Agricultural Land Sales Worksheet

Cnty No.	Вос	ok	Page	Sale	Date	School District Code												
91	202	21	2609	9/22	/2021	Base: 9	91-0	002	Aff	iliated:		Uni	Unified:					
Location	ID	Sale	Number	& Code#	Parcel Number													
0019126	500		244	1	GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Area Blk P						
	4371	2	11	3	3 0	00000	1	000	8865									
Land		Imp	provements	To	otal		J	Date of Sale Property Classification Code										
596	,770		596,770 Status Property					perty T	уре	Zoning	Location	ı Ci	ty Size	Parcel Size				
		Irrigat	ion Type:	•		A) 2	A) 2 B) 05				D) 3	E)	0	F) 10				
LCG ACRES: VALUE:							LCG ACRES: VALUE:											
IRRIGATE	ED 1A1		1.650		5,815	GRASSLAND 1G1					75.810	98,175						
	1A		26.000		91,650				1G		0.010							
	2A1				Ì	2G1					23.260			30,080				
	2A								2G									
	3A1		35.210	1	11,790			3	G1		13.670			17,705				
	3A								3G		0.890							
	4A1		11.610		36,455			4	Gl			18						
	4A		8.580		26,940				4G		24.930			9,975				
DRYLANI	D 1D1					S	Shelterl	elt/Tim	ber									
	1D		17.600		43,475			Accreti	ion									
	2D1		22.450		55,565			Wa	ste		2.090		420					
	2D Oth							-										
	3D1 12.070 26,250 AG LAND T									3	03.470		5	96,770				
	3D							Roa	-+		3.820							
	4D1		14.520		22,220			Farm Si										
7015 STANSON 0.2	4D	- ALEXANDER	13.120		20,075			Iome Si	\rightarrow									
								Recreati	\dashv		<i>E E E E E E E E E E</i>							
	wellings		·			Other 6.660 Non-AG TOTAL 10.480												
Outl	ouildings		(ex. and ex. and ex.		· · <u>, , , , , , , , , , , , , , , , , ,</u>	No	n-AG	TOTA	Щ		10.480		·					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:								
Assessor Comments and Reason for Adjustment:									
WD									
Comments from	Comments:								
001912600									
	·								
	(Continue on back)								

Good Life. Great Service.

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

FORM

521

	t is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed Mo 9 Day 22 Vr 2021 4 Date of Deed Mo 9 Day 22 Vr 2021								
WEBSTER - 91	Wo Day YI Wo Day YI								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Selier)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)								
Craig Simpson	Benjamin R. Hobbs								
Street or Other Mailing Address 8353 Wetherden Dr	Street or Other Mailing Address 406 E 7th Ave								
City State Zip Code Mechanicsville VA 23111	City State Zip Code Red Cloud NE 68970								
Phone Number (804) 402-6696	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$								
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.								
	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	A Contratible Desir								
8 Type of Deed Conservator Distribution Lar	ad Contract/Memo Partition Sheriff Other								
	neral Quit Claim Warranty								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust Transfer on Death								
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary								
	or Trust Partition Satisfaction of Contract Other (Explain)								
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)								
Yes No	Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela									
	artnership, or LLC Self Other Other								
☐ Brothers and Sisters ☐ Grandparents at ☐ Ex-spouse ☐ Parents and Ch									
i i i i i i i i i i i i i i i i i i i	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
14 What is the current market value of the real property? \$780,000	Yes V No \$								
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name								
Yes No	of the agent or title company contact.) Yes Southern Title, LLC No								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
Ag land	Grantee								
40 TV 11 1 40 TV 144									
18a 🗸 No address assigned 18b 🗸 Vacant land									
20 Legal Description (Attach additional pages, if needed.)									
The South Half of Section Thirty-three (33), Township Two (2) North, Range Eleven (11) West of the 6th Book 25 Page 336, Book 25, Page 337 and Book Book 2019, Page 1714.	P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska recorded in Deed								
21 If agricultural, list total number of acres transferred in this transaction 313.950+-									
	· · · · · · · · · · · · · · · · · · ·								
22 Total purchase price, including any liabilities assumed	 22 ^{\$} 780,000,00								
22 Total purchase price, including any liabilities assumed	\$								
22 Total purchase price, including any liabilities assumed	\$								
22 Total purchase price, including any liabilities assumed	nstructions)								
22 Total purchase price, including any liabilities assumed	nstructions) 23 \$ 780,000,000 number								
22 Total purchase price, including any liabilities assumed	23 \$ 780,000µ00								
22 Total purchase price, including any liabilities assumed	nstructions) 23 \$ 780,000,000 number								
22 Total purchase price, including any liabilities assumed	nstructions) 23 780,000,00 number nt and that it is, to the best of my knowledge and belief, true, complete, and								
22 Total purchase price, including any liabilities assumed	nstructions) 23 \$ 24 \$ 780,000,00 number It and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-0433								
22 Total purchase price, including any liabilities assumed	nstructions) 23 \$ 780,000 00 number nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-0433 Phone Number								
22 Total purchase price, including any liabilities assumed	nstructions) 23 \$ 780,000,000 number								
22 Total purchase price, including any liabilities assumed	nstructions) 23 780,000,00 number Int and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-0433 Phone Number 9/ /2021 Title Title For Dept. Use Only 28 Recording Data								
22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see if 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 Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Benjamin R. Hobbs Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use On	nstructions) 23 \$ 780,000 00 number								

State of Nebraska Ss. County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this Aday of Sect A.D., 20 D1, at 10:116 o'clock A.M. Recorded in Book 2021 on Page 1009 County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX Date 9-28-21	
\$ 1755.00 By YO	

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

WARRANTY DEED

Craig Simpson, a married person and resident of Virginia, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Benjamin R. Hobbs, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S1/2) of Section Thirty-three (33), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska recorded in Deed Book 25, Page 336, Book 25, Page 337 and Book 2019, Page 1714.

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

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

Executed

9/22,2021.

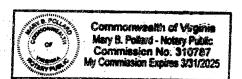
STATE OF Virginia

) ss.

COUNTY OF Hanover

The foregoing instrument was acknowledged before me on September 22, , 2021 by Craig Simpson, a married person and resident of Virginia.

Mary B. Pallacd Notary Public





Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Cod										
91	20	21	2643	9/28	/2021	Base: 9	02		Unified:							
Location	D	Sale	Number	Useability	& Code#	Parcel Number										
0019126	501		245	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		0000	2	11	3	33 0 00000			1	000	0000	
Land		Imp	provements	To	otal		D	ate of	Sale	le Property Classification Code						
41	,820				41,820	Status	Status Property Type			Zo	oning	Location	Cit	y Size	Parcel Size	
		Irrigat	tion Type:			A) 2	В)	05		C)	5	D) 3	E)	0	F) 8	
LCG ACRES; VALUE:						LCG ACRES: VALUE:									UE:	
IRRIGATE	ED 1A1					GR	ASSLA	ND 10	G1		1	8.300	23,700			
	1A							1	G							
ALIX	2A1							20	G1			7.000	. = .		9,065	
	2A						2G									
	3A1						30	31								
	3A							3	3G							
	4A1							40	G1			0.890	180			
	4A							4	lG			7.440	1,490			
DRYLANI	D IDI					S	helterbe	lt/Timb	ет							
	1D						-	Accretic	on							
	2D1		0.090		225			Was	ste							
	2D		<u> </u>					Oth	 -							
	3D1					AG L	AND T	COTA	\mathbf{L}			8.400			41,820	
	3D							Roa	+		-	0.680				
	4D1						F	arm Sit	es							
THE UNIVERSAL WARRANCE CO.	4D	k Australian agains	4.680	2000 4000 4000 - 1446 1000	7,160			ome Sit	-							
ere 4 general							R	ecreation	on							
	wellings							Oth								
Outl	ouildings					Nor	ı-AG T	OTA	\mathbf{L}		*	0.680	-			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
JTWD		
Comments from	Comments:	
001912601		
	(Continue on b	ack)

