.	. :								
		Buildin	g Cost New:	Cost	:	166,6	55		Cost:										
Single Family	Style:	101		Resi	dential (Condition: 25	5		Comr	ıerci	ial Oc	cupan	cy (Code:		-			
(100) □ Mo	bile Hon	ne		(10)	□ W	om Out			Prima	y:		Of	ther	rl:	(Other2:			
(101) 🗷 One Story				(20)	ቜ B	adly Worn			Commercial Construction Class:										
(102) Two Story				(30) 🗷 Average						(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Split Level				(40) □ Good						(2) Reinforced Concrete Frame									
(104) □ 1 1/2 Story				(50)	□ V	егу Good			(3) Masonry Bearing Walls										
(111) 🗆 Bi-Level				(60) Excellent						(4) Wood or Steel Framed Ext. Walls									
(106) □ Oth	ner									(5) Metal Frame and Walls									
Townhouse or	r Duplex	Style:		Residential Quality: 30						(6) Pole Frame									
(301) 🗆 One	e Story			(10)		ow	·		Cost Rank: Condition:										
(302) 🗆 Two	o Story			(20)				(10) □ Low (10) □ Worn Out							Out				
(307) 🗆 1 1/				(30)		verage			(20) □ Average						(20) 🛘 Badly Worn				
(308) □ Spli				(40) □ Good					(30) ☐ Above Average (30) ☐ Average							ge			
(309) 🗆 21/				(50)		ery Good			(40)							Good			
(304) □ One				(60)	□ E:	cellent			(50) U Very Good										
(305) □ Two	o Story I	Ouplex												(6	50) II	Excell	ent		
Assessor's):													
Assessor Co	mment	s and R	eason for A	djust	ment:														
WD																			
																			
Comments 1	from						•	'omr	nents:										
000320								-vill											
	-																		
																(Conti	nue on	back)	

Good Life. Great Service.

DEPARTMENT OF REVENUE

FORM 521

Real Estate Transfer Statement 23

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

	ent is signed and items 1-25 are accurately complet	ed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed								
WEBSTER - 91	·	Day 31 Yr. 21							
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)		6 Grantee's Name, Address, and Telephone (Please Print)							
Joseph Glen Bell and Jason M. Bell	Grantee's Name (Buyer) Chase Hofferber								
Street or Other Mailing Address 209 N. Payne Street	Street or Other Mailing Address 209 Payne St.								
City State Zip Code		Zip Code							
Blue Hill NE 6893 Phone Number		68930							
	Phone Number 462-964-2643 Is the grantee a 501(c)(3) org If Yes, is the grantee a 509(a)								
Email Address N/A	Email Address N/A								
7 Property Classification Number. Check one box in categories A and B. Check (
(4) 0.	(B) Property Type	(C)							
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Asses								
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt								
IOLL Commercial Recreational									
	Land Contract/Memo Partition Sheriff	Other							
	Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty								
		7							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution For Auction Easement Gift		Transfer on Death							
	ntor Trust Partition Satisfaction of Contract	Trustee to Beneficiary Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use?								
Yes No	Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary n									
	<u> </u>	Other							
	s and Grandchild Spouse								
Ex-spouse Parents and 14 What is the current market value of the real property?									
\$89,000	15 Was the mortgage assumed? (If Yes, state the amount a	and interest rate.)							
16 Does this conveyance divide a current parcel of land?	Yes No \$ 17 Was transfer through a real estate agent or a title compa	%							
Yes V No	of the agent or title company contact.) Yes <u>Davna</u>	Grimmett No							
18 Address of Property	19 Name and Address of Person to Whom the Tax Stateme								
209 N. Payne., Blue Hill, NE 68930	Grantee	in chodid be delit							
18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.)									
See attachment									
W W									
21 If agricultural, list total number of acres transferred in this transaction	•								
22 Total purchase price, including any liabilities assumed	22 \$	20,000,00							
23 Was non-real property included in the purchase?	\$	89,000,00							
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	e instructions)	1							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ ••••••••••••••••••••••••••••••••••••	89,000,00							
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statem	on number								
correct, and that I am duly authorized to sign this statement.	ern and man it is, to the best of my knowledge and belief, frue	, complete, and							
Chase Hofferber		402984764							
Print or Type Name of Grantee or Authorized Representative	01-	Phone Number							
	Grantee	9-3-2021							
nere Signature of Grantee or Authorized Representative	Title	Date							
Register of Deed's Use C	nly	For Dept. Use Only							
Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data								
Mo. 4 Day 10 Yr. 21 \$ 200.25	BK2021, 1/2484								
braska Department of Revenue rm No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Net	D. Rev. Stat. §§ 76-214, 77-1327(2)							

Exhibit A

A plot of ground in Lot 1, Hawley's Sub-Division of Out-Lot 4, of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, described by metes and bounds as follows: Beginning at a point 92 feet South of the original Northwest corner of Lot 1, Hawley's Sub-Division of Out Lot 4, Rohrer's Addition to the Village of Blue Hill, thence East 127 feet, thence South 90 feet, thence West 127 feet, thence North 90 feet to the point of beginning excepting a strip of land 20 feet wide off the west side of the above described land, which was deeded to the Village of Blue Hill, Nebraska, to be used for a public road in said Village, which deed was recorded on October 7, 1949, in Book 31, Page 22, in the Register of Deeds office of Webster County, Nebraska.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 09/10/21

\$ 200.25

By AS

Bk 2021, Pg 2484

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 September A.D., 2021, at 02:16 o'clock PM. Recorded in Book 2021 on Page 2484

etsch County Clerk Fee: \$10.00 By: AS Deputy

Electronically Recorded

Return to: Chase Hofferber, 209 N. Payne Street, Blue Hill, NE 68930

WARRANTY DEED

JOSEPH GLEN BELL AND LISA BELL, husband and wife; and JASON M. BELL AND RACHEL BELL, husband and wife, GRANTORS in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to CHASE HOFFERBER, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

A plot of ground in Lot 1, Hawley's Sub-Division of Out-Lot 4, of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, described by metes and bounds as follows: Beginning at a point 92 feet South of the original Northwest corner of Lot 1, Hawley's Sub-Division of Out Lot 4, Rohrer's Addition to the Village of Blue Hill, thence East 127 feet, thence South 90 feet, thence West 127 feet, thence North 90 feet to the point of beginning excepting a strip of land 20 feet wide off the west side of the above described land, which was deeded to the Village of Blue Hill, Nebraska, to be used for a public road in said Village, which deed was recorded on October 7, 1949, in Book 31, Page 22, in the Register of Deeds office of Webster County, Nebraska.

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

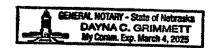
(1) are lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record:

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

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

ON M. BELL STATE OF NEBRASKA)SS:

The foregoing warranty deed was acknowledged before me on Wall Joseph Glen Bell and Lisa Bell, Jason M. Bell and Rachel Bell.



