

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2300	8/19/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002300600	224	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	4	3	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,948,555	209,045	3,157,600		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	19.200	87,935		GRASSLAND 1G1	215.410	278,955						
1A	61.480	281,580		1G	117.700	155,745						
2A1	53.010	242,790		2G1	54.650	70,775						
2A	124.770	545,245		2G	20.500	26,550						
3A1	0.100	425		3G1	0.100	130						
3A				3G								
4A1				4G1	13.860	15,190						
4A	166.260	689,055		4G	51.670	47,020						
DRYLAND 1D1				Shelterbelt/Timber								
1D	112.340	277,485		Accretion								
2D1	10.890	26,955		Waste	6.260	1,250						
2D	39.260	85,395		Other								
3D1				AG LAND TOTAL	1,122.210	2,916,255						
3D				Roads	12.220							
4D1	17.900	27,390		Farm Sites	2.000	17,300						
4D	36.850	56,385		Home Sites	1.000	15,000						
				Recreation								
Dwellings		147,745		Other								
Outbuildings		61,300		Non-AG TOTAL	15.220	32,300						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
SPECIAL WD; TRANSFER INTO LLC	
Comments from	
Comments:	
002300600 002300901 002301200 002301201 002301300 002301400 002305900	
002306000 002301700 00230270	
(Continue on back)	

Real Estate Transfer Statement

224

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

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

1 County Name 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 8 Day 19 Yr. 2021 4 Date of Deed 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 2705 Merle Avenue Street or Other Mailing Address 2705 Merle Avenue

City Hastings State NE Zip Code 68901 City Hastings State NE Zip Code 68901

Phone Number (402) 460-7894 Phone Number (402) 460-7894 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes No Yes No

Email Address N/A Email Address N/A

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

(A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational

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

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

11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended 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 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? \$2,466,662 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ %

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

18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 4 R 5 Boyz, L.L.C. 2705 Merle Avenue Hastings, NE 68901 18a No address assigned 18b Vacant land

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

See Attachment

21 If agricultural, list total number of acres transferred in this transaction 959.215

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

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

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

Taylor A. L'Heureux (308) 995-8848 Print or Type Name of Grantee or Authorized Representative Phone Number

sign here Signature of Grantee or Authorized Representative Attorney Title Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 8 Day 30 Yr. 21 27 Value of Stamp or Exempt Number \$ Exempt # 5b 28 Recording Data BK 2021 Pg 2300

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

521 Attachment

20. Legal Description

23060 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;

23059 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 1/4) 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 1/4 (North 1/4 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 1/4 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 1/4, thence N01°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;

23013 The East Half of the Southwest Quarter (E1/2SW1/4) of Section Six (6), Township Two (2), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska;

23090
23017 An undivided one-half interest in the South Half of the Southwest Quarter (S1/2SW1/4) of Section Five (5), and an undivided one-half interest in the North Half of the Northwest Quarter (N1/2NW1/4) of Section Eight (8), ALL in Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

23027 The Northeast Quarter (NE1/4) of Section Eighteen (18), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska;

23012 An undivided one-half interest in the Southeast Quarter (SE1/4) of Section Six (6), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

23006 An undivided one-half interest in the West Half of the West Half of the Southwest Quarter (W1/2W1/2SW1/4) of Section Four (4), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

23020 The West Half of the Northwest Quarter (W1/2NW1/4) of Section Six (6), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

23014 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.

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 1/4) 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 1/4 (North 1/4 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 1/4 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 1/4, thence N01°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 (E1/2SW1/4) 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 (S1/2SW1/4) of Section Five (5), and an undivided one-half interest in the North Half of the Northwest Quarter (N1/2NW1/4) 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 (NE1/4) 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 (SE1/4) 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 (W1/2W1/2SW1/4) 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 (W1/2NW1/4) 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.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2332	6/30/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001609800		229		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4243	3	10	26	2	00000	1	000	5780
Land		Improvements		Total		Date of Sale Property Classification Code								
1,238,275		26,860		1,265,135		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	166.760		215,955				
	1A						1G	46.110		60,260				
	2A1						2G1	121.920		133,715				
	2A						2G							
	3A1						3G1							
	3A						3G	5.560		9,650				
	4A1						4G1	0.170		230				
	4A						4G	0.540		730				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	200.160		494,385		Accretion								
	2D1	1.080		2,675		Waste		4.070		810				
	2D	107.160		233,080		Other								
	3D1	10.580		23,010		AG LAND TOTAL		700.140		1,229,625				
	3D					Roads		9.660						
	4D1	0.050		75		Farm Sites		1.000		8,650				
	4D	35.980		55,050		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			26,860		Non-AG TOTAL		10.660		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	Comments:
001609800 001610100 001610400 001610900 001611001 001611300 001613000	

(Continue on back)

Real Estate Transfer Statement

229

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 06 Day 30 Yr. 2021 4 Date of Deed Mo. 06 Day 30 Yr. 2021

5 Grantor's Name, Address, and Telephone (Please Print) Lawrence E. Crooks 6 Grantee's Name, Address, and Telephone (Please Print) Lawrence E. Crooks Trust

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

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

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

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

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

14 What is the current market value of the real property? 1236175.00 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Lawrence E Crooks & Cynthia S Rickard, Trustees 5439 Sacramento Avenue, Richmond, CA 94804

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

21 If agricultural, list total number of acres transferred in this transaction 710.8

Table with 2 columns: Question (22-24) and Amount (\$). 22 Total purchase price, including any liabilities assumed 0. 23 Was non-real property included in the purchase? 0. 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 0.