Real Estate Transfer Statement 245

FORM

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

521

The deed will not be recorded unless this statement										
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 9 Day 28 Yr. 2021 4 Date of Deed Mo. 9 Day 28 Yr. 2021									
WEBSTER - 91 ▼										
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)									
Benjamin R. Hobbs	Jamie Farris and Merie Farris									
Street or Other Mailing Address 406 E 7th Avenue	Street or Other Mailing Address									
City State Zip Code Red Cloud NE 68970	City Red Cloud State Zip Code 70									
	Phone Number Is the grantee a 501(c)(3) organization? Yes VNo									
Phone Number (402) 746-0433	02-789-32-79 If Yes, is the grantee a 509(a) foundation? 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 Type (C)									
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt									
✓ Unimproved Multi-Family ✓ Agricultural Local Commercial Recreational	Williefal Intelests-Froducing									
	d Contract/Memo Partition Sheriff Other									
Bill of Sale Corrective Easement Lea	se Personal Rep. Trust/Trustee									
Cemetery Death Certificate - Transfer on Death Executor Min	eral Quit Claim V Warranty									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreck Auction Easement Gift										
	Life Estate Sale Trustee to Beneficiary									
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)									
✓ Yes No	Yes									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)									
	artnership, or LLC Self Other									
Brothers and Sisters Grandparents a										
Ex-spouse Parents and Ch	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
14 What is the current market value of the real property?	Yes No \$ %									
\$72,500 16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name									
Yes No	of the agent or title company contact.) Yes Southern Title, LLC No									
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent									
Ag Land	Grantee									
40 C Verentland										
18a ✓ No address assigned 18b ✓ Vacant land 20 Legal Description (Attach additional pages, if needed.)	<u> </u>									
See Attached										
See Allached										
21 If agricultural, list total number of acres transferred in this transaction39-14+-	·									
20 Tatal a walkage price including any lightilities assumed										
22 Total purchase price, including any liabilities assumed	\$ 72,500.00									
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 72,500,00									
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number nt and that it is, to the best of my knowledge and belief, true, complete, and									
correct, and that I am duly authorized to sign this statement.										
Jamie Farris	(402) 984-3279 Phone Number									
Print or Type Name of Grantee or Authorized Representative	Grantee 9/2 8/2021									
	Title Date									
TICIC -										
Register of Deed's Use Or 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data									
Mo. 9 Day 28 Yr. 21 \$ 164. 25	BK2021, 12 2643									
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)									
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019										

.---- June

A tract of land located in Southwest Quarter of Section Thirty-three (33), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 33; thence N00°52'56"W (assumed bearing) on the West line of said Southwest Quarter, a distance of 1032.00 feet to the point of beginning; thence N84°53'16"E, a distance of 1700.00 feet; thence S01°33'47"W, a distance of 1078.90 feet to the North right-of-way line of U.S. Highway 136 as recorded in Deed Book 25, Page 337 and Deed Book 2019, Page 1714; thence N89°45'57"W on said North line, a distance of 337.32 feet; thence S80°25'48"W, on said North line, a distance of 354.40 feet; thence N89°10'10"W, on said North line, a distance of 262.55 feet; thence N83°39'14"W, on said North line, a distance of 581.66 feet to the beginning of a curve concave to the Northeast and having a radius of 185.49 feet; thence northwesterly on said curve and said North line, the chord of which bears N21°57'50"W, an arc distance of 140.37 feet; thence S89°07'04"W, perpendicular to the West line of the Southwest Quarter of said Section 33, a distance of 33.00 feet to the West line of said Southwest Quarter; thence N00°52'56"W on said West line, a distance of 789.80 feet to the point of beginning, subject to county road right-of-way.

BOOK 2021	PAGE_2643
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State of Nebraska 3 County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this 38 OT A.D., 2021 o'clock Recorded in ounty Clerk Deputy Comp Carded Ind Assessor Return to:

NEBRASKA DOCUMENTARY Date

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

JOINT TENANCY WARRANTY DEED

Benjamin R. Hobbs, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jamie Farris and Merie Farris, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in Southwest Quarter of Section Thirty-three (33), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 33: thence N00°52'56"W (assumed bearing) on the West line of said Southwest Quarter, a distance of 1032.00 feet to the point of beginning; thence N84°53'16"E, a distance of 1700.00 feet; thence S01°33'47"W, a distance of 1078.90 feet to the North right-of-way line of U.S. Highway 136 as recorded in Deed Book 25, Page 337 and Deed Book 2019, Page 1714; thence N89°45'57"W on said North line, a distance of 337.32 feet; thence S80°25'48"W, on said North line, a distance of 354.40 feet; thence N89°10'10"W, on said North line, a distance of 262.55 feet; thence N83°39°14"W, on said North line, a distance of 581.66 feet to the beginning of a curve concave to the Northeast and having a radius of 185.49 feet; thence northwesterly on said curve and said North line, the chord of which bears N21°57'50"W, an arc distance of 140.37 feet; thence S89°07'04"W, perpendicular to the West line of the Southwest Ouarter of said Section 33, a distance of 33.00 feet to the West line of said Southwest Quarter; thence N00°52'56"W on said West line, a distance of 789.80 feet to the point of beginning, subject to county road right-of-way.

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

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

September 28, 2021.

Benjamin R. Hobbs

STATE OF NEBRASKA

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on September Benjamin R. Hobbs, a single person

GENERAL NOTARY - State of Nebrask TERESA L. THEORAID My Comm. Exp. Auroust 27, 2025

Notary Public

My commission expires:

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	ıle Date			School District Code										
91	20	21	2694		10/1/2021			91-0	O002 Affiliated: Unified:										
Location ID Sale Number				Useability & Code #					Parcel Number										
000121100 248			248		1		GeoCde	Twi	ı Rng	Rng Sect		Qrt	Subdiv	Area	Blk	Parcel			
:	D	ate of S	ale Assessed	d Va	lue		4371			0	0	0	10020		002	0000			
Land		Imp	rovements	Total					Date of Sale Property Classification Code										
	830		14,38	30 15,210 Status			Status	P	roperty T	уре	z	oning	Locatio	ion City Size		Parcel Size			
Assessor Lo	cation:	RED	CLOUD (RC)			A) 1	B)	01		C)	1	D) 1	E)	6	F) 2			
						Residential							Comme	rcial					
	Mul	tiple Im	provements:	Mul	ltiple. Impr				Multiple	. Imp	roven	nents.:							
	1	Constr	uction Date:	Con	nstruction I	Date: 19:	10		Construc	tion l	Date:	:							
			Floor:	Floo	or Sq. Ft. :				Floor Sq. Ft. :										
,		Buildin	g Cost New:	Cos	st:	123,2	45		Cost:										
Single Family	Style:	104		Res	sidential	Condition: 10) '		Commercial Occupancy Code:										
(100) 🗆 Mo	bile Hon	ne		(10) 医 ((Worn Out			Primary: Other1: Other2:										
(101) 🗆 One	e Story			(20)) 🗆 H	Badly Worn			Commercial Construction Class: (1) Fireproof Structural Steel Frame										
(102) 🗆 Tw	o Story			(30))	Average			<u> </u>						ie				
(103) Split Level					<u> </u>	Good			- ` ´				oncrete Fr	ame		····			
(104) ☑ 1 1/2 Story)) 🗆 🔻	Very Good							ring Walls						
(111) □ Bi-Level)) [] H	Excellent	_,		- ` '				el Framed	Ext. W	alls				
(106) □ Other					(5)														
Townhouse or	r Duplex	Style:		Res	sidential	Quality: 30			(6) [Pe	ole Fi	rame							
(301) 🗆 One				<u>├</u>	<u> </u>	.ow				Cost Rank:					ion:	· 			
(302) 🗆 Tw				(20)					(10)					(10)					
(307) 🗆 1 1/				(30) ★ Average				(20) E					(20) Badly Worn						
(308) □ Spli				(40)								Avera		(30) Average					
(309) 🗆 21/				(50) Urry Good					(40)	I H	igh			(40) □ Good					
(304) 🗆 One				(60)) 🛘 I	Excellent			(50) 🗆 V										
(305) 🗆 Two	o Story I	Duplex								,				(60) E] Excel	ent			
Assessor's						-):							 		· · ·				
Assessor Co	mment	s and R	eason for A	dju	stment:														
WD																			
Comments 1	from			<u></u>		· · · · · · · · · · · · · · · · · · ·		Omr	nents:						 -				
000121							<u>'</u>	- CILL	uvines.										
					· ·														
															(Cont	inue on back)			