Cnty No.	Bo	ok	Page		Î	Sale Date				S	cho	ol Dis	trict Cod	•						
91	20	21	2517		9/13/2021		Base: 6	65-C	0011 Affiliated: Unified:											
Location	D	Sale	Number	Useability & Code #				Parcel Number												
000608000 238				1		GeoCde	Twr	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel					
	D	ate of S	ale Assesse	d Va	lue		4487			0	0	0	40010		003	0000				
Land		Imp	provements			Total			Date of	Sale	Pro	perty	Classific	ation (Code					
	470		9,16	0		9,630	Status	P	roperty Ty	operty Type Zon			Location	Ci	y Size	Parcel Size				
Assessor Lo	cation:	GUID	E ROCK	(GR) A)			A) 1	B)	11		C)	1	D) 1	E)	7	F) 3				
						Residential	,						Comme	cial						
	Mul	ltiple Im	provements:	Mul	ltiple. Im				Multiple. Improvements. :											
		Constr	uction Date:	Con	struction	1 Date : 18	90		Construc	tion I	Date:									
			Floor:	Floo	or Sq. Ft				Floor Sq	. Ft. :	:									
		Buildin	g Cost New:	Cos	t:	119,7	70		Cost:											
Single Family	Style:	101		Res	sidentia	l Condition: 20)		Comme	ercia	l Occ	cupan	cy Code:							
(100) □ Mo	bile Hon	ne		(10) 🗆	Worn Out			Primary: Other1: Other2:											
(101) 🗷 One	e Story			(20) 🗷	Badly Worn			Commercial Construction Class:											
(102) Two Story					(30) ☐ Average						(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spli	it Level			(40) 🗆	Good			(2)	R	einfo	rced C	oncrete Fra	me						
(104) □ 1 1/2 Story				(50) 🗆	Very Good			(3)] M	lason	гу Веа	ring Walls							
(111) □ Bi-Level				(60) 🗆	Excellent			(4)] W	ood	or Stee	el Framed I	xt. Wa	lls					
(106) □ Other				:					(5) E] M	etal I	Frame	and Walls							
Townhouse or	Duples	Style:		Res	Residential Quality: 30 (6) Pole Frame									,						
(301) 🗆 One	Story			(10) □ Low					Cost Ra				Condition:							
(302) 🗆 Two				(20) □ Fair					(10) □	L	w		((10) 🗆 Wom Out						
(307) 🗆 1 1/				(30) 🗷	Average			(20) □	l A	verag	ge	(20) 🗆 Badly Worn						
(308) □ Spli	t Level			(40) 🗆	Good			(30) Above Average (30) Average							ge				
(309) 🗆 21/) 🗆	Very Good			(40) □	I H	igh		. ((40) □ Good						
(304) 🗆 One				(60) 🗆	Excellent			-						Very (
(305) □ Two	Story I	Duplex									-		(60) 🏻	Excell	ent				
Assessor's					. `		···													
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WD																				
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		<u> </u>																		
Comments f	rom						(חח ^ר	nents:						· · · · · · · · · · · · · · · · · · ·					
0006080								- CHILL	WALES.											
															(Conti	nue on back)				

Good Life, Great Service. Capacitation of account

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 item.

FORM 521

	The deed		ed unless this staten				b are accu						
1 County Name		2 County Number		3 Date of S			==-		of Deed		a 7~		
Webster	d.l	91	43				Yr. 2021				<u>9 yr.20</u>	14	
5 Grantor's Name, A Grantor's Name (Seller)	adress, and Tele	pnone (Please Pri	ntj	6 Grantee's Name, Address, and Telephone (Please Print)									
First Baptist Church		lebraska, Inc.		Grantee's Name (Buyer) Mark McKell and Jami McKell Street or Other Mailing Address									
Street or Other Mailing A P.O. Box 38	adress			51 E Mag	,	y Addre	ss .				· · · _ · · ·		
City Guide Rock		State NE	Zip Code 68942	City Elk Ridge				U			Zip Code 84651		
Phone Number (402) 257-2705				Phone Nun (801) 592				ee a 501(c)(3 e grantee a 5			☐ Yes 🔯		
Email Address N/A				Email Address drmckell@siceyecare.com									
7 Property Classificati	on Number. Chec	k one box in catego	ries A and B. Check (:	
(A) Status				(B) Property	Туре			(C)					
	Single Fam Multi-Famil Commercia	у 🔲 А	dustrial gricultural ecreational		Interests-N Interests-F	-	-	State	Assess	ed	☐ Mobile I	Home	
8 Type of Deed	Conservator Corrective Death Certificate	e - Transfer on Death	Easement	Land Contrac Lease Mineral	/Memo		sonal Rep.	Sherriff Trust/Trus Warranty	stee	Other			
9 Was transfer part of an IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller? Buyer Seller No 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Revocable Trust Transfer on Death Irrevocable Trust Sale Trustee to Beneficiary Partition Satisfaction of Contract Other (Explain)								<i>r</i>					
11 Was ownership trans	•	o, explain the division	.)			as real e	estate purch	ased for same	use? (If	No, state t	the intended u	ıse.)	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)													
☐ Yes ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse													
4.3.25	Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)												
14 What is the current n \$20,000.00	narket value of the	real property?		15 Was	_	ige assi No	umed? (IF Ye	es, state the a	mount a	na interest	rate.) %		
16 Does this conveyanc		varcel of land?						agent or a titl ct.) 🛛 Ye			, include the r	name No	
18 Address of Property 355 State St. Guide Rock, NE 68942					19 Name and Address of Person to Whom Tax Statement Should be Sent Mark McKell and Jami McKell 51 E Magellan Elk Ridge, UT 84651								
18a 🗌 No address as	signed 18b	Vacant Land											
20 Legal Description (At Lots Ten (10), Eleve			oree (3) Vancole A	ldition to Gu	ide Roc	k Wah	netor Cour	ntv Nohrae	ka				
Lots len (10), Eleve	n (11), and twe	ave (12), block 11	iree (5), valice's Ac	icadion to Gt	iide Nosi	n, ffel	oster Godi	ny, nebras	na.				
21 If agricultural, list tota	al number of acres		<u>-•</u>									·	
22 Total purchase pri			ed					22			20,000	00	
23 Was non-real prop ☐ Yes ☑ No (perty included in If Yes, enter dol	the purchase? lar amount and att	ach itemized list.) (s	ee instruction	s)			23	\$	····			
24 Adjusted purchase 25 If this transfer is e						クス		24	\$		20,000	00	
			e examined this statem		, to the he	est of m	y knowledge	and belief. to	ue, como	olete, and			
		authorized to sign th			.,		,		-,,				
Advi	antage Title by	Jenna Critel irantee or Authofized	Representative		.					(801) 592 Thone Num			
_	III I I I I I I I	rance of Aduly 12ed	nepresentative						•	TOTIC ITAIN	ii)Oi		
sign here	ture of Grantee or	Authorized Represen	ative	<u>Authorized</u> Title	Represe	entative	<u>e</u>			09-13-202 Date	21		
Hele			Projetor of D	ade' Heo O	ilv					ForD	ept. Use Or	niv	
26 Date Deed Recorded	· · · · · · · · · · · · · · · · · · ·	27 Value of Ster	Register of De np or Exempt Number	28 Record	-					FULD	opi. Use Ol	шу	
Mo Day	14 yr. 21	. \$ Exer	w1 + 25	B	Kao	u, fa	251	7			_		
Nebraska Department of Re Form No. 96-269-2008 10-2			19 -Retain a copy of th	s documen.	021 Se	p 14	ر 08:46 Al				88 76-214. 77- Page 25		
		,00											

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Index	NEBRASKA I
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Assessor Carded	Date

DOCUMENTARY AMP TAX

e: 09/14/21 \$ Ex025 By AS

Bk 2021, Pg 2517

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of September A.D., 2021, at 08:46 o'clock AM. Recorded in Book 2021 on Pages 2517-2518

etsch County Clerk By: AS Deputy Fee: \$16.00

Electronically Recorded

AFTER RECORDING RETURN TO:

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

WARRANTY DEED

First Baptist Church of Guide Rock, Nebraska, Inc., 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):

Lots Ten (10), Eleven (11), and Twelve (12), Block Three (3), Vance's Addition to Guide Rock, Webster County, Nebraska.