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Lawrence E. Crooks (510) 525-0857

sign here Lawrence E Crooks Signature of Grantee or Authorized Representative Trustee Title 6/30/2021 Date

Register of Deed's Use Only 26 Date Deed Recorded Mo. 8 Day 31 Yr. 21 27 Value of Stamp or Exempt Number \$ Exempt# 19 28 Recording Data BK 2021, Pg 2332

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 30 day of June, 2021.

Lawrence E Crooks
Lawrence E. Crooks

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, by Lawrence E. Crooks.

[Affix Notary Seal]

Notary Signature: _____

Printed name: _____

My commission expires: _____

see attached

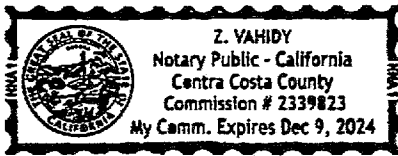
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 } ss.

On June 30, 2021 before me, Z. Vahidy, 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.

(Seal)

Z. Vahidy
 Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

CAPACITY(IES) CLAIMED BY SIGNER(S)	DESCRIPTION OF ATTACHED DOCUMENT
<p>SIGNER'S NAME:</p> <p><input checked="" type="checkbox"/> Individual <input type="checkbox"/> Corporate Officer</p> <p style="text-align: center;">Title</p> <p><input type="checkbox"/> Partner(s) <input type="checkbox"/> Limited <input type="checkbox"/> Attorney-in-Fact <input type="checkbox"/> General <input type="checkbox"/> Trustee(s) <input type="checkbox"/> Guardian/Conservator <input type="checkbox"/> Other:</p>	<p style="text-align: center;">CERTIFICATE OF EXEMPTION</p> <p style="text-align: center;"><i>Title or Type of Document</i></p> <p style="text-align: center;">one <i>Number of Pages</i></p> <p style="text-align: center;">06/30/2021 <i>Date of Document</i></p> <p style="text-align: center;">N/A</p>
<p>Absent Signer (Principal) is Representing:</p> <p style="text-align: center;">N/A</p>	<p style="text-align: center;"><i>Signer(s) Other Than Named Above</i></p>

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/31/21
\$ Ex019 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of August A.D., 2021, at 03:21 o'clock PM. Recorded in Book 2021 on Pages 2332-2334

Lorise Petsch 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 any.

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, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR

Lawrence 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 June 30, 2021, before me, Z. Vahidy,
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.

Signature (Z. Vahidy) (Seal)
My Commission Expires: December 9, 2024

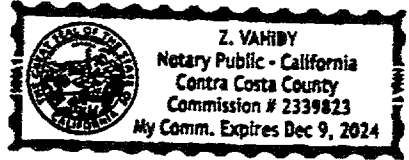


EXHIBIT A

[Legal Description]

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

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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.	Book	Page	Sale Date	School District Code										
91	2021	2339	8/27/2021	Base: 01-0123			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000516800		230		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	8	3	30035		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
4,280		75,915		80,195		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)						A) 1	B) 01	C) 1	D) 1	E) 7	F) 5			
						Residential			Commercial					
Multiple Improvements:		Multiple. Improvements. :						Multiple. Improvements. :						
Construction Date:		Construction Date : 1914						Construction Date :						
Floor:		Floor Sq. Ft. : 1,099						Floor Sq. Ft. :						
Building Cost New:		Cost : 131,395						Cost :						
Single Family Style: 101		Residential Condition: 35						Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out						Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn						Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story		(30) <input checked="" type="checkbox"/> Average						(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level		(40) <input checked="" type="checkbox"/> Good						(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good						(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent						(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:		Residential Quality: 30						(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low						Cost Rank:			Condition:			
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair						(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input checked="" type="checkbox"/> Average						(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good						(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good						(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent									(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000516800														
(Continue on back)														

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 08 Day 27 Yr. 2021		4 Date of Deed Mo. 08 Day 25 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Johnny R. Thornton Street or Other Mailing Address 431 Si, State St./P.O. Box 695 City Osceola State NE Zip Code 68651 Phone Number (402) 469-5449 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jon M. Correll and Elisa M. Correll Street or Other Mailing Address 4395 E. Rose Quartz Lane City San Tan Valley State AZ Zip Code 85143 Phone Number (480) 993-5418 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
 \$105,000

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

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

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

18 Address of Property
 736 N. Main St.
 Bladen, NE 68928

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	105,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	105,000.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative Danielle L. Kelley	(402) 463-4198
Escrow Closing Agent	Phone Number 08-27-2021
Signature of Grantee or Authorized Representative	Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 31 Yr. 21	27 Value of Stamp or Exempt Number \$ 236.25	28 Recording Data BK 2021, Pg 2339

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

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

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

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

Warranty Deed

The Grantor, **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 (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.

GRANTOR covenants with GRANTEES that GRANTOR:

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

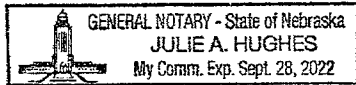
Executed 8-25, 2021.

Johnny R. Thornton

Johnny R. Thornton

STATE OF NEBRASKA }
COUNTY OF Polk } ss.