Real Estate Transfer Statement

FORM 521

Good Life, Great Service. DEPARTMENT OF REVENUE

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

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 April 2021 4 Date of Deed April 2021								
WEBSTER - 91 ▼	Mo Day Yr Mo Day Yr								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)								
Jon C. Cannaday and Micheal L. Cannaday	Sarah A. Major								
Street or Other Mailing Address 88307 429th Avenue	Street or Other Mailing Address 4686 Road M								
City State Zip Code Ainsworth NE 69210	Ruskin State Zip Code 68974								
Phone Number (402) 419-0658	Phone Number (402) 257-7722 Is the grantee a 501(c)(3) organization? Yes V No								
Email Address	Email Address NA								
7 Property Classification Number. Check one box in categories A and B. Check C if									
(A) Status (B)	Property Type (C)								
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home								
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt								
IOLL Commercial Recreational									
	d Contract/Memo Partition Sheriff Other Personal Rep. Trust/Trustee								
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Min									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	sure Irrevocable Trust Revocable Trust Transfer on Death								
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary								
Buyer Seller V No Court Decree Exchange Granton 11 Was ownership transferred in full? (If No, explain the division.)	Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)								
✓ Yes	Yes								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.									
	artnership, or LLC Self Other								
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Chi									
	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
\$5.000	Yes No \$ %								
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name								
Yes No	of the agent or title company contact.) Yes Volume No								
the state of the s	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee								
629 North Locust Street, Red Cloud, NE 68970	Grantee								
18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.)	III. O Managara And IIII and A Double Market and								
Lots Four (4), Five (5) and Six (6), Block Two (2), Sn	11th & Moore's Addition to Red Cloud, Webster								
County, Nebraska									
21 If agricultural, list total number of acres transferred in this transaction									
22 Total purchase price, including any liabilities assumed									
23 Was non-real property included in the purchase?	\$								
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	\$ 5,000,00								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	5,000,00								
25 If this transfer is exempt from the documentary stamp tax, list the exemption									
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, complete, and								
Sarah A. Major	(402) 257-7722								
Sign Print or Type Name of Grantee or Authorized Representative	Grantoe Phone Number								
	Title Date								
Register of Deed's Use Onl	y For Dept. Use Only								
	28 Recording Data								
Mo. 10 Day 1 Yr. 21 \$ 11.35	BK 2021 1/2 2/494								
Jebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)								

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this \ of <u>CC+</u> A.D., 20<u>21</u>, at 11:52 o'clock A M. Recorded in Book 2021 on Page 2694 County Clerk 10.00 Comp Assessor Return to: Theobald Law Office

NEBRASKA DOCUMENTARY

PO Box 423 Red Cloud, NE 68970

WARRANTY DEED

Jon C. Cannaday and Micheal L. Canaday, husband and wife, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, Sarah A. Major, a single person, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

> Lots Four (4), Five (5) and Six (6), Block Two (2), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

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

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

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

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

Executed July

STATE OF NEBRASKA, COUNTY OF WEBSTER, SS:

The foregoing instrument was acknowledged before me on July

Jon C. Cannaday and Micheal L. Cannaday, husband and wife.

GENERAL NOTARY - State of Nebraska DON E. THEOBALD ly Comm. Exp. October 28, 2024

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		٤	Sale Date		School District Code											
91	20	21	2697		10/4/2021		Base: 9	91-0	O002 Affiliated: Unified:										
Location ID Sale Number				Useability & Code #					Parcel Number										
0001524)152400 249			1			GeoCde	Tw	n Ri	Rng Sect		t Qrt		Subdiv	Area	Blk	Pa	rcel	
Date of Sale Assesse				d Va	lue		4491				00	0	1	10065		002	00	00	
Land		Imp	rovements			Total			Date of Sale Property Classification Code										
	820		11,90	0		12,720	Status	P	roperty	тур	ре	Zoning		Location	(City Size Parcel Size			
Assessor Lo	cation:	RED	CLOUD (RC)			A) 1	B)	0	1		C) 1		D) 1	E)	6	F)	2	
						Residential							•	Commer	cial				
	Mul	tiple Im	provements:	Mul	tiple. Im	*			Multi	ple. I	Impro	ovements.	:						
,		Constr	uction Date:	Con	struction	Date: 18	75		Const	tructi	ion D	ate:							
			Floor:	Floc	or Sq. Ft.	1,4	04		Floor	Sq.	Ft.:								
		Buildin	g Cost New:	Cost	t:	157,5	00		Cost:										
Single Family Style: 102				Residential Condition: 20					Commercial Occupancy Code:										
(100) 🗆 Mobile Home				(10) 🗆	Worn Out			Primary: Other1: Other2:										
(101) □ One Story				(20) 医	Badly Worn			Com	mer	cial	Constru	ctio	n Class:					
(102) 🗷 Two Story) 🗆	Average			(1)		Fire	eproof St	truct	tural Steel	Fran	ne			
(103) □ Split Level) 🗆	Good			(2)		Rei	inforced	Con	icrete Frai	me			na.	
(104) □ 1 1/2 Story) 🗆	Very Good			(3)		Ma	sonry Be	earin	ıg Walls					
(111) □ Bi-Level) 🗆	Excellent			(4)		Wo	ood or St	eel I	Framed E	xt. W	alls			
(106) □ Oth	er								(5)		Me	tal Fram	e an	d Walls					
Townhouse or	Duplex	Style:		Residential Quality: 40						(6) D Pole Frame									
(301) 🗆 One	e Story			(10) □ Low					Cost Rank:					C	ondi	tion:			
(302) 🗆 Two			-	(20)					(10) □ Low						10) 🗆 Worn Out				
(307) 🗆 11/	2 Story			(30) Average				(20) □ Average						(20) Badly Worn					
(308) □ Spli				(40) E Good							ove Aver	age	(3	(30) Average					
(309) 🗆 21/				(50) 🗆 Very Good					(40) □ High					- (4	(40) 🛘 Good				
(304) □ One				(60)) 🗆	Excellent			:							□ Very (
(305) 🗆 Two	Story I	Duplex												(6	0) [□ Excell	ent		
Assessor's					<u> </u>														
Assessor Co	mment	s and R	eason for A	djus	stment	•													
WD																			
Comments f	rom						-	'om"	nents:				•	,					
0001524								\omn	nemes:										
						1.4					-								
																(Conti	nue on l	back)	

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

249

FORM **521**

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

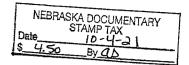
I additional space is needed, add an attachment and identity the applicable item number.	 If additional space is needed. 	add an attachment and identify the applicable item number.
--	--	--

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2021 Mo. 10 Day _ 2021 4 10 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Tracy Arevalo Guadalupe Ledezma Street or Other Mailing Address 902 S Nebraska Ave, Trailer #30 Street or Other Mailing Address 415 E G St Zip Code 68959 Minden ^{City} Hastings State Zip Code 68901 Phone Number Phone Number (661) 208-1076 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Conservator Partition Sheriff Other Bill of Sale Corrective Trust/Trustee Lease Easement Personal Rep Mineral Quit Claim ✓ Warranty Cemetery Death Certificate - Transfer on Death Executor 9 Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Gift Life Estate **✓** Sale Easement Trustee to Beneficiary Exchange) by buyer or seller? Buyer Seller ✓ No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ✓ Yes ☐ No No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$15.765 Yes **√** No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 121 S Seward St Same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 1,500,00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 1,500100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 Kory J. McCracken Phone Number Print or Type/Name of Grante or Authorized Representative Attorney 10/4/21 Title Date Signature of Gra ntee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data 50 (Yr.2\$ Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

State of Nebraska ss. County of Webster

BOOK 2021 PAGE 2697

Entered on the numerical index and filed for record in the Clerk's office of said county this day of OC A.D., 20 1, at 30 o'clock A.M. Recorded in Book 302 on Page 200 The County Clerk 10 200 Assessor Carded



WARRANTY DEED

Guadalupe Ledezma, a single person, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Tracy Arevalo, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6), Seven (7) and Eight (8), Block Two (2), Railroad Addition to the City of Red Cloud, Webster County, Nebraska.