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

- 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.

	First Baptist Church of Guide Rock, Nebraska, Inc. Mannin Hartman
	By: Marvin Hartman, Secretary
STATE OF NOBYCSKa) COUNTY OF Hall)	
COUNTY OF Hall	
The foregoing instrument was acknowledged before me the September , 20 ZI by Marvin Hartman, Secre Rock, Nebraska, Inc	
GENERAL NOTARY - State of Nebraska JENNA L CRITEL My Comm. Exp. April 6, 2025 Notary Public	mer L Cill
My Commission Expires: April 42025	<u>-</u>
File No. GI17756-	

Executed: September 9, 2021.

Cnty No.	Во	ok	Page	:	Sale Date						9	Schoo	l Dist	tric	t Code						
91	20:	21	2562	2	9/	20	/2021	Base: 9	1-0	002	Af	filiate	ed:			Uni	fied:				
Location	ID	Sale	Number		Useabil	lity	& Code#					Pai	rcel N	Tun	nber						
0001421	100	2	239		4		05	GeoCde	Twn	Rng	s	ect	Qrt	Sı	ubdiv	Area	Blk	P	arcel		
	Da	ate of S	ale Assess	ed V	alue			4371		00 0 10			0025		009	00	000				
Land		Imp	rovement	s		To	otal			Date o	f SaI	e Pro	perty	CI	lassific	ation	Code				
	830		80,0	00	80,830			Status	P	roperty	Zo	ning	J	Location	tion City Size Par			el Size			
Assessor Lo	cation:	RED	CLOUD	(RC)		_	A) 1	B)	01		C)	1	D) 1		E)	6	F) 2			
					Residential					Commercial											
	Mult	tiple Im	provement	s: M	Multiple. Improvements. :						e. Imp	roveme	ents.:		<u> </u>			·			
		Constr	uction Dat	e: Co	Construction Date: 1930						ıction	Date :									
			Floo	r: Fl	Floor Sq. Ft. : 1,598						q. Ft.	:									
	Buildin	g Cost Nev	v: Co	st:		160,4	00		Cost:												
Single Family	101		R	esidentia	ıl Co	ondition: 35	5		Comn	ıerci	al Occ	upano	y C	ode:							
(100) 🗆 Mo	bile Hom	ne		(1	.0) 🗆	Wo	orn Out			Prima	y:		Ot	her1	1:		Other2:				
(101) 🗷 One	e Story			(2							Commercial Construction Class:										
(102) 🗆 Two				(3	(30) 因 Average							(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame									
(103) 🗆 Spli				+	10) 🗷	Go				· ` ´						me					
(104) 🗆 11/					0) 🗆		ry Good								g Walls						
(111) □ Bi-l				(6	(60) □ Excellent										ramed E	xt. Wa	11s				
(106) □ Oth	······································				20						(5) ☐ Metal Frame and Walls (6) ☐ Pole Frame										
Townhouse or		Style:			Residential Quality: 30																
(301) □ One					(10)						Cost Rank:					onditi					
(302) Two					(0) [Fai											Worn				
(307) 🗆 11/					(0) E		erage										D) Badly Worn				
(308) 🗆 Spli				+	(40)						(30) Above Average						Avera	ge			
(309) 🗆 21/				_	(50) U Very Good						(40) □ High						Good	74			
(304) □ One				1 (0	(60) Excellent												Very (
(305) 🗆 Two				<u> </u>											((50) 🗆	Excen	em			
Assessor's							:			···											
Assessor Co							; SPOUSI	7													
DEED O	F. DT2.	TRIBU	TION B	I P	eks f	ŒP	, SPOUSI	<u>'</u>													
Comments from									Comn	nents:											
000142100																					
																			\dashv		
																	(Cont	nue or	back)		

NEBRASKA

Real Estate Transfer Statement

239

FORM **521**

Good Life, Great Service,

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

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 09 Day 20 Yr. 2021 4 Date of Deed 09 Mo. Day	20 _{Yr.} 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Harriett Zade, PR Estate of Virgil E Zade, Dec'd	Grantee's Name (Buyer) Harriett Zade	
Street or Other Mailing Address 806 N Chestnut Street	Street or Other Mailing Address 806 N Chestnut Street	
Red Cloud NE State Zip Code 68970	Red Cloud NE	Zip Code 68970
Phone Number (402) 746-2711	Phone Number (402) 746-2711 Is the grantee a 501(c)(3) organiza	
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.	
(A) Status (E	3) Property Type	(C)
✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing ☐ State Assessed Mineral Interests-Producing ☐ Exempt	Mobile Home
Bill of Sale Corrective Easement Le	ease Personal Rep. Trust/Trustee	Other
	ineral Quit Claim Warranty	
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Tru	nsfer on Death stee to Beneficiary ner (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)	
	Partnership, or LLC Self Othe	r
Brothers and Sisters Grandparents	and Grandchild Spouse	
Ex-spouse Parents and C	hild Step-parent and Step-child	
14 What is the current market value of the real property? \$80,000	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	
Yes V No 18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	No nould be Sent
806 N Chestnut St Red Cloud, NE 68970	Same as Grantee	Said Se Sent
18a No address assigned 18b Vacant land		
The South Half (S½) of Lot Eleven (11) and all of L Red Cloud, Webster County, Nebraska.	ot Twelve (12), Block Nine (9), LeDuc's	Addition to
21 If agricultural, list total number of acres transferred in this transaction	·	
22 Total purchase price, including any liabilities assumed	22 \$	0.00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see		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 exemptio	n number <u>15</u>	
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.		
David B. Garwood		(402) 746-3613 Phone Number
sign Print/or Type Name of Grantee of Authorized Representative	Attorney	09/20/2021
here Signature of Granlee or Authorized Representative	Title	Date
Register of Deed's Use O		For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 20 Yr. 21 \$ Exempt # 15	8Kabal, Pa 2562	
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019		ev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska 7 _{SS} .
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of \ont AD. 2021, at 11.04
o'clock A.M. Recorded in Book 202
on Page aska
Louise Potoch County Clerk
10.00 AD Deputy

NEBRASKA DOCUMENTARY STAMP TAX

BOOK 2021 PAGE 2562

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Harriett Zade, Personal Representative of the Estate of Virgil E. Zade, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Case No. PR 21-13, GRANTOR, conveys and releases to Harriett Zade, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) of Lot Eleven (11) and all of Lot Twelve (12), Block Nine (9), LeDuc's Addition to Red Cloud, Webster County, Nebraska,

subject to easements and restrictions of record.