On this 25th day of August, 2021, before me personally appeared **Johnny R. Thornton**.



Julie A. Hughes

Notary Public -

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2369	8/31/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002515301		231		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	34	2	00000	000	0000			
Land		Improvements		Total		Date of Sale Property Classification Code								
16,450				16,450		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)				A) 2	B) 03	C) 4	D) 3	E) 0	F) 5					
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				Cost :						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
(Continue on back)														

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 8 Day 31 Yr. 2021
4 Date of Deed Mo. 8 Day 31 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Little Blue Wind Project, LLC, a Delaware LLC
6 Grantee's Name, Address, and Telephone (Please Print) Little Blue Wind Land Holdings, LLC, a Delaware LLC
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status: Unimproved, IOLL, Single Family, Multi-Family, Commercial, Industrial, Recreational
(B) Property Type: Mineral Interests-Nonproducing, State Assessed, Exempt, Mineral Interests-Producing
(C) Mobile Home

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

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

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

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

14 What is the current market value of the real property? \$20,000
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) No

16 Does this conveyance divide a current parcel of land? 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 Nebraska Title Co.

18 Address of Property
18a No address assigned
18b Vacant land
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Property Tax Department, 700 Universe Blvd, Juno Beach, FL 33408

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

21 If agricultural, list total number of acres transferred in this transaction 5
22 Total purchase price, including any liabilities assumed \$ 0.00
23 Was non-real property included in the purchase? No
24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number
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, Vice President, (561) 694-4678, 7/30/2021

Register of Deed's Use Only
26 Date Deed Recorded Mo. 9 Day 1 Yr. 21
27 Value of Stamp or Exempt Number \$ 45.00
28 Recording Data BK 2021, Pg 2369

EXHIBIT A

Legal Description of Property

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.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/01/21
\$ 45.00 By AS

Bk 2021, Pg 2369

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

Lorise Petsch 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;

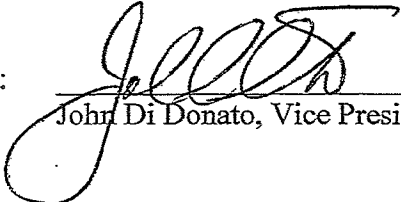
(2) has legal power and lawful authority to convey the same; and

(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

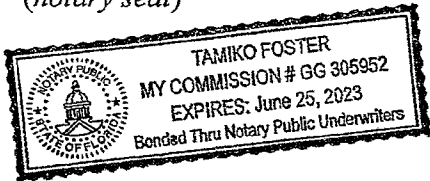
By:


John Di Donato, Vice President

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me **by means of physical presence** or **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)





NOTARY PUBLIC, STATE OF FLORIDA
My commission expires: 6/25/2023

EXHIBIT A
TO WARRANTY DEED

Legal Description of Real Estate

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.

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

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2405	9/1/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001913100	232	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	34	0	00000	1	000	8895
Land	Improvements	Total		Date of Sale Property Classification Code								
43,410	133,815	177,225		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 7			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	8.000	19,760		Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	8.000	19,760						
3D				Roads								
4D1				Farm Sites	1.000	8,650						
4D				Home Sites	1.000	15,000						
Dwellings		101,855		Recreation								
Outbuildings		31,960		Other								
				Non-AG TOTAL	2.000	23,650						

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

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>9</u> Day <u>1</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>9</u> Day <u>1</u> Yr. <u>2021</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard L. Kucera and Kathleen K. Kucera Street or Other Mailing Address <u>741 N Franklin St</u> City Red Cloud State NE Zip Code 68970 Phone Number <u>402-746-3964</u> Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Aaron John Davis and Katherine Nicole Davis Street or Other Mailing Address 1044 Highway 136 City Red Cloud State NE Zip Code 68970 Phone Number <u>308-470-0550</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	
---	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$265,000

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

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

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

18 Address of Property
**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 10+-.

22 Total purchase price, including any liabilities assumed	\$	265,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	265,000.00

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

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

Aaron John Davis 308-470-0550
Phone Number

Print or Type Name of Grantee or Authorized Representative

Grantee

Signature of Grantee or Authorized Representative 9-1-21
Date

Title

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>2</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>596.25</u>	28 Recording Data <u>BK2021, Pg 2405</u>

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2422	9/2/2021	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002506101	233	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000	4	12	8	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
8,650		8,650		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 2	B) 05	C) 5	D) 3	E) 0	F) 3			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL								
3D				Roads		0.160						
4D1				Farm Sites		0.590		8,650				
4D				Home Sites								
Dwellings				Recreation								
Outbuildings				Other								
				Non-AG TOTAL		0.750		8,650				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; SALE BETWEEN PARENT & CHILD	
Comments from	Comments:
002506101	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>9</u> Day <u>2</u> Yr. <u>21</u>		4 Date of Deed Mo. <u>6</u> Day <u>16</u> Yr. <u>21</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Merle N. Parr and Donna F. Parr Street or Other Mailing Address 13470 W Oregon Trail Road City Roseland State NE Zip Code 68973				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mark Parr and Laurie Parr Street or Other Mailing Address 5901 Pheasant Run Avenue City Hastings State NE Zip Code 68901			
Phone Number <u>n/a</u>		Phone Number (402) 461-1634		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address <u>n/a</u>				Email Address <u>n/a</u>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$2,800