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

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

Executed October $\frac{U}{2}$, 2021.

Guadalupe Ledezma

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October $\frac{U}{L}$, 2021, by Guadalupe Ledezma, a single person.

Comm. expires

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date				School District Code							
91	20	21	2698	8/30	/2021	Base: 0	1-01	.23	Αfl	filiate	d:		Unif			
Location	Ю	Sale	Number	Useability	& Code#					Pa	rcel N	lumber				
0025071	100		250	1		GeoCde	Twn	Rng	S	ect	Qrt	Subdiv	Area	Parcel		
	D	ate of S	ale Assessed	Value		4129	4	12	1	.2	4	00000	1	000	0000	
Land		Imp	provements	To	otal		r	ate of	Sal	e Pro	perty	Classific	ation (Code		
28	,210		61,545		89,755	Status	Pro	perty Ty	уре	Zo	oning	Location	Cit	y Size	Parcel Size	
		Irrigat	tion Type:	•		A) 1	B)	05		(C)	5	D) 3	E)	0	F) 6	
LCG			ACRES:	VAL	UE:		LCG				ACR	ES:		VAL	UE:	
IRRIGATE	D 1A1					GR	ASSLA	AND 1	G1			0.840			1,090	
	1A					1G 2.680							3,470			
	2A1							2	Gl							
	2A					2G										
	3A1							3	G1						·	
	3A								3G							
	4A1							40	Gl							
	4A							4	4G							
DRYLANI) 1D1						Shelterb	elt/Timl	ber							
	1D	i I						Accreti	ion							
	2D1							Wa	ste							
	2D							Otl	her							
	3D1					$\mathbf{AG}\ \mathbf{L}$	AND	TOTA	$ \mathbf{T} $			3.520			4,560	
	3D						//	Roa	ads		(0.680				
	4D1]	Farm Si	tes			1.000			8,650	
	4D						Η	Iome Si	tes			1.000		15,000		
			mi Pa]	Recreati	ion							
Ε	wellings				21,495			Otl	her							
Outl	ouildings				40,050	50 Non-AG TOTAL 2.680 23,65								23,650		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
002507100	
	(Continue on back)

NEBRASKA

Real Estate Transfer Statement

FORM

Good Life. Great Service.	• To be filed with the F	Register of Deeds. •	Read inst	ructions	on reverse	e side.		<i></i>	52	21
DEPARTMENT OF REVENUE	If additional space is The deed will not be record	needed, add an atta	chment a	nd identify	y the app	icable item n	umbe	r.		
1 County Name	2 County Number			of Sale/Tra			Date o			
	WEBSTER - 91			08 _{Da}					/03Yr.	2021
5 Grantor's Name, Addre	ess, and Telephone (Please Print)					and Telephone	_			
	naker & Lynne A. Friede	wald	Trev	e's Name (I 'Or & Jer	nnifér Ka					
	West 2nd Street #200		643	or Other Ma No. Mail	ailing Addre N	ss ·			-	
City Hastings	State NE	Zīp Code 6890	1 City 1 Blac	len			State NE)	Z	Tip Code 68928
Phone Number (402) 462-2567			Phone (402	Number 2) 756-11		Is the grantee a If Yes, is the gra				Yes ✓ No Yes ✓ No
Email Address chuck@sullivansh	oemaker.com			Address Available						
	n Number. Check one box in cate	gories A and B. Check	C if propert	y is also a	mobile hor	ne.				
(A) Status			(B) Prope	rty Type						(C)
✓ ImprovedUnimprovedIOLL	Multi-Family	ndustrial Agricultural Recreational	=	ral Interests ral Interests	•	eing [State Exem	Assessed pt	_ N	Mobile Home
<u> </u>	Conservator Corrective	Distribution Easement	Land Contra Lease	act/Memo	Partitio	· = -	eriff ust/Trus	tee	Other	
Cemetery [Death Certificate - Transfer on Deat	h Executor	Mineral		Quit Cl	· <u>=</u>	arranty			
Was transfer part of kind exchange (I.R.C Exchange) by buyer or	C.§ 1031 Auction	Easement Gif	_	Irrevocat	=	Revocable Tru		Tr	ansfer on Dea	
Buyer Sel	ler ✓ No Court Decree red in full? (If No, explain the division		antor Trust	Partition	Vac real ect	Satisfaction of ate purchased for			her (Explain)	tondod uos
Yes No		<u> </u>			√ Yes	No	Ji Same	, use: (11 1	vo, state the fi	
	en relatives, or if to a trustee, are th		elatives? (If	Yes, check	the appropr	riate box.)				-
∐ Yes √ No	Aunt or Uncle to Niece or N			• •	Self			Othe	er	
	☐ Brothers and Sisters ☐ Ex-spouse	Grandparen	ts and Gran	dchild		use				
14 What is the current mark	ket value of the real property?			the mortas		o-parent and Steed? (If Yes, state	•		ntoroot rate \	
\$94,980 asses				7		su: (11 165, State	ine an	ount and i	meresi raie.)	%
16 Does this conveyance d	ivide a current parcel of land?		17 Was	transfer th	rough a rea	l estate agent or	a title Yes _	company?	(If Yes, include	le the name
18 Address of Property		-	19 Nan	ne and Addr	ress of Pers	on to Whom the	Tax St	atement S	hould be Sent	
686 Road Y			Trevor 8	k Jennifer K	arr					
Bladen, NE 68928			643 No.	Main						
18a No address assign 20 Legal Description (Attack	ned 18b Vacant land hadditional pages, if needed.)		Biaden,	NE 68928	· · -					
County, Nebraska, t beginning, containing	utheast Corner of the South thence 300 feet north; thence g 6.2 acres, more or less. umber of acres transferred in this tra	ce 900 feet west, the	ence 300	Township feet Sou	4 North th, thenc	, Range 12 V e 900 feet, n	West on	of the 6th	h P.M., We east to the	ebster place of
**	, including any liabilities assum	ed					22	\$	30,0	00,000
	r included in the purchase? Yes, enter dollar amount and a	ttach itemized list.) (se	e instructi	ions)		. 	23	\$		1
	rice paid for real estate (line 22							\$	30,0	 00 000
25 If this transfer is exer	npt from the documentary stan	on tax list the exempti	on number				S 1.0			
Under correct, and t Trevor K	penalties of law, I declare that I he hat I am duly authorized to sign this	nave examined this stater is statement.			ie best of n	ny knowledge ar	nd belie	ef, true, co	mplete, and	
sign Print or Type	Name of Grantee or Authorized Re	epresentative			ara	ntee			Phone Nur	nber
	Grantee or Authorized Representa	tive	Title		- yıa	1100			Date	
	Doc	ister of Deed's Use (Only		_			-	For Daniel	Una Onto
26 Date Deed Recorded	27 Value of C+omp or			rding Data					For Dept.	JSE UNIY