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

Executed September 20, 2021.

ESTATE OF VIRGIL E. ZADE, DECEASED.

BY: Narrett a. Lade

Harriett Zade, Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER: SS

The foregoing instrument was acknowledged before me on September 2021, by Harriett Zade, Personal Representative of the Estate of Virgil E. Zade, Deceased.

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

Comm. expires October 22, 2022.

David B. Garwood, Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code											
91	20	21	2564	9/21	/2021	Base: 9	1-00	74	Affi	iated:		Unif	ied:				
Location	ID	Sale	Number	Useability	& Code#					Parcel I	Number						
0017059	903		240	1		GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	P	ırcel		
	D	ate of S	ale Assessed	Value		4133	4	10		4	00000		000	00	000		
Land		Imp	provements	T	otal		D	ate of	Sale	Propert	Classific	ation (Code				
11	,010				11,010	Status	Prop	Property Type		Zoning	Location	Cit	y Size	Parc	el Size		
		Irrigat	Irrigation Type:					11		c) 7	D) 3	E)	0	F)	4		
LCG			ACRES:		LCG			ACI	ES:		VAL	JE:					
IRRIGATE	IRRIGATED 1A1					GR	ASSLA	ND 10	G1								
	1A								lG								
	2A1							20	G1								
	2A	<u> </u>						2	2G								
	3A1		-					30	G1								
	3A						3	3G									
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	D 11'						Recreation										
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Out	zananga -		<u> </u>			1 (0)	u-AV.	UIA	-								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001705903	
	(Continue on back)

Good Life, Great Service.

Real Estate Transfer Statement 240

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

FORM 521

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 09 Day 21 Yr. 2021 4 Date of Deed Mo. 09 Day 21 Yr. 2021								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Webster County School District No. 91-0074 Blue Hill Commu	Grantee's Name (Buyer) James Cody Erickson & Jodi Lynn Erickson								
Street or Other Mailing Address PO Box 217	Street or Other Mailing Address 309 Prospect Avenue								
City State Zip Code NE 68930-0217	City State Zip Code Blue Hill NE 688	930							
Phone Number (402) 756-3043	Phone Number (719) 216-5125 Is the grantee a 501(c)(3) organization? Yes V								
Email Address joelruybalid@bluehillschools.org	Email Address jerickson1202@gmail.com								
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.								
(A) Status	Property Type (C)								
improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile H	lome							
✓ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Producing								
	and Contract/Memo								
	ineral Personal Rep. Trust/Trustee ineral Quit Claim Warranty								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer	closure								
	for Trust Partition Satisfaction of Contract Other (Explain)								
11 Was ownership transferred in full? (If No, explain the division.) V Yes No No	12 Was real estate purchased for same use? (If No, state the intended	l use.)							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	atives? (If Yes, check the appropriate box.)								
	Partnership, or LLC Self Other								
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and Grandparents	and Grandchild Spouse Step-parent and Step-child								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
\$3,000 16 Does this conveyance divide a current parcel of land?	Yes No \$% 17 Was transfer through a real estate agent or a title company? (If Yes, include the n								
Yes No	of the agent or title company contact.) Yes Ideal Title LLC	No							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee's								
18a V No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.) The West 150 Feet of County Surveyor's Lot Nine (9) in the N Section Nine (9), Township Four (4) North, Range Ten (10) V	lortheast Quarter of the Southeast Quarter (NE1/4 SE1/4) of /est of the 6th P.M., Webster County, Nebraska.								
21 If agricultural, list total number of acres transferred in this transaction	•								
22 Total purchase price, including any liabilities assumed		00							
23 Was non-real property included in the purchase?	\$								
Yes No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23)		00							
25 If this transfer is exempt from the documentary stamp tax, list the exemptic	ent 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. Jodi Lynn Erickson	(719) 216-5	125							
Print or Type Name of Grantee or Authorized Representative	Phone Number								
sign Jaldym bricken	Grantee 21 SE(20	21							
here Signature of Grantee or Authorized Representative	Title Date								
Register of Deed's Use C		nly							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number No. 1 Day 3 L Yr. 3 L \$ 6. 75	BK 2021, Pa 2564								
Mo. 1 Day 21 Yr. 21 \$ 6.15 Nebraska Department of Revenue	BR 2021, Fa 2564 Authorized by Neb. Rev. Stat. §§ 76-214, 77-15	327(2)							

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 a day of A.D., 20 a at 10:42 o'clock A.M. Recorded in Book 202 on Page 2564-2565

Anne Petrol County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-21-21
\$ 6.75 By 0

RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68961

JOINT TENANCY WARRANTY DEED

WEBSTER COUNTY SCHOOL DISTRICT NO. 91-0074 BLUE HILL COMMUNITY SCHOOL, GRANTOR, in consideration of ONE DOLLAR OR OTHER VALUABLE CONSIDERATION received from GRANTEES, JAMES CODY ERICKSON and JODI LYNN ERICKSON, husband and 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 West 150 Feet of County Surveyor's Lot Nine (9) in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenants with GRANTEES that GRANTOR:

- is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants 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 the 21 day of September 2021.

GRANTOR:

WEBSTER COUNTY SCHOOL DISTRICT NO. 91-0074 BLUE HILL COMMUNITY SCHOOL

Joét Ruybalid, Superintenden

STATE OF NEBRASKA)
)ss.
COUNTY OF WEBSTER	ì

The foregoing instrument was acknowledged before me on September 15th, 2021, by Joél Ruybalid, Superintendent of Webster County School District No. 91-0074 Blue Hill Community School, on behalf of Webster County School District No. 91-0074 Blue Hill Community School.

GENERAL NOTARY - State of Nebraska
MACHELLE M. STREFF
My Comm. Exp. September 28, 2024

(SEAL)