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction .75

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

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

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

sign here

Mark Parr (402) 461-1654
 Print or Type Name of Grantee or Authorized Representative Phone Number

Grantee
 Signature of Grantee or Authorized Representative Title Date 9-2-21

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>2</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK2021, pg 2422</u>	

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

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.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	2423	8/27/2021	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000318400		234	1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4133			00	0	20010		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code							
1,765				1,765		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: RURAL (RUR)					A) 2	B) 01	C) 1	D) 1	E) 6	F) 4			
					Residential				Commercial				
Multiple Improvements:					Multiple Improvements. :				Multiple Improvements. :				
Construction Date:					Construction Date :				Construction Date :				
Floor:					Floor Sq. Ft. :				Floor Sq. Ft. :				
Building Cost New:					Cost :				Cost :				
Single Family Style:					Residential Condition:				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home					(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input type="checkbox"/> One Story					(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story					(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story					(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level					(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:					Residential Quality:				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story					(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story					(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story					(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story					(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex					(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
JTWD													
Comments from							Comments:						
000318400													
(Continue on back)													

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 08 Day 27 Yr. 2021		4 Date of Deed Mo. 08 Day 27 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lawrence J. & Virginia Kay Goll Street or Other Mailing Address PO Box 72 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2266 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mark Stanley & Rita Ann Petska Street or Other Mailing Address 310 S Payne St City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-5686 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address ritapetska@icloud.com			

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

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

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

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

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

14 What is the current market value of the real property? \$1,765	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a <input checked="" type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> 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 Steet Rohrer's Additon to Blue Hill

21 If agricultural, list total number of acres transferred in this transaction _____	
22 Total purchase price, including any liabilities assumed	22 \$ 2,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 2,000.00

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

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

sign here
 Print or Type Name of Grantee or Authorized Representative: Mark Stanley & Rita Ann Petska
 Signature of Grantee or Authorized Representative: *Mark Stanley* *Rita Ann Petska*
 Title: Grantee
 Date: (402) 469-5686
 Phone Number

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 3 Yr. 21	27 Value of Stamp or Exempt Number \$ 4.50	28 Recording Data BK2021, Pg 2423

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 2423

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of Sept A.D., 2021, at 9:33 o'clock A.M. Recorded in Book 2021 on Page 2423
Paul Peterson County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-3-21
\$ 4.50 By AD

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: August 27, 2021

L. J. Goll
LAWRENCE J. GOLL

Virginia Kay Goll
VIRGINIA KAY GOLL

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on this 27 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.

Lori D Meents
Notary Public

My commission expires: 12/2/23

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2021	2463	9/3/2021	Base: 91-0074		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000311600		235		1		GeoCde	Tw	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel	
Date of Sale Assessed Value				4133				00	0	20010		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code									
2,840		122,720		125,560		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLUE HILL (BH)				A) 1		B) 01		C) 1		D) 1		E) 6		F) 2	

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. : _____	Multiple Improvements. : _____
Construction Date:	Construction Date : 1876	Construction Date : _____
Floor:	Floor Sq. Ft. : 2,438	Floor Sq. Ft. : _____
Building Cost New:	Cost : 371,010	Cost : _____
Single Family Style: 102	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: _____ Other1: _____ Other2: _____
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input checked="" type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 50	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: _____ Condition: _____
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input checked="" type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000311600	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>9</u> Day <u>3</u> Yr. <u>21</u>		4 Date of Deed Mo. <u>8</u> Day <u>24</u> Yr. <u>21</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jeffrey E. Kort and Kelsey M. Kort Street or Other Mailing Address 302 W. Nemaha St. 1287 Road V City Blue Hill State NE Zip Code 68930				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Anthony E. Aulner and Kami R. Aulner Street or Other Mailing Address 302 W. Nemaha St. City Blue Hill State NE Zip Code 68930			
Phone Number N/A		Phone Number 402-705-0662		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address N/A				Email Address N/A			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

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 Hill, Webster County, Nebraska, according to the recorded plat thereof

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

22 Total purchase price, including any liabilities assumed	22	\$		185,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$		185,000.00

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

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

Anthony E. Aulner
 Print or Type Name of Grantee or Authorized Representative

Anthony E. Aulner
 Signature of Grantee or Authorized Representative

Grantee
 Title

402-705-0662
 Phone Number

9-3-2021
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>10</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>416.25</u>	28 Recording Data BK2021, Pg 2463	

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/10/21
\$ 416.25 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of September A.D., 2021, at 10:18 o'clock AM. Recorded in Book 2021 on Page 2463

Louise Petsch 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.

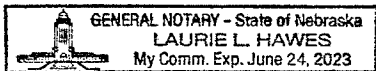
Executed: August 24th, 2021.

Jeffrey D. Kort
JEFFREY D. KORT

Kelsey M. Kort
KELSEY M. KORT

STATE OF NEBRASKA)
) SS:
COUNTY OF ADAMS)

The foregoing warranty deed was acknowledged before me on August 24th, 2021, by Jeffrey D. Kort and Kelsey M. Kort.