	BOOK <u>202 </u> PAGE <u>2698</u>
State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of Oct A.D., 2021, at 8:30 o'clock a.M. Recorded in Book 2021 on Page 2028 Augustatus (County Clerk i 0.20 Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 10-5-21 \$_61.50 By (1)
Return Address: Sullivan Shoemaker P.C., L.L.O.; attn: D. Charles Sho	nemaker; PO Box 309, Hastings, NE 68902-0309
WARRANTY	7 DEED
D. Charles Shoemaker and Lynne A. Frieder consideration of Thirty Thousand Dollars (\$30,000) from Grantees, Trevor W. Karr and Jennifer C. Karr tenants with right of survivorship and not as tenants following described real estate (as defined in Neb. F. Beginning at the Southeast Corner of the Sor North, Range 12 West of the 6 th P.M., Webs thence 900 feet west, thence 300 feet South, place of beginning, containing 6.2 acres, mo	and other valuable consideration received r, husband and wife, Grantees, as joint in common, convey to said Grantees the Rev. Stat. Section 76-201): utheast Quarter of Section 12, Township 4 ster County, Nebraska, thence 300 feet north thence 900 feet, more or less, east to the
Grantors covenants, jointly and severally, with Gran	itees that Grantors:
 (1) are lawfully seised of such real estate an easements, reservations, covenants and restrictions of (2) have legal power and lawful authority to (3) warrant and will defend the title to the repersons. 	of record; convey the same; and
EXECUTED: Sugust 3, 2021. D. Charles Shoemaker Lynne	July A Fissilizable A. Friedewald
STATE OF NEBRASKA	
COUNTY OF ADAMS) ss.	

GENERAL NOTARY - State of Nebraska NANCY R. KRAFTZIK My Comm. Exp. April 18, 2023

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	Sale Date					Sch	ool Dis	trict Co	de				
91	20	21	2706		10	/6/2021	Base: 9	91-0	002	A	Affili	ated:			Unif	ied:		
Location	Ю	Sale	Number	τ	Jseabil	ity & Code #					J	Parcel I	Number		*			
0007080	000		251		4	05	GeoCde	Twi	n R	ng	Sect	Qrt	Subdiv	. 1	Area	Blk	Pa	arcel
	D	ate of S	ale Assessec	l Va	lue		4369				00	0	6000	5		004	00	000
Land		Imp	rovements			Total			Date	of S	ale P	ropert	y Classi	ficat	ion (Code		
	240		7,34	40 7,580 Status I					ropert	roperty Type Zoning L					Location City Size Parce			
Assessor Lo	cation:	INAV	ALE (IN	A)			A) 1	B)	01 C) 1 D)			D) :	3	E)	9	F)	2	
					-	Residential							Comn	erci	al	• • • • • • •		
	Mul	tiple Im _l	provements:	Mult	tiple. Imp	provements.:			Multi	iple. Ir	nprov	ements.:						
		Constr	uction Date:	e: Construction Date : 1900				Cons	tructio	n Dat	e:							
:			Floor:	Floo	or Sq. Ft.				Floor	Sq. F	t. :							
		Buildin	g Cost New:	Cost: 191,175					Cost	:								
Single Family	Style:	101		Residential Condition: 10					Com	merc	cial C	ccupan	cy Code:					
(100) □ Mol	bile Hon	ne e		(10) 🗷 Worn Out					Prim	ary:		0	her1:		C	Other2:		
(101) 🗷 One	Story			(20)) 🗆	Badly Worn			Com	merc	cial C	onstruc	tion Cla	s:				
(102) 🗆 Two			(30)) 🗆	Average			(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spli	t Level			(40) □ Good					(2) Reinforced Concrete Frame									
(104) 🗆 1 1/2	2 Story			(50)) 🗆	Very Good			(3)		Maso	onry Bea	ring Wal	ls				
(111) 🗆 Bi-I	Level			(60) Excellent					(4)		Woo	d or Ste	el Frame	I Ext	. Wall	s		
(106) 🗆 Oth	er										Meta	l Frame	and Wal	s				
Townhouse or	Duplex	Style:		Residential Quality: 40					(6) □ Pole Frame									
(301) 🗆 One	Story			(10)) 🗆	Low			Cost	Ran	k:			Cor	uditio	n:		
(302) □ Two	Story			(20)) 🗆	Fair			(10)		Low			(10)) 🗆	Worn	Out	
(307) 🗆 1 1/2	2 Story			(30)) 🗆	Аvегаде			(20)		Aver	age		(20)) 🛮	Badly	Worn	
(308) 🗆 Spli	t Level			(40)) *	Good			(30)		Abo	ve Avera	ge	(30)) 🗆	Averag	ge	
(309) 🗆 2 1/2	2 Story			(50)) 🗆	Very Good			(40)		High			(40)) [Good		
(304) 🗆 One	Story D	uplex		(60)) 🗆	Excellent						·		(50)		Very (
(305) □ Two	Story I	Duplex										* 1		(60)) []	Excelle	ent	
Assessor's	Adjus	stment	to Sale P	rice	(+ or	·-) :												
Assessor Co				djus	tment:													
WD; ADD	ED S	POUSE																
		191																
											· · · · · ·							
Comments fi	rom				· <u>·</u>	,		'amm	nents:									
0007080								· OHIII							-			
																		
			,															
																(Conti	nue on	back)

NEBRASKA

Real Estate Transfer Statement



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

Good Life, Great Service • To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed Mo. 10 Day WEBSTER - 91 Mo. 10 Day 6 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Roni C. Jones Roni C. Jones and Gary Cox Street or Other Mailing Address 403 Minnesota Street or Other Mailing Address 403 Minnesota Zip Code 68952 Zip Code 68952 City Inavale Inavale Phone Number (402) 746-2809 Is the grantee a 501(c)(3) organization? Yes ✓ No If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Mineral Interests-Nonproducing Industrial State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial Distribution Land Contract/Memo 8 Type of Deed Conservator Partition Sheriff Other Lease Trust/Trustee Bill of Sale Corrective Easement Personal Rep. **✓** Warranty Death Certificate - Transfer on Death Executor Mineral Quit Claim Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ✓ Gift Auction Life Estate Sale Trustee to Beneficiary Easement Seller V No Court Decree Partition Satisfaction of Contract Other (Explain) Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. ✓ Yes No ✓ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild ✓ Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$1,870 V No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) **✓** No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 403 Minnesota, Inavale, NE 68952 Grantee 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Ten (10) Eleven (11) and Twelve (12), Block Four (4), Original Town of Inavale, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 0,00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-2809 Gary Cox Print on Type Name of Grantee or Authorized Representative Phone Number sign Grantee 9/30/21 Signature of Grantee or Authorized Representative Title Date For Dept. Use Only Register of Deed's Use Only

26 Date Deed Recorded

27 Value of Stamp or Exempt Number

28 Recording Data

-	800K_202 PAGE_27
State of Nebraska Sss. County of Webster	ws. <u>series</u>
o'clock A. M. Recorded in Book 202 on Page 2 10 (e 10.00 Deputy Ind Comp Assessor Carded On the Clerk Soffice of said county this 6 day of 0.1 A.D., 2021, at 10.37 o'clock A. M. Recorded in Book 202 on Page 2 10 (e 10.00 Deputy Ind Comp Assessor Carded County Clerk 10.00 Deputy Ind Comp Assessor Carded County Clerk	NEBRASKA DOCUMENTARY STAMP TAX Date 10-10-21 \$ Exertisa by 11
Return to: Theobald Law Office O Box 423 Red Cloud, NE 68970	
WAR	RANTY DEED
Roni C. Jones, a single person, Grantor, in of Grantees, Roni C. Jones and Gary Cox, con lescribed real estate (as defined in Neb. Re-	consideration of Love and Affection received from veys to Grantees, as joint tenants, the following v. Stat. 76-201):
Lots Ten (10), Eleven (11) and Two Original Town 0f Inavale, Webster	
Frantor covenants, jointly and severally, wi	th Grantees that Grantor:
(2) has legal power and lawful autl	estate and that it is free from encumbrances; hority to convey the same; to the real estate against the lawful claims of all
Executed October	
Roni C. Jones	
TATE OF NEBRASKA)) ss. COUNTY OF WEBSTER)	
The foregoing instrument was acknown C. Jones, a single person.	owledged before me on October, 2021 by
GENERAL NOTARY - State of Nebraska	~ 10.00