Public Notary Signature

Machelle M

Print Name

My Commission Expires: <u>09</u>

Cnty No.	Во	ok	Page		Sal	e Date				Sc	hool	l Dis	trict C	de						
91	20	21	2593		9/21	/2021	Base: S	91-0	0002	Affi	liated	d:			Unif	ied:				
Location	В	Sale	Number	Use	ability	& Code#					Par	cel N	Tumber	•		-				
0001589	900	2	241		4		GeoCde	Twi	Rng	Sec	it (Qrt	Subdi	, .	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Valu	е		4371		00)	0	1007	5		001	0000			
Land		Imp	provements		T	otal			Date of	Sale	Prop	perty	Classi	fica	tion (Code	*, · · · · · · · · · · · · · · · · · · ·			
1	,005		81,435	5		82,440	Status	P	roperty Ty	тре	Zor	ning	Loca	ion	Cit	y Size	Parcel Size			
Assessor Lo	cation:	RED	CLOUD (R	C)			A) 1	B)	01		C)	1	D)	L	E)	6	F) 2			
				Residential					Commercial											
	Mul	tiple Im _l	provements:	Multip	le. Improv	rements.:			Multiple.	Impro	oveme	nts.:		•		*				
		Constr	uction Date:	Constr	ıction Da	te: 19!	50		Construc	tion D	ate:		·							
-		Floor:	Floor S	q. Ft. :	1,4	10		Floor Sq.	Ft. :											
		Buildin	ig Cost New:	Cost:		196,1	25		Cost:											
Single Family	Style:	101		Resid	ential C	ondition: 3()		Comme	rcial	Occu	upano	y Code		•		·			
(100) □ Mo	bile Hon	ne		(10)	□ W	om Out			Primary	:		Ot	herl:		(Other2:				
(101) 🗷 On	e Story			· · ·						Commercial Construction Class:										
(102) 🗆 Tw	o Story	<u>.</u>		(30) 🗷 Average						(1) ☐ Fireproof Structural Steel Frame										
(103) □ Spl	it Level			(40)	□ Go	ood	•		(2)	l Re	inforc	ced C	oncrete	Fram	ıe					
(104) 🗆 11/				<u>` </u>		ry Good			(3)	I Ma	sonry	y Bea	ring Wa	lls						
(111) □ Bi-l	Level			(60)	□ Ex	cellent			(4)	I W	ood o	r Stee	el Frame	d Ex	t. Wal	ls				
(106) □ Oth	ier			200									and Wa	ls						
Townhouse or	r Duplex	Style:		Residential Quality: 30						(6) Dele Frame							-			
(301) 🗆 One				(10) □ Low						Cost Rank:					nditio					
(302) 🗆 Tw				(20)					(10) □ Low						(10)					
(307) 🗆 11/				- ` ´ 		rerage			(20) Average							Badly				
<u> </u>	it Level			<u>`</u>		ood			(30) Above Average							Avera	ge			
(309) 🗆 21/				` _		ry Good			(40) ☐ High (40) ☐ Goo								~ 1			
	e Story I			(60)	□ Ex	cellent		,	·					(50		Very (
(305) 🗆 Two	o Story I	Duplex				<u></u>							· .	(60)) <u></u>	Excell	ent			
			t to Sale Pr):								···						
			Reason for Ac																	
WD; BE	TWEEN	PARE	NT & CHI	LD	RESEF	RVING LI	E EST	ATE												
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Comments	Comments from C								nents:			•••								
000158						. 8.44														
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																(Conti	nue on back)			

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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

521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 09 Day 21 Yr. 2021 4 Date of Deed Mo. 09 Day	21 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	Yr
Grantor's Name (Seller) Mary Marlene Hansen	Grantee's Name (Buyer) Terry Hansen and Debra McGuire	
Street or Other Mailing Address c/o Debra McGuire, 839 HWY 136	Street or Other Mailing Address 839 HWY 136	***************************************
		Zip Code
Red Cloud State Zip Code 68970	City Red Cloud State NE Phone Number 1050 Is the grantee a 501(c)(3) organiza	Zip Code 68970 tion? Yes No
(402) 746-4650	(402) 746-4650 If Yes, is the grantee a 509(a) found	
Email Address IN/A	Email Address N/a	
7 Property Classification Number. Check one box in categories A and B. Check C if		
	Property Type	(C)
✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family Agricultural	Mineral Interests-Nonproducing Mineral Interests-Producing Exempt	Mobile Home
OLL Commercial Recreational		
	nd Contract/Memo Partition Sheriff see Personal Rep. Trust/Trustee	Other
	neral Quit Claim Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Auction Easement Gift		nsfer on Death stee to Beneficiary
Exchange, by sayer or senior.		er (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No Grantor retains life estate	12 Was real estate purchased for same use? (If No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
A STATE OF THE STA	Partnership, or LLC Self Othe	r
Brothers and Sisters Grandparents	and Grandchild Spouse	
Ex-spouse Parents and Cl	nild Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)
\$70,000 16 Does this conveyance divide a current parcel of land?	Yes No \$ 17 Was transfer through a real estate agent or a title company?	(If Yes, include the name
Yes No	of the agent or title company contact.) Yes	V No
18 Address of Property 707 West 7th Ave Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Shame as grantor	ould be Sent
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)	(0) T (10) El (11) IT I	//O) DI I
The West 86 feet of Lots Seven (7), Eight (8), Nine One (1), Case & McNeny's Addition to Red Cloud, \	(9), Len (10), Eleven (11), and Twelve Webster County, Nebraska	(12), Block
one (1), base a morterly stradition to read stoday, t	vession equity, restaura.	
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?	\$	0,00
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	\$	
24 / registed parentage price paid for real estate (into 22 minute into 25)	24	0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 5a .	
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement. David B. Garwood	nt and that it is, to the best of my knowledge and belief, true, coi	(402) 746-3613
Print/or Type Name of Agrantee of Authorized Representative		Phone Number
sign () () () () () () () () () (Attorney	9/21/2021
here Grantee of Authorized Representative	Title	Date
Register of Deed's Use On		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo Day AH_Yr. ADD	Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)
tern trans control Protestation and residence and transfer that the protest programme appropriate to the protest programme.		

BOOK 2021 PAGE 2593

State of Nebraska Sss.

County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this Aday of A.D., 20 A.D., at 10:20 o'clock A.M. Recorded in Book 2021 on Page 2003 County Clerk

On Page 2003 County Clerk

Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-24-21
\$Exenditing by Vo

WARRANTY DEED

Mary Marlene Hansen, surviving spouse of Phil L. Hansen and still a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00), LOVE AND AFFECTION receipt of which is hereby acknowledged, convey to Terry Hansen and Debra McGuire, Grantor's son and daughter, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The West 86 feet of Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block One (1), Case & McNeny's Addition to Red Cloud, Webster County, Nebraska;

GRANTOR HEREBY RESERVES A LIFE ESTATE IN SAID REAL ESTATE.

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

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

Executed September 31, 2021.

Mary Marlene Hansen

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 2/2021, by Mary Marlene Hansen, a single person.