Laurie L. Hawes
Notary Public

My commission expires: 6-24-23

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2483	9/10/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000144200	236	1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10030		004	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
690	21,940	22,630		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :				
Construction Date:				Construction Date : 1958				Construction Date :				
Floor:				Floor Sq. Ft. : 780				Floor Sq. Ft. :				
Building Cost New:				Cost : 87,125				Cost :				
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
WD												
Comments from						Comments:						
000144200												
(Continue on back)												

Real Estate Transfer Statement

236

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>10</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>09</u> Day <u>07</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James H. Spain and Kathleen J. Spain Street or Other Mailing Address 1815 13th Ave. City Friendship State WI Zip Code 53934 Phone Number (608) 617-5829 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) John E. Naiman Jr and Laurel Ann Naiman Street or Other Mailing Address 60 N. Walnut St. City Red Cloud State NE Zip Code 68970 Phone Number (707) 385-6224 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$139,000

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

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

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

18 Address of Property
**60 N. Walnut St.
 Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 139,000.00

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

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

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

Danielle L. Kelley Escrow Closing Agent
 Signature of Grantee or Authorized Representative Title Date
 09-10-2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>10</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>312.75</u>	28 Recording Data BK2021, Pg 2483

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 } 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 11:41 o'clock AM. Recorded in Book 2021 on Page 2483

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

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

Warranty Deed

The Grantors, 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 Neb. 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:

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

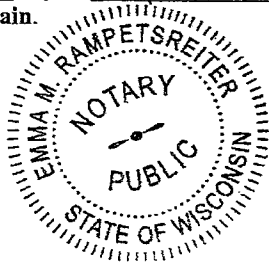
Executed 9/17/21, 2021.

James H. Spain
James H. Spain

Kathleen J. Spain
Kathleen J. Spain

STATE OF WISCONSIN }
COUNTY OF Adams } ss

On this 7th day of September, 2021, before me personally appeared James H. Spain and Kathleen J. Spain.



Emma M. Rampetsreiter
Notary Public - 417125

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	2484	9/3/2021	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000320600		237	1		GeoCde	TwN	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20015		000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
2,300		58,490		60,790		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date : 1965				Construction Date :					
Floor:				Floor Sq. Ft. : 1,298				Floor Sq. Ft. :					
Building Cost New:				Cost : 166,655				Cost :					
Single Family Style: 101				Residential Condition: 25				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD													
Comments from						Comments:							
000320600													
(Continue on back)													

Real Estate Transfer Statement

237

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 9 Day 3 Yr. 21	4 Date of Deed Mo. 8 Day 31 Yr. 21
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joseph Glen Bell and Jason M. Bell Street or Other Mailing Address 209 N. Payne Street City Blue Hill State NE Zip Code 68930 Phone Number		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chase Hofferber Street or Other Mailing Address 209 Payne St. City Blue Hill State NE Zip Code 68930 Phone Number 402-984-2643	
Email Address N/A		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$89,000

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

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

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

18 Address of Property
209 N. Payne., Blue Hill, NE 68930

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 attachment

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

22 Total purchase price, including any liabilities assumed	22	\$	89,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	89,000.00

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

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

Chase Hofferber
 Print or Type Name of Grantee or Authorized Representative

[Signature]
 Signature of Grantee or Authorized Representative

Grantee
 Title

402-984-2643
 Phone Number

9-3-2021
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 10 Yr. 21	27 Value of Stamp or Exempt Number \$ 200.25	28 Recording Data BK 2021, # 2484

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

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

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

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

Dated: August 31, 2021.

Joseph Glen Bell
 JOSEPH GLEN BELL
Jason M. Bell
 JASON M. BELL

Lisa Bell
 LISA BELL
Rachel R. Bell
 RACHEL BELL

STATE OF NEBRASKA)
)SS:
 COUNTY OF Adams)

The foregoing warranty deed was acknowledged before me on August 31st, 2021, by Joseph Glen Bell and Lisa Bell, Jason M. Bell and Rachel Bell.

Dayna C. Grimmitt
 Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2517	9/13/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000608000		238		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40010			003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
470		9,160		9,630		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 11	C) 1	D) 1	E) 7	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:				Construction Date : 1890				Construction Date :						
Floor:				Floor Sq. Ft. : 1,322				Floor Sq. Ft. :						
Building Cost New:				Cost : 119,770				Cost :						
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000608000														
(Continue on back)														

Real Estate Transfer Statement

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

238

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 09 Day 13 Yr. 2021		4 Date of Deed Mo. 09 Day 09 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) First Baptist Church of Guide Rock, Nebraska, Inc. Street or Other Mailing Address P.O. Box 38 City Guide Rock State NE Zip Code 68942				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mark McKell and Jami McKell Street or Other Mailing Address 51 E Magellan City Elk Ridge State UT Zip Code 84651			
Phone Number (402) 257-2705				Phone Number (801) 592-7603		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address N/A				Email Address drmckell@siceyecare.com			

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

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

8 Type of Deed

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

9 Was transfer part of an IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$20,000.00

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

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

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

18 Address of Property
**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 assigned 18b Vacant Land

20 Legal Description (Attach additional pages, if needed.)
Lots Ten (10), Eleven (11), and Twelve (12), Block Three (3), Vance's Addition to Guide Rock, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	20,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	20,000	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 25				

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

sign here

► **Advantage Title by Jenna Critel**
Print or Type Name of Grantee or Authorized Representative

► *Jenna Critel*
Signature of Grantee or Authorized Representative

Authorized Representative
Title

(801) 592-7603
Phone Number

09-13-2021
Date

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 14 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 25	28 Recording Data BK 2021, Pg 2517	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 09/14/21

\$ Ex025 By AS

Bk 2021, Pg 2517

State of Nebraska }
County of Webster } ss.