Agricultural Land Sales Worksheet

Cnty No.	Bo	Book Page Sale Date School District C									trict Code		-				
91	202	21	2707	10/1	/2021	Base:	91-0	002	A	ffiliat	ed:		Unif	ied:			
Location	Ш	Sale	Number	Useability	& Code#				AGO I	P	arcel N	Vumber					
0019048	300		252	1		GeoCde	Twn	Rng	;	Sect	Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value		4371	2	11		4	0	00000	1	000	8285		
Land		Imp	provements	Te	otal	Date of Sale Property Classification Code											
617	,705				617,705	Status	Pro	perty :	Гуре	. 2	Zoning	Location	Cit	y Size	Parcel Size		
	Irrigation Type:					A) 2	B)	05	;	(C)	5	D) 3	E)	0	F) 10		
LCG ACRES: VALUE:							LCG				ACR	ES:		VAL	UE:		
IRRIGATED 1A1 11.480 52,58						GI	RASSL	AND	1G1			2.030			2,630		
	1A 3.200 14,655							1G	7		2.440			3,920			
	2A1	, , ,	2.790		12,780	2G1						0.180		235			
	2A		37.260	1	L62,830				2G	÷		2.870	4,980				
	3A1		13.220		56,315				3G1								
	3A								3G	ř							
	4A1								4G1								
	4A		62.170	2	262,980			-	4G	-		3.030			4,090		
DRYLANI							Sheltert			+	-						
	1D		6.890		17,020	Accretion											
	2D1		F 100		44 005				aste								
	2D 3D1		5.190 0.790		11,285	ACT	AND		ther		1 5	9.870		-	17,705		
			0.790		1,120	AGI	AND		AL oads	-		2.030			11,103		
3D 4D1							Farm S		+								
4D 6.330					9,685					-							
					-,	Home Sites Recreation											
Т	Owellings								ther	 							
Outbuildings					No	n-AG					2.030						
						No			AL			2.030					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001904800	
4,44,4	
	(Continue on back)

Good Life: Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

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

FORM 521

Some of Salef mareformation Sale Salef mareformation Sale Salef mareformation	The deed will n	ot be recorded unless this stateme	ent is signed and items 1-25 are a	ccurately completed.	
Vestion Some	1 County Name	The state of the s	3 Date of Sale/Transfer	4 Date of Deed	
Canadre Name (Saler) Andrew S. Januare and Amy A. Januare Street or Other Maline Address Stre	Webster	91	Mo. <u>10</u> Day <u>1</u> Yr. <u>2</u>	2021 Mo. 9 [Day 30 Yr. 2021
Santer or Other fideling Address 2702 N Baltmore Ave State Poole fideling Address State State	5 Grantor's Name, Address, and Telepho	ne (Please Print)	6 Grantee's Name, Address, and	d Telephone (Please Prin	t)
Satisfies State Zip Code City State Zip Code City State Zip Code City State Zip Code San Francisco, CA. 94111 State Zip Code NE 68901 San Francisco, CA. 94111 State Zip Code NE San Francisco, CA. 94111 State Zip Code NE San Francisco, CA. 94111 State Zip Code Z	The state of the s		1 5 5	braska limited liability	company
Hastings NE 88901 San Francisco, CA, 94111 Phone Number Phone N				ite 3860	
Size				State	Zip Code
Email Address Email Addres			3 CONSTRUCTION (1997)		
(A) Status			Email Address		-
Improved	7 Property Classification Number. Check on	e box in categories A and B. Check C if	property is also a mobile home.		
Molin-Family Marti-Family Agricultural Mineral Interests-Producing Exempt	(A) Status	(F	B) Property Type		(C)
Sili of Sale Corrective Cease Carrective Case Carrective Case Carrective Case Carrective Case Cas	Unimproved Multi-Family	Agricultural		=	☐ Mobile Home
exchange)* (IR C. \$ 1031	Bill of Sale Corrective	Easement Le	ease Personal Rep.	Trust/Trustee	Other
3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.) 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? 15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) 15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) 15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) 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 frough a real estate agent or a title company? (if Yes, include the name of the agent or title company contact.) Yes Charter Title No 18 Address of Property 19 Name and Address of Preson to Whom Tax Statement Should be Sent Black Red Cloud III, LLC, a Nebraska limited liability company 18	exchange? (I.R.C. § 1031 Exchange) by buyer or seller?	Auction Easement Gift	Life Estate Sale	e 🔲 Tro	ustee to Beneficiary
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Sept Other Spouse Grandparents and Grandchild Spouse Step-parent and Step-child Spouse Step-parent and Step-child Step-parent and Step-parent and Step-child Step-parent and Step-child Step-parent and Step-parent and Step-parent and Step-child Step-parent and step-pa		plain the division.)		ased for same use? (If No, st	tate the intended use.)
\$1,150,000.00 Yes No No No No No No No N	Yes No Aunt or Uncl	le to Niece or Nephew	Partnership, or LLC Self and Grandchild Spouse	Other _	
Yes		property?		s, state the amount and inter	
Black Red Cloud III, LLC, a Nebraska limited liability company Same as #6 20 Legal Description The Northwest Quarter (NW1/4) of Section 4, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Black Red Cloud III, LLC, a Nebraska limited liability company by Dan Wiebe Closing Agent Print of Type Name of Grantee or Authorized Representative Grantee or Authorized Representative Title Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Regoording Data		of land?			
18b \ Vacant Land 20 Legal Description The Northwest Quarter (NW1/4) of Section 4, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Black Red Cloud III, LLC, a Nebraska limited liability company by Dan Wiebe Closing Agent Print on Type Name of Grantee or Authorized Representative Register of Deeds' Use Only 26 Date Deed Recorded Por Dept. Use Only	18 Address of Property		19 Name and Address of Person to Wh Black Red Cloud III, LLC, a Neb	nom Tax Statement Should b	e Sent ompany
20 Legal Description The Northwest Quarter (NW1/4) of Section 4, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Black Red Cloud III, LLC, a Nebraska limited liability company by Dan Wiebe Closing Agent Print on Type Name of Grantee or Authorized Representative Sign Register of Deeds' Use Only Signature of Grantee or Authorized Representative Register of Deeds' Use Only 28 Recording Data			Same as #6		
The Northwest Quarter (NW1/4) of Section 4, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Black Red Cloud III, LLC, a Nebraska limited liability company by Dan Wiebe Closing Agent Print of Type Name of Grantee or Authorized Representative Grantee or Authorized Representative Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data	18a ⊠ No address assigned 18b ⊡	Vacant Land			
22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Black Red Cloud III, LLC, a Nebraska limited liability company by Dan Wiebe Closing Agent Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deeds' Use Only Register of Deeds' Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data	the state of the s	ion 4, Township 2 North, Range 11	West of the 6th P.M., Webster C	ounty, Nebraska.	
22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	21 If agricultural, list total number of acres			¢	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23)				22	1,150,000 00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	23 Was non-real property included in the p	ourchase? 🗌 Yes 🔀 No (If Yes, ent	ter dollar amount and attach itemize		1 150 000 00
Sign Register of Deeds' Use Only Signature of Recorded Register of Stamp or Exempt Number 28 Recording Data Correct, and that I am duly authorized to sign this statement. How I am duly authorized to sign this statement. How I am duly authorized to sign this statement. How I am duly authorized liability company by Dan Wiebe Closing Agent Phone Number Phone Number October 1. 2021 Date For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data					1,150,000 00
Black Red Cloud III, LLC, a Nebraska limited liability company by Dan Wiebe Closing Agent Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Grantee or Authorized Representative Title Register of Deeds' Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data			and that it is, to the best of my knowledge	and belief, true, complete, a	and
Signature of Grantee of Authorized Representative Grantee or Authorized Representative Title Grantee or Authorized Representative Title Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data	▶ Black Red Cloud III, LLC, a Ne	ebraska limited liability company by Dan V	Viebe Closing Agent		
26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data	sign Aaiuel.	Much		ative <u>Octobe</u>	
		Register of Deeds	s' Use Only		For Dept. Use Only
			28 Recording Data BK 2021 Pa 27	07	

State of Nebraska ? County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this day of A.D., 2021, at 10:57 DCT A.D., 2021 o'clock AM. Recorded in Book 202 2707 IN P 26 County Clerk nuse 10.00 Deputy Ind__Comp__Assessor__Carded_ AFTER RECORDING RETURN TO: Charter Title & Escrow Services, Inc.