Comm. expires <u>10 - 39 - 30 39</u>

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

Notary Public

Cnty No.	Во	ok	Page		5	Sale Date				Sc	<u> </u>									
91	20:	21	2607		8/	26/2021	Base: 9	1-0	002	Affil	iated:		Unified:							
Location	Ю	Sale	Number	U	seabil	ity & Code #		-14			Parcel N	lumber								
0001222	200	2	242		4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Par	cel				
	Da	ate of S	ale Assessec	l Val	lue		4371			00	0	10020		004	000	00				
Land		Imp	rovements			Total		Ι	Date of S	Sale l	Property	Classific	ation (Code						
1	,110		67,76	0		68,870	Status	Pr	operty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size					
Assessor Lo	cation:	RED	CLOUD (1	RC)		·	A) 1	B)	01 0 1			D) 1	E)	6	6 F) 2					
				Residential					Commercial											
	Mul	tiple Imj	provements:	Multiple. Improvements. :					Multiple.	Impro	vements.;									
	-	Constr	uction Date:	Cons	struction	Date: 200	02		Construct	ion D	ate:									
			Floor:	Floor	r Sq. Ft.	1,7	36		Floor Sq.	Ft. :										
		Buildin	g Cost New:	Cost	::	158,2	65		Cost:											
Single Family	Style:	101		Res	identia	l Condition: 35	5		Comme	rcial	Occupan	cy Code:								
(100) 🗆 Mo	bile Hon	ne		(10)) 🗆	Worn Out			Primary	:	Ot	herl:		Other2:						
(101) 🗷 One	Story			(20)) 🗆	Badly Worn			Commercial Construction Class:											
(102) 🗆 Two	Story			(30) 🗷 Average						(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spli	t Level			(40) 🗷 Good						(2) ☐ Reinforced Concrete Frame										
(104) 🗆 1 1/	2 Story			(50)) 🗆	Very Good			(3)	Ма	sonry Bea	ring Walls								
(111) 🗆 Bi-I	_evel			(60)) 🗆	Excellent	(4)	Wo	od or Stee	el Framed E	xt. Wal	ls								
(106) 🗆 Oth	er						(5) 🗆	Me	tal Frame	and Walls										
Townhouse or	Duplex	Style:	_	Res	identia	I Quality: 20	(6) □ Pole Frame													
(301) 🗆 One				(10)) 🗆	Low		Cost Ra				Condition:								
(302) 🗆 Two				<u> </u>		Fair			(10) 🗆 Low				(10) 🗆 Worn O							
(307) 🗆 1 1/				(30)		Average				Ave	·		20) 🗆							
(308) □ Spli) 🗆	Good			· · · · · · · · · · · · · · · · · · ·		ove Avera	<u>- </u>		Averaş	ge					
(309) 🗆 21/				· · ·) 🗆	Very Good			(40)											
(304) □ One				(60)) 🗆	Excellent			*****		· · · · · · · · · · · · · · · · · · ·			Very (
(305) 🗆 Two	Story D	Ouplex										. (60) 🏻	Excell	ent					
Assessor's															****					
Assessor Co				djus	tment	•														
QCD; BI	CTWEE	N EX-	SPOUSE																	
									···											
Comments f	rom						(Comm	ents:		 _			· .						
	000122200																			
			21																	
														(Conti	nue on b	ack)				

Real Estate Transfer Statement

FORM 521

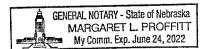
Good Life, Great Service

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

• 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. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed Mo._08 2021 Mo. _08 Day _ 31 Day _ 26 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Stephani J. Olson Ronald A. Olson Street or Other Mailing Address Street or Other Mailing Address 746 N. Locust St. 9023 Leighton Ave. Zip Code 68507 State Zip Code 68970 City Red Cloud Lincoln NE Phone Number (402) 984-4198 Phone Number (402) 746-0094 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Addres ronolson81@yahoo.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) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Unimproved Multi-Family Mineral Interests-Producing Exempt IOLL Commercial Recreational Distribution Land Contract/Memo Sheriff 8 Type of Deed Other Bill of Sale Trust/Trustee Corrective Easement Lease Personal Rep. Death Certificate - Transfer on Death Mineral ✓ Quit Claim Cemetery Executor Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Life Estate Trustee to Beneficiary Yes ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No. ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Other ✓ Yes Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ₽ No \$85.515 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes_ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 746 N. Locust st. Ronald A. Olson Red Cloud, NE 68970 746 N. Locust St. Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description Lots Thirteen (13), Fourteen (14), Fifteen (15), and Sixteen (16), Block Four (4), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres 0.00 22 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 834-0980 Sara Bockstadter Print or Type Name of Grantee or Authorized Representative Phone Number Attorney Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded Day <u>27</u> Yr. 2 \$ Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this day of
QUITCLAIM DEED
STEPHANI J. OLSON, former wife of Grantee, as GRANTOR, in consideration of and
pursuant to the Decree of Dissolution, Case No. CI 21-6, of the District Court of Webster County,
Nebraska, quitclaims to GRANTEE, RONALD A. OLSON, the following described real estate (as
defined in Neb. Rev. Stat. §76-201):
LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15) AND SIXTEEN (16), BLOCK FOUR (4), SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA.
Executed on this 3/54 day of August, 2021. Stephani J. Olson, Grantor
STATE OF NEBRASKA) COUNTY OF Lancaster) ss.
The foregoing instrument was signed and acknowledged before me on this 3/ day of, 2021 by a person identified to me to be Stephani J. Olson, the abovenamed Grantor.



Cnty No.	Bo	ok	Page		Sa	le Date		School District Code													
91	20	21	2608		9/2	7/2021	Base: 9	1-	0002	2	Affi.	liat e d:				Unif	ied:				
Location	D	Sale	Number		Useabilit	y & Code#		-				Parc	el N	Vumbe	•						
0001260	000	:	243		1		GeoCde	Tw	n B	Ring	Sec	it Q	rt	Subdi	v .	Area	Blk	P	arcel		
	Da	ate of S	ale Assesse	d V	alue		4371				00) ()	1002	0		010	00	000		
Land		Imp	rovements			Cotal			Date	of S	ale :	Prop	erty	Classi	fica	tion (Code				
1	,030		6,16	0		7,190	Status	;	Propert	ty Typ	ре	Zoni	ng	g Location		City Size		Parcel Size			
Assessor Lo	cation:	RED	CLOUD (RC))		A) 1	E	3) (01	1	C) :	L	D)	1.	E)	6	F) 1			
	** · · · · · · · · · · · · · · · · · ·	······································		Residential					Commercial												
	Mul	tiple Im	provements:	Multiple. Improvements. ;						Multiple. Improvements.:											
		Constr	uction Date:	Co	nstruction [oate: 19	18		Con	structi	on D	ate:									
			Floor	Flo	or Sq. Ft. :		90		Floo	or Sq. I	Ft.:										
		Buildin	g Cost New:	Со	st:	60,2	05		Cost	t:											
Single Family	Style:	101	-	Re	sidential	Condition: 10)		Cor	nmer	cial	Occup	ano	y Code	:						
(100) □ Mo	bile Hon	ne		(1	(0) ★ (0)	Vorn Out			Prin	nary:			Ot	her1:		(Other2:				
(101) 🗷 On	e Story			(2	0) 🗆 E	adly Worn			Commercial Construction Class:												
(102) 🗆 Tw	o Story			(30) Average							(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame										
(103) 🗆 Spl	it Level			(4	0) 🗆 ((2)) 🗆	Re	inforce	ed C	oncrete	Fran	ne								
(104) 🗆 11				(50) Uvery Good										ring Wa							
(111) □ Bi-	Level			(60) Excellent) 🗆	Wo	ood or	Stee	el Frame	d Ex	t. WaI	ls				
(106) □ Oth	ner) 🗆	Me	tal Fra	me	and Wa	lls			<u> </u>			
Townhouse of		Style:	•	Residential Quality: 20						(6) □ Pole Frame											
(301) 🗆 On				(10)						Cost Rank:					Condition: (10)						
(302) □ Tw				+-		'air				(10) □ Low					(10						
(307) 🗆 11				+		verage				(20) Average					(20		Won	1			
(308) □ Spl				(40) 🗆 Good					 	(30) Above Average					(30		Avera	ge			
(309) 🗆 21				(50)					(40	(40)					(40) □ Good						
<u> </u>	e Story D			(6	0) 🗆 E									(50		Very					
(305) □ Tw	o Story I	Duplex					<u> </u>	<u>-</u> -	<u> </u>						(60)) <u> </u>	Excell	ent			
Assessor's						-):										<u></u>			····		
Assessor Co	omment	s and R	Reason for A	Adju	ıstment:																
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Comments	Comments from Comments:																				
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NEBRASKA