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

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

AFTER RECORDING RETURN TO:

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

WARRANTY DEED

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:

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

ADVANTAGE TITLE SERVICES
GI 17756

Executed: September 9, 2021.

First Baptist Church of Guide Rock,
Nebraska, Inc.

Marvin Hartman

By: Marvin Hartman, Secretary

STATE OF Nebraska)

COUNTY OF Hall)

The foregoing instrument was acknowledged before me this 9 day of
September, 2021 by Marvin Hartman, Secretary of First Baptist Church of Guide
Rock, Nebraska, Inc..



Jenna L Critel
Notary Public

My Commission Expires: April 6, 2025

File No. GI17756-

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2562	9/20/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000142100		239		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371				00	0	10025		009	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
830		80,000		80,830		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1930	Construction Date :
Floor:	Floor Sq. Ft. : 1,598	Floor Sq. Ft. :
Building Cost New:	Cost : 160,400	Cost :
Single Family Style: 101	Residential Condition: 35	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PERS REP; SPOUSE	
Comments from	Comments:
000142100	

(Continue on back)

Real Estate Transfer Statement

239

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 09 Day 20 Yr. 2021	4 Date of Deed 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) 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
--	--

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

Phone Number (402) 746-2711	Phone Number (402) 746-2711	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
--------------------------------	--------------------------------	---	------------------------------	--

Email Address n/a	Email Address n/a
----------------------	----------------------

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

Yes No

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

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

\$80,000

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

806 N Chestnut St
Red Cloud, NE 68970

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

Same as Grantee

18a No address assigned 18b Vacant land

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

The South Half (S1/2) of Lot Eleven (11) and all of Lot Twelve (12), Block Nine (9), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

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

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

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

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

David B. Garwood (402) 746-3613

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Phone Number 09/20/2021

Title

Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 20 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK 2021, Pg 2562

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

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 2562

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of Sept A.D., 2021, at 11:04 o'clock A.M. Recorded in Book 2021 on Page 2562
David Peter County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-20-21
\$ Exempt

**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.

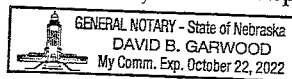
Executed September 20, 2021.

ESTATE OF VIRGIL E. ZADE, DECEASED.

BY: Harriett A. Zade
Harriett Zade, Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER: SS

The foregoing instrument was acknowledged before me on September 20, 2021, by Harriett Zade, Personal Representative of the Estate of Virgil E. Zade, Deceased.



Comm. expires October 22, 2022.

David B. Garwood
David B. Garwood, Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2564	9/21/2021	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001705903	240	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	9	4	00000		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
11,010		11,010		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 11	C) 7	D) 3	E) 0	F) 4			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL								
3D				Roads								
4D1				Farm Sites								
4D				Home Sites								
Dwellings				Recreation								
Outbuildings				Other								
				Non-AG TOTAL								

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

(Continue on back)

Real Estate Transfer Statement 240

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 09 Day 21 Yr. 2021	4 Date of Deed Mo. 09 Day 21 Yr. 2021
--------------------------------------	------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Webster County School District No. 91-0074 Blue Hill Commu Street or Other Mailing Address PO Box 217 City Blue Hill State NE Zip Code 68930-0217 Phone Number (402) 756-3043 Email Address joelruiybalid@bluehillschools.org		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James Cody Erickson & Jodi Lynn Erickson Street or Other Mailing Address 309 Prospect Avenue City Blue Hill State NE Zip Code 68930 Phone Number (719) 216-5125 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address jerickson1202@gmail.com	
---	--	---	--

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$3,000

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

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

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

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

22 Total purchase price, including any liabilities assumed	22	\$	3,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	3,000.00

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

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

Jodi Lynn Erickson (719) 216-5125
 Print or Type Name of Grantee or Authorized Representative Phone Number
Jodi Lynn Erickson Grantee
 Signature of Grantee or Authorized Representative Title Date **21 SEP 2021**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 21 Yr. 21	27 Value of Stamp or Exempt Number \$ 6.75	28 Recording Data BK 2021, Pg 2564

State of Nebraska }
County of Webster } ss.

BOOK 2021 PAGE 2564

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Sept A.D., 2021, at 10:42 o'clock A.M. Recorded in Book 2021 on Page 2564-2565
Louise Petesch County Clerk
16.00 AS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>9-21-21</u>
\$ <u>6.75</u>	By <u>AS</u>

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):

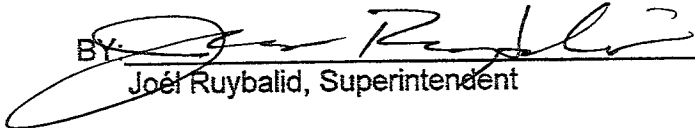
The West 150 Feet of County Surveyor's Lot Nine (9) in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenants with GRANTEES that GRANTOR:

- (1) 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;

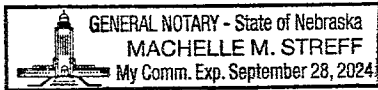
Executed the 21 day of September 2021.

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

BY: 
Joël Ruybalid, Superintendent

STATE OF NEBRASKA)
)ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on September 21st, 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.