NEBRASKA DOCUMENTARY STAMP TAX Date

747 North Burlington Avenue Suite G208 Hastings, NE 68901 402-463-6788

WARRANTY DEED

Andrew S. Janzen and Amy A. Janzen, Husband and Wife, GRANTORS, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to **GRANTEE**

Black Red Cloud III, LLC, a Nebraska limited liability company,

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

The Northwest Quarter (NW1/4) of Section 4, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenants with GRANTEE that GRANTORS:

(1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and subject to all regular taxes and special assessments;

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

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

Executed this 304 day of September, 2021.

STATE OF Nebraska COUNTY OF ADAMS

S. Janzen and Amy A. Janzen, Husband and Wife.

Janeel L. Centre Notary Public

State of Nebraska – General Notary DANIEL J WIEBE My Commission Expires May 23, 2022

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sale	Date				S	choo	ol Dist	trict (Code					
91	202	21	2708	10/1	/2021	Base: 9	91-00	02	Affi	liate	ed:			Unif	ied:			
Location	m	Sale	Number	Useability	& Code#	Parcel Number												
0019047	700	:	253	1		GeoCde	Twn	Rng	Se	ct	Qrt	Subo	liv	Area	Blk	Parcel		
	Da	ate of S	ale Assessed	Value		4371	2	11	4		1	000	00	1	000	8280		
Land		Imp	provements	To	otal		Date of Sale Property Classification Code											
4,960	,785			4,9	60,785	Status	Pro	perty Ty	уре	Z	oning	Loc	ation	Cit	y Size	Parcel Size		
		Irrigat	ion Type:	•		A) 2	B)	05		C)	5	D)	3	E)	0	F) 10		
LCG	LCG ACRES: VALUE:						LCG				ACR	ES:			VAL	ue:		
IRRIGATE	IRRIGATED 1A1 28.280 129,5					GR	ASSLA	ND 1	Gl			8.25	50			10,680		
	1A		148.360	6	79,490				1G		1	2.53	LO			16,200		
	2A1		73.860	3	38,280	2G1 7.690							9,955					
	2A		238.470	1,0	42,115				2G					-				
	3A1		58.330	2	248,485			3	G1			3.79	90			4,910		
	3A								3G									
	4A1		114.700	1	85,175			4	G1									
	4A		381.980	1,6	15,775				4G									
DRYLAND	1D1					Ç.	Shelterbe	elt/Timl	рег									
	1D		52.810	1	.30,440			Accreti	on									
	2D1		4.300		10,645			Wa	ste									
	2D		49.040	ļ	.06,660			Otl										
	3D1		22.790		49,565	AG L	AND '	ΓΟΤΑ	$ \mathbf{L} $	1	,25				4,9	60,785		
	3D							Roa	-		2	1.98	30					
	4D1		12.500		19,130			Farm Si	-				_			****		
4D 41.670 63,7					63,755			ome Si					_			······································		
							F	Recreati	on				_					
	wellings							Oth				1 00						
Outh		No	n-AG	IUIA	T		2.	1.98	s U									

Assessor's Adj	justment to S	ale Price (+ o	r -):	7	Fotal Recaptu	ıre Value:	
Assessor Comme	nts and Reason	for Adjustment	•		_		
WD							
					-		
Comments from				Comme	nts:		
001904700	001900900	002005500	002005501	002005600	002014300	002302200	
							,
							(Continue on back)

NEBRASKA Gued Like Great Ser

Real Estate Transfer Statement

FORM 521

 If additional space is needed, add an attachment and identify the applicable item number The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 2 County Number 1 County Name Yr. 2021 Mo. __10_ Day Day Webster 91 Yr. 2021 Mo. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buver) Grantor's Name (Seller) Black Red Cloud III, LLC, a Nebraska limited liability company Tomahawk Holdings, LLC, a Nebraska limited liability company Street or Other Mailing Address Street or Other Mailing Address One Embarcadero Center Suite 3860 PO Box 18 State Zip Code Zip Code City State 94111 CA Holstein NE 68950 San Francisco No No Phone Number Is the grantee a 501(c)(3) organization? Yes Phone Number 309-230-2877 If Yes, is the grantee a 509(a) foundation? n/a Email Address **Email Address** dwiebe@charter-title.net dwiebe@charter-title.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home (A) Status (B) Property Type (C) ☐ Mobile Home Mineral Interests-Nonproducing State Assessed Industrial Single Family Agricultural Mineral Interests-Producing Exempt Multi-Family Unimproved Recreational Commercial IOLL Other Land Contract/Memo Partition Sherriff 8 Type of Deed Distribution Conservator Personal Rep. Trust/Trustee Easement Lease Bill of Sale Corrective Quit Claim Executor Mineral Death Certificate - Transfer on Death Cemetery Transfer on Death 9 Was transfer part of IRS like-kind 10 Type of Transfer Distribution 7 Foreclosure Irrevocable Trust Revocable Trust X Sale Trustee to Beneficiary exchange? (I.R.C. § 1031 Gift Life Estate Auction Easement Exchange) by buyer or seller Other (Explain) Satisfaction of Contract Court Decree Exchange Grantor Trust Partition Seller No Buyer 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) X Yes ∐ No X Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC ☐ Self Aunt or Uncle to Niece or Nephew Yes ☐ Spouse Grandparents and Grandchild **Brothers and Sisters** Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$9,050,000.00 No. ☐ Yes 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 Charter Title No 16 Does this conveyance divide a current parcel of land?

Yes No 19 Name and Address of Person to Whom Tax Statement Should be Sent Black Red Cloud III, LLC, a Nebraska limited liability company 18 Address of Property Same as #6 18a No address assigned 18b Vacant Land 20 Legal Description SEE ATTACHED EXHIBIT "A" 21 If agricultural, list total number of acres 9.050,000 00 22 22 Total purchase price, including any liabilities assumed \$ 23 23 Was non-real property included in the purchase? \square Yes \boxtimes No (If Yes, enter dollar amount and attach itemized list.) \$ 9.050,000 00 24 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 402-463-6788 Black Red Cloud III, LLC, a Nebraska limited liability company by Dan Wiebe Phone Number Print or Type Name of Grantee or Authorized Representative October 1 Date sign Grantee or Authorized Representative here For Dept. Use Only Register of Deeds' Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)

EXHIBIT "A"

- Tract 1: The West Half (W1/2) of Section 33, Township 3 North, Range 11 West of the 6th P.M., Webster County, Nebraska.
- Tract 2: The Northeast Quarter (NE1/4) of Section 33, Township 3 North, Range 11 West of the 6th P.M., Webster County, Nebraska.
- Tract 3: The Southeast Quarter (SE1/4) of Section 33, Township 3 North, Range 11 West of the 6th P.M., Webster County, Nebraska, and the North Half (N1/2) of the vacated county road on the South thereof.
- Tract 4: The Northeast Quarter (NE1/4) of Section 4, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, and the South Half (S1/2) of the vacated county road on the North thereof.
- Tract 5: The Northwest Quarter (NW1/4) of Section 9, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska.
- Tract 6: The Southwest Quarter (SW1/4) of Section 9, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska.
- Tract 7: The Northeast Quarter (NE1/4) of Section 13, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska.

State of Nebraska 3ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this day of Oct A.D., 2021, at 11:0. _ at 11:02 o'clock a.M. Recorded in Book 202 on Page 2708 270 County Clerk Deputy _Comp_

_Assessor__

Carded

NEBRASKA DOCUMENTARY STAMP TAX te___loーしーシ!