Real Estate Transfer Statement

FORM 521

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

Good Life. Great Service • To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and Identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfe 4 Date of Deed WEBSTER - 91 Day _ Day _ 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ronald and Susan Strickland Grantor's Name (Seller) Ross and Deborah Welton Street or Other Mailing Address 40680 Highway 30 Street or Other Mailing Address 34008 N Dunn Rd Zip Code 68840-3074 City Gibbon State State Chattaroy Code 99003 Phone Number Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Sheriff Other Conservator Partition Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure Gift Life Estate Auction Easement √ Sale Trustee to Beneficiary Yes √ No Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain) Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes √ Yes No No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes ✓ No \$9,205 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Rov Montgomerv Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 821 and 829 N Elm St Same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description Lot 5,6, 7, and 8 in Block 10 Smith & Moore's Addition of Red Cloud, Webster County, NE 21 If agricultural, list total number of acres 14.000!00 22 23 14,000100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney Title Signature of Grantee or Authorized R here Register of Deed's Use Only For Dept. Use Only Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Day 27 \$ Yr. 01

Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

State of Nebrask County of Webst	^{(a} ₹ss.	
County of Webst	er J	ntered on the
	ع دناء ما د	ntered on the
numerical index	and filed to	i lecola ili dic
Clerk's office of	said county	this Viday
of <u>SOD</u>	D., 20 <u>.</u> 2	1 at 3.37
o'clock O M.	Recorded i	in Book <u>202</u>
on Page 260	, — — — — — — — — — — — — — — — — — — —	
Lavisa	Potech	_County Clerk
10.00		VO Deputy
indComp	Assessor_	Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	_
Date 9-21-21 \$ 31.50 By VD	_

JOINT TENANCY WARRANTY DEED

Ross T. Welton and Deborah M. Welton, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Ronald Strickland and Susan Strickland, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Five (5), Six (6), Seven (7) and Eight (8), Block Ten (10), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed September 23, 2021.

Ross T Welton

Deborah M. Weltor

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 23, 2021, by Ross T. Welton and Deborah M. Welton, husband and wife.

GENERAL NOTARY - State of Nebraska
THOMAS S. STEWART
My Comm. Exp. September 24, 2024
Comm. expires

Notary Public

Cnty No.	Во	Book Page			Sale Date			School District Code													
91	202	21	2645		9/28/2021			Base: 91-0002 Affiliated: Unified:													
Location	Ю	Sale	Number		Useability & Code #					· · · · · · · · · · · · · · · · · · ·		Pa	rcel N	lum	mber						
0001518	300	- :	246		1			GeoCde	Twi	ı Rng		Sect	Qrt	Su	ıbdiv	Area	Blk Parcel				
	Da	ate of S	ale Asses	sed	Value			4491			(00	0	10	060	001 0000					
Land		Imp	rovemen	Total Date of Sale Property Classificat							ation	tion Code									
2	,920		27,1	35	5 30,055 Status Property Type Zoning Location City							ty Size	Size Parcel Size								
Assessor Lo	cation:	RED	CLOUD	(R	• • • • • • • • • • • • • • • • • • • •				E)	6	F)	1									
		· · · · · · · · · · · · · · · · · · ·					Residential							Co	Commercial						
Multiple Improvements:				s:	Multiple	Impro	vements.:			Multiple. Improvements. :											
·		Constr	uction Da	te:	Construc	tion Da	ite:			Constr	Construction Date :										
			Floo	r:	Floor Sq	. Ft. :		<u></u> .:		Floor S	q. Ft.	:									
· .		Buildin	g Cost Ne	w:	Cost:					Cost:											
Single Family	Style:				Reside	ıtial C	ondition:			Com	Commercial Occupancy Code:										
(100) 🗆 Mo	bile Hon	ne			(10) E	ı w	om Out			Primary: Other1: Other2:											
(101) □ One Story					(20) □ Badly Worn						Commercial Construction Class:										
(102) Two Story				_	(30) □ Average						(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Split Level				_	(40) □ Good					(2) Reinforced Concrete Frame											
(104) □ 1 1/2 Story				_	(50) U Very Good					(3) Masonry Bearing Walls											
(111) □ Bi-Level				1	(60) Excellent					(4) Wood or Steel Framed Ext. Walls											
(106)				_						(5) Metal Frame and Walls											
Townhouse or Duplex Style:				_	Residential Quality:					(6) Pole Frame											
(301) One Story				— 	(10)					Cost Rank:						Condition:					
(302) Two Story			_	(20) E	<u>ir </u>			(10)						(10)							
(307) □ 1 1/2 Story				(30)	verage			(20) ☐ Average (30) ☐ Above Average					`	(20) Badly Worn (20) (21)							
(308) Split Level				(40) E	ood									(30) ☐ Average (40) ☐ Good							
(309) □ 2 1/2 Story					(50) E		ery Good			(40)	<u> н</u>	-11gn	<u>-</u>								
(304) ☐ One Story Duplex				+	(60) □	J Ex	cellent								`		l Very (
(305) Tw									***	<u> </u>					(00) L	LXCED	em			
Assessor's) :														
Assessor Comments and Reason for Adjustm						ent:															
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																	COM		Juonsy		

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

246

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. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Day 28 Yr. 2 Mo. 9 WEBSTER - 91 Day 🕏 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer)
Van Beber Properties, LLC c/o Mark Van Beber Charlotte Figgins Street or Other Mailing Address 221 S Cedar St Street or Other Mailing Address 442 N Jefferson St Red Cloud Zip Code 68970 Red Cloud State State Zip Code 68970 Phone Number Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address **Email Address** 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational Distribution Land Contract/Memo Sheriff Other 8 Type of Deed Bill of Sale Personal Rep. Trust/Trustee Corrective Easement Lease Cemetery Death Certificate - Transfer on Death Mineral Quit Claim √ Warranty Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure Transfer on Death Life Estate √ Sale Trustee to Beneficiary Yes Court Decree Exchange Grantor Trust Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No. No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Other Yes Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Spouse Brothers and Sisters Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$33,550 Yes 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes Rov Montgomerv Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 205 & 221 S Cedar St Same as Grantee Red Cloud, NE 68970 18b Vacant land 18a No address assigned 20 Legal Description See attached 21 If agricultural, list total number of acres 20,000,00 22 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 20,000100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney Title Signature of Grante or Authorized Representative here For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 5.00 Day 28 Yr. 21 40 \$ Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

Lots Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25) and Twenty-six (26), Block One (1), Jackson's Addition to Red Cloud, Webster County, Nebraska.

State of Nebraska Sss. County of Webster sss.

Comp

Assessor

Carded



WARRANTY DEED

Charlotte E. Figgins, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Van Beber Properties, LLC, a Colorado limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25) and Twenty-six (26), Block One (1), Jackson'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 September 28, 2021.

Charlotte E. Figgins

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September ≥ 8 , 2021, by Charlotte E. Figgins, a single person.