(SEAL)

Machelle M. Streff
Public Notary Signature
Machelle M. Streff
Print Name
My Commission Expires: 09/28/2024

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	2593	9/21/2021	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000158900		241	4		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10075		001	0000	
Land		Improvements	Total		Date of Sale Property Classification Code								
1,005		81,435	82,440		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :					
Construction Date:				Construction Date : 1950				Construction Date :					
Floor:				Floor Sq. Ft. : 1,410				Floor Sq. Ft. :					
Building Cost New:				Cost : 196,125				Cost :					
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD; BETWEEN PARENT & CHILD RESERVING LIFE ESTATE													
Comments from						Comments:							
000158900													
(Continue on back)													

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 09 Day 21 Yr. 2021		4 Date of Deed Mo. 09 Day 21 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary Marlene Hansen Street or Other Mailing Address c/o Debra McGuire, 839 HWY 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4650 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry Hansen and Debra McGuire Street or Other Mailing Address 839 HWY 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4650 Email Address n/a			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$70,000

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

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

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

18 Address of Property
707 West 7th Ave
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

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

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

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

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

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

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

Signature of Grantee or Authorized Representative Title Attorney Date 9/21/2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 24 Yr. 2021	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BLK 2021 Pg 2593

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 24 day
of Sept A.D., 2021, at 10:26
o'clock A.M. Recorded in Book 2021
on Page 2593
Louise Patsch County Clerk
10.00 10 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-24-21
\$ Exempt # 50 By WD

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.

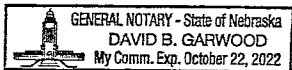
Executed September 21, 2021.

Mary Marlene Hansen
Mary Marlene Hansen

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 21, 2021, by Mary Marlene Hansen, a single person.

Comm. expires 10-22-2022 David B. Garwood
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2607	8/26/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000122200	242	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		004	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,110	67,760	68,870		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 2002	Construction Date :
Floor:	Floor Sq. Ft. : 1,736	Floor Sq. Ft. :
Building Cost New:	Cost : 158,265	Cost :
Single Family Style: 101	Residential Condition: 35	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD; BETWEEN EX-SPOUSE	
Comments from	Comments:
000122200	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name, 2 County Number (WEBSTER - 91), 3 Date of Sale/Transfer (Mo. 08 Day 26 Yr. 2021), 4 Date of Deed (Mo. 08 Day 31 Yr. 2021)

5 Grantor's Name, Address, and Telephone (Please Print): Stephani J. Olson, 9023 Leighton Ave., Lincoln, NE 68507. 6 Grantee's Name, Address, and Telephone (Please Print): Ronald A. Olson, 746 N. Locust St., Red Cloud, NE 68970.

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

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

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

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

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

14 What is the current market value of the real property? \$85,515. 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property: 746 N. Locust st., Red Cloud, NE 68970. 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Ronald A. Olson, 746 N. Locust St., Red Cloud, NE 68970.

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. 22 Total purchase price, including any liabilities assumed: \$0.00. 23 Was non-real property included in the purchase? 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 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. Sara Bockstadter, Attorney.

Register of Deed's Use Only: 26 Date Deed Recorded: Mo. 9 Day 27 Yr. 21. 27 Value of Stamp or Exempt Number: \$ Exempt # 12. 28 Recording Data: BK 2021, Pg 2607.

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 27 day of Sept A.D., 2021, at 11:30 o'clock AM. Recorded in Book 2021 on Page 2607
Louise Petrich County Clerk
10.00 AS Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-27-21
\$ Exempt# 12 By AS

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 31st day of August, 2021.

Stephani J. Olson
Stephani J. Olson, Grantor

STATE OF NEBRASKA)
COUNTY OF Lancaster) ss.

The foregoing instrument was signed and acknowledged before me on this 31 day of August, 2021 by a person identified to me to be Stephani J. Olson, the above-named Grantor.

Margaret L. Proffitt
Notary Public

GENERAL NOTARY - State of Nebraska
MARGARET L. PROFFITT
My Comm. Exp. June 24, 2022

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2608	9/27/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000126000		243		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		010	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,030		6,160		7,190		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1918	Construction Date :
Floor:		Floor Sq. Ft. : 590	Floor Sq. Ft. :
Building Cost New:		Cost : 60,205	Cost :
Single Family Style: 101		Residential Condition: 10	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home		(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other			(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:		Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story		(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000126000 000126100	
(Continue on back)	

Real Estate Transfer Statement

243

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 9 Day 27 Yr. 21		4 Date of Deed Mo. 9 Day 23 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ross and Deborah Welton Street or Other Mailing Address 40680 Highway 30 City Gibbon State NE Zip Code 68840-3074 Phone Number _____ Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ronald and Susan Strickland Street or Other Mailing Address 34008 N Dunn Rd City Chatrary State WA Zip Code 99003 Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address _____			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$9,205

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

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

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

18 Address of Property
821 and 829 N Elm St
Red Cloud, NE 68970
 18a No address assigned 18b Vacant land

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

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 _____

22 Total purchase price, including any liabilities assumed	22	\$	14,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	14,000.00

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

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

sign here	Print or Type Name of Grantee or Authorized Representative Kory J McCracken	(402) 746-3613
	Signature of Grantee or Authorized Representative 	Attorney Date 9/27/21

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 27 Yr. 21	27 Value of Stamp or Exempt Number \$ 31.50	28 Recording Data BK 2021 Pg 2608

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of Sept A.D., 2021, at 3:34 o'clock P M. Recorded in Book 2021 on Page 2608
Louise Potech County Clerk
JD.DD Deputy
ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-27-21
\$ 31.50 By LD

JOINT TENANCY WARRANTY DEED

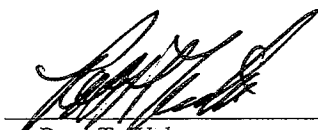
Ross T. Welton and Deborah M. Welton, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Ronald Strickland and Susan Strickland, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined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

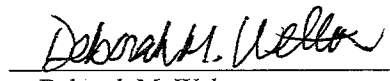
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

- (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.



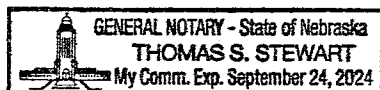
Ross T. Welton




Deborah M. Welton

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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



Comm. expires _____



Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2021	2645	9/28/2021	Base: 91-0002		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000151800		246		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4491			00	0	10060		001	0000			
Land		Improvements		Total		Date of Sale Property Classification Code									
2,920		27,135		30,055		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1						
				Residential				Commercial							
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :							
Construction Date:				Construction Date :				Construction Date :							
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :							
Building Cost New:				Cost :				Cost :							
Single Family Style:				Residential Condition:				Commercial Occupancy Code:							
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:		Other1:		Other2:			
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:							
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls							
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):															
Assessor Comments and Reason for Adjustment:															
WD															
Comments from						Comments:									
000151800 000152000															
(Continue on back)															

Real Estate Transfer Statement

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

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

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

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

8 Type of Deed, 10 Type of Transfer

9 Was the property purchased as part of an IRS like-kind exchange?, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?

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

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

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

20 Legal Description

21 If agricultural, list total number of acres

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

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

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

Kory J McCracken

(402) 746-3613

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign here

Signature of Grantee or Authorized Representative

Attorney

9/28/21

Title

Date

Register of Deed's Use Only

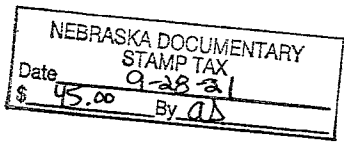
26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data

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

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 } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of Sept A.D., 2021, at 3:17 o'clock PM. Recorded in Book 2021 on Page 2645
Jarvis Peterson County Clerk
ID. 20 AD Deputy
Ind 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 Figgins
Charlotte E. Figgins

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 28, 2021, by Charlotte E. Figgins, a single person.

Comm. expires 

Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2683	9/20/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000315200		247		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010			006	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
710		26,610		27,320		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date :				Construction Date : 1950						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 1,100						
Building Cost New:				Cost :				Cost : 181,025						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 582 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 3						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: 20			Condition: 20			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average			(20) <input checked="" type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from										Comments:				
000315200														
(Continue on back)														

Real Estate Transfer Statement 247

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>30</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>09</u> Day <u>30</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) The Keith A. & Katherine A. Schmidt Trust Street or Other Mailing Address 4375 W Powerline Rd City, State, Zip Code Avy NE 68925 Phone Number 308-379-2727 Email Address kathy_davis59@hotmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Midwestern Postal Realty Holdings, LLC Street or Other Mailing Address 75 Columbia Avenue City, State, Zip Code Cedarhurst NY 11516 Phone Number (516) 295-7820 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address cherz@postalrealty.com			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$27,320

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

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

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

18 Address of Property:
437 West Gage Street, Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent:
**Midwestern Postal Realty Holdings, LLC
 75 Columbia Avenue
 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 Hill, Webster County, Nebraska

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

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

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

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

Keith A Schmidt Trust Print or Type Name of Grantee or Authorized Representative	Katherine A Schmidt Trust Print or Type Name of Grantee or Authorized Representative
Katherine A Schmidt Trust Signature of Grantee or Authorized Representative	Katherine A Schmidt Trust Signature of Grantee or Authorized Representative
	9-16-21 Phone Number
	9-16-21 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>30</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>202.50</u>	28 Recording Data BK2021 pg 2683

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/30/21
\$ 202.50 By AS

Bk 2021, Pg 2683

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of September A.D., 2021, at 01:53 o'clock PM. Recorded in Book 2021 on Pages 2683-2684

Louise Petsch 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

(ENT 36096NE)

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, 2021 . effective as of September 20th, 2021

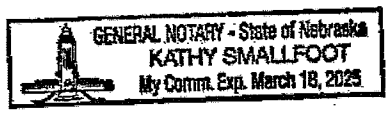
Keith A. Schmidt + Keith A. Schmidt
KEITH A. SCHMIDT,
INDIVIDUALLY AND AS TRUSTEE *Trustee*

Katherine A. Schmidt + Katherine A. Schmidt
KATHERINE A. SCHMIDT
INDIVIDUALLY AND AS TRUSTEE *Trustee*

STATE OF NEBRASKA
COUNTY OF DAWSON } ss.

The foregoing instrument was acknowledged before me this September 16, 2021 (date) by
KEITH A. SCHMIDT and KATHERINE A. SCHMIDT

(Seal)



Kathy Smallfoot
Notary Public
My Commission Expires: MARCH 18, 2025

This instrument was prepared by
STEVE HOLLAND, Attorney at Law
O/B/O BC LAW FIRM, P.A.
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