Comm. expires

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

Notary Public

Cnty No.	Во	ok	Page		S	ale Date	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1		School District Code							-			
91	20	21	2683	9/20/2021 Base: 9		91-0	O074 Affiliated: Unified:												
Location ID Sale Number					Useability & Code #			-	Parcel Number										
0003152	200	:	247	1			GeoCde	Twi	Rng Se		Sect	t Qrt	t	Subdiv	Area	Blk	Parcel		
	Da	ate of S	ale Assessec	d Value 4133					0			0		20010		006	0000		
Land		Imp	provements	s Total					Date of Sale Property Classification Code										
	710		26,61	LO 27,320 s				P	roperty	roperty Type Zoning I					C	City Size Parcel			
Assessor Lo	cation:	BLUE	HILL (3H)			A) 1	B)	0	03		c) 3		D) 1	E)	6	F) 1		
						Residential			Commercial										
	Mul	tiple Im	provements:	Mul	tiple. Imp	provements.:			Multi	Multiple. Improvements. :									
		Constr	uction Date:	Con	struction	Date:			Const	ructi	on Da	ate:		1950					
			Floor:	Floc	or Sq. Ft.	:			Floor	Sq. I	Ft. :			,100					
		Buildin	g Cost New:	Cos	t:				Cost :	Cost: 181,025									
Single Family						l Condition:		·· ··	Commercial Occupancy Code:										
(100) □ Mo		ne			<u> </u>	Worn Out			Primary: 582 Other1: Other2:										
(101) □ One Story				(20) 🗆 Badly Worn					Commercial Construction Class: 3										
(102) □ Two Story				(30) ☐ Average					(1) ☐ Fireproof Structural Steel Frame										
(103) Split Level				(40)					(2) Reinforced Concrete Frame										
(104) 🗆 1 1/				(50) Uery Good					(3) Masonry Bearing Walls										
(111)				(60) Excellent					(4) Wood or Steel Framed Ext. Walls										
(106) □ Oth				David Austral One With					(5)										
Townhouse or Duplex Style:				Residential Quality: (10)					(6) Pole Frame Cost Rank: 20 Condition: 20)		
(301) ☐ One Story (302) ☐ Two Story			(20)				(10)	Lov				(10) Worn Out							
(307) 1 1/2 Story				(30)				(20) ★ Average (20) ★ Badly W											
(308) 🗆 Spl				(40) □ Good				(30) ☐ Above Average (30) ☐ Average											
(309) 2 1/2 Story			(50) U Very Good				(40) □ High						(40) □ Good						
(304) ☐ One Story Duplex				(60) Excellent										(50) [] Very	Good		
(305) ☐ Two Story Duplex					<u> </u>									(] Excell			
Assessor's	s Adjus	stment	t to Sale P	rice	e (+ or	· -):											<u> </u>		
Assessor Comments and Reason for Adjustment:																1 1 1 1			
WD																			
															,		212774		
																 			
Commonte	from							Com	nents:										
Comments from 000315200							COM	muilly.					•						
				-															
																(Cont	inue on back)		

NEBRASKA

Real Estate Transfer Statement

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

FORM 521

Good Life Great Service DEPARTMENT OF REVENUE

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

County Name 12 County Number	a bate of Sate/Harister
WEBSTER - 91	Mo. 09 Day 20 Yr. 2021 Mo. 09 Day 20 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) The Keith A. & Katherine A. Schmidt Trust	Grantee's Name (Buyer) Midwestern Postal Realty Holdings, LLC
Street or Other Mailing Address U275 (4) POWERTine Rd	Street or Other Mailing Address 75 Columbia Avenue
City State (Zsp. Code)	City State Zip Code Cedarhurst NY 11516
Phone Number 208 - 379 - 2727	Fhone Number Is the grantee a 501(c)(3) organization? Yes V No (516) 295-7820 If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address kathy_davis59@hotmail.com	Email Address cherz@postalrealty.com
7 Property Classification Number. Check one box in categories A and B. Check C if	f property is also a mobile home.
A CONTRACTOR OF THE CONTRACTOR) Property Type (C)
✓ Improved	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural OLL Commercial Recreational	Mineral Interests-Producing Exempt
	nd Contract/Memo Partition Sheriff Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Le	Personal Rep. Trust/Trustee Personal Rep. Trust/Trustee Personal Rep. V Warranty
	closure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (LB C, § 1031 1 — — — — —	Life Estate Sale Trustee to Beneficiary
Exclination by prover or series:	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) V Yes No	12 Was real estate purchased for same use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and C	言 · · · · · · · · · · · · · · · · · · ·
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$27,320	Yes V No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes V No	of the agent or title company contact.) Yes Pro National Title Agenc No
18 Address: of Property.	19 Name and Address of Person to Whom the Tax Statement Should be Sent.
437 West Gage Street, Blue Hill, NE 68930	Midwestern Postal Realty Holdings, LLC
407 West ougo onoon Blastim, 112 ooss	75 Columbia Avenue
18a No address assigned 18b Vacant land	Cedarhurst, NY 11516
20 Legal Description (Attach additional pages, if needed.)	
Lot Ten (10), Block Six (6), Rohrer's Addition to the City of Blue Nebraska	Hill, Webster County,
HODIAGNA	
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions) 23
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 90,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemptio	n number
Under penalties of law, I declare that I have examined this statement	ent 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.	address Trust 9.16.21
Print or Type Name of Grantee or Authorized Representative	Karbaina & Saharat Trust 9-110-
here Signature of Grantee or Authorized Representative	Title Date
	For Dept. Use Only
Register of Deed's Use O 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
9 30 31 \$ 202 50	BK2021.46 2683
Mo. 9 Day 30 YAT \$200.30	

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

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY **STAMP TAX**

\$ 202.50 By AS

Date: 09/30/21

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 September A.D., 2021, at 01:53 o'clock PM. Recorded in Book 2021 on Pages 2683-2684

Bk 2021, Pg 2683

etsek County Clerk Fee: \$16.00 By: AS Deputy

Electronically Recorded

RECORDATION REQUESTED BY/RETURN TO: PRO NATIONAL TITLE AGENCY 350 NORTH BROADWAY SUITE 100 JERICHO, NY 11753 ENT3[09[NE]

WARRANTY DEED

For good consideration, I (we), KEITH A. SCHMIDT AND KATHERINE A. SCHMIDT, INDIVIDUALLY AND AS CO-TRUSTEES OF THE KEITH A. & KATHERINE A. SCHMIDT TRUST, hereby bargain, deed and convey to MIDWESTERN POSTAL REALTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY to the following described land in WEBSTER County, State of Nebraska, free and clear with WARRANTY COVENANTS; to wit:

Lot Ten (10), Block Six (6), Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska.

APN: 00315200

Property Address: 437 WEST GAGE STREET, BLUE HILL, NE 68930

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 16th day of September 2001. effection cs of September 2001, 2001
KEITH A. SCHMIDT, Trustee KATHERINE A. SCHMIDT A Shirl A Shirling Individually and as Trustee Trus
STATE OF NEBRASKA COUNTY OF DAWYOW }ss.
The foregoing instrument was acknowledged before me this KEITH A. SCHMIDT and KATHERINE A. SCHMIDT
(Seal)
GENERAL NOTARY - State of Nebraska KATHY SMALL FOOT Notary Public My Comm. Exp. March 18, 2025 My Commission Expires: March 18, 2025

This instrument was prepared by STEVE HOLLAND, Attorney at Law O/B/O BC LAW FIRM, P.A. 1635 FOXTRAIL DRIVE LOVELAND, CO 80538