AFTER RECORDING RETURN TO:

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

WARRANTY DEED

Tomahawk Holdings, LLC, a Nebraska limited liability company, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to **GRANTEE**

Black Red Cloud III, LLC, a Nebraska limited liability company,

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

SEE ATTACHED EXHIBIT "A"

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed this day of September, 2021.

Tomahawk Holdings, LLC, a Nebraska limited liability company

It's: Manager

STATE OF Nebraska COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this day of September, 2021 by James J. Granstrom, Manager of Tomahawk Holdings, LLC, a Nebraska limited liability company.

Notary Public

State of Nebraska - General Notary DANIEL J WIEBE My Commission Expires May 23, 2022

EXHIBIT "A"

- Tract 1: The West Half (W1/2) of Section 33, Township 3 North, Range 11 West of the 6th P.M., Webster County, Nebraska.
- Tract 2: The Northeast Quarter (NE1/4) of Section 33, Township 3 North, Range 11 West of the 6th P.M., Webster County, Nebraska.
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- Tract 7: The Northeast Quarter (NE1/4) of Section 13, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date				S	chool Dis	trict Code	School District Code									
91	20	21	2721	9/21	/2021	Base: S	91-00	02	Aff	iliated:		Unif	ied:								
Location	D	Sale	Number	Useability	& Code#		J. V.			Parcel I	Vumber		·								
0020065	500		254	4	10	GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	Parcel							
	D	ate of S	ale Assessed	Value		4245	3	11	3	6 4	00000	1	000	9970							
Land		Imp	provements	Т	otal	Date of Sale Property Classification Code															
601	,125				601,125	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size							
		Irrigat	tion Type:	1		A) 2	B)	05		c) 5	D) 3	E)	0	F) 9							
LCG			ACRES:	VA	LUE:		LCG			ACR	ES:	,	VAL	UE:							
IRRIGATE	D 1A1		18.030		82,575	GRASSLAND 1G1 12.960					2.960			16,785							
	1 <i>A</i>	L					1G 3.730							4,830							
	2A1	-						20	G1		6.870			8,895							
	2A		57.880		252,935		2G														
	3A1					3G1															
	3A							3	3G												
	4A1							40	Gl												
	4A		55.580	2	235,105	·		2	4G												
DRYLANI	D 1D1						Shelterbe	elt/Timb	oer												
	1D)						Accreti	on												
	2D1							Was	ste												
	2 D							Oth													
	3D1					AG L	AND T	ГОТА	\mathbf{T}		5.050		6	01,125							
	3 D							Roa	ds		1.980										
	4D1						F	arm Sit	tes												
792 776 April 120 - 140 mins	4D		The design of the property of the state of t	es separa y conseguir di managina de la conseguir de la conseg	CALLEGE OF THE WOOD OF THE WOOD OF		Н	ome Sit	tes												
						<u>-</u>	R	Lecreation	on												
	wellings	 						Oth													
Outl	ouildings					Noi	n-AG	ГОТА	\mathbb{L}		1.980										

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
002006500	
	(Continue on back)

NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE



FORM 521

Real Estate Transfer Statement

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

The deed will not be recorded unless this statemen	it is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 09 Day 21 Yr. 2021 4 Date of Deed Mo. 09 Day 21 Yr. 2021							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller)	Grantee's Name (Buyer)							
See Exhibit A Attached	The State of Nebraska, Dept of Transportation							
Street or Other Mailing Address	Street or Other Mailing Address P.O. Box 94759							
City State Zip Code	City State Zip Code Lincoln NE 68509							
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 47 4567 If Yes, is the grantee a 509(a) foundation? Yes V No V N							
Email Address NA	Email Address NA							
7 Property Classification Number. Check one box in categories A and B. Check C if								
(A) Status (B) Property Type (C)							
☐ Improved ☐ Single Family ☐ Industrial ☐ ☑ Unimproved ☐ Multi-Family ☑ Agricultural ☐ ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt							
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea	nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee							
Cemetery Death Certificate – Transfer on Death Executor Min	neral Quit Claim Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.) Yes V No Highway Purposes							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)							
	Partnership, or LLC Self Other							
Brothers and Sisters Grandparents	and Grandchild Spouse							
Ex-spouse Parents and Cl	nild Step-parent and Step-child							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
\$980	☐ Yes							
16 Does this conveyance divide a current parcel of land? ✓ Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent							
	Nebraska, Dept of Transportation							
	PO. Box 94759							
18a 📝 No address assigned 18b 🗌 Vacant land	Lincoln, NE 68509-4759							
20 Legal Description (Attach additional pages, if needed.)								
See Attached Exhibit A								
21 If agricultural, list total number of acres transferred in this transaction	·							
22 Total purchase price, including any liabilities assumed								
23 Was non-real property included in the purchase?	980,00							
Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions)								
	\$ 980 ₀ 00							
24 Adjusted parentage price parents for certain film 22 minutes in early								
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.								
Karla Smith	(402) 479-3985 Phone Number							
Sign Print or Type Name of Grantee or Authorized Representative	ROW Project Manager 10/05/2021							
	Title Date							
liele	For Book Hor Outs							
Register of Deed's Use Or 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	1ly For Dept. Use Only 28 Recording Data							
10 11 01 6 54 + + 1	BK2021. Pa 2721							
Mo. Day 12 Yr. A Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)							

Exhibit A To Form 521 - Real Estate Transfer Statement

Field No. 5: Grantor's Name, Address, and Telephone

Jeremy T. Simonsen; 1220 Rose Street Apt A Lincoln Lincoln, NE 68502-2375

Phone No.:

Field No. 20: Legal Description

ROW1

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 11 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 2638.01 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 54 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 33.33 FEET ALONG THE EAST LINE OF SAID SECTION TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 089 DEGREES, 05 MINUTES, 55 SECONDS LEFT, A DISTANCE OF 2094.55 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 011 DEGREES, 30 MINUTES, 34 SECONDS RIGHT, A DISTANCE OF 222.56 FEET; THENCE WESTERLY DEFLECTING 019 DEGREES, 16 MINUTES, 09 SECONDS LEFT, A DISTANCE OF 328.26 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 082 DEGREES, 55 MINUTES, 40 SECONDS LEFT, A DISTANCE OF 33.00 FEET ALONG THE WEST LINE OF SAID OUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 2.28 ACRES, MORE OR LESS, WHICH INCLUDES 2.01 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS. HER OR THEIR HEIRS: SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

State of Nebraska Ss. County of Webster

Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-12-21
\$ Exempt * 2 By 12

FOR REGISTER OF DEEDS USE ONLY Return to: Karla Smith Nebraska Dept. of Transportation, R.O.W. Division Box 94759 Lincoln, NE 68509-4759

WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 6

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Jeremy T. Simonsen

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **ONE AND NO/100----(\$1.00)----DOLLARS AND OTHER VALUABLE CONSIDERATION** in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real estate;

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 11 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 2638.01 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 54 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 33.33 FEET ALONG THE EAST LINE OF SAID SECTION TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 089 DEGREES, 05 MINUTES, 55 SECONDS LEFT, A DISTANCE OF 2094.55 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 011 DEGREES, 30 MINUTES, 34 SECONDS RIGHT, A DISTANCE OF 222.56 FEET; THENCE WESTERLY DEFLECTING 019 DEGREES, 16 MINUTES, 09 SECONDS LEFT, A DISTANCE OF 328.26 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 082 DEGREES, 55 MINUTES, 40 SECONDS LEFT, A DISTANCE OF 33.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 2.28 ACRES, MORE OR LESS, WHICH INCLUDES 2.01 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 6

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

And the Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns that the Grantor is lawfully seized of said premises; that they are free from encumbrance; that the Grantor has good right and lawful authority to sell the same; and the grantor does hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons, whomsoever.

WARRANTY DEED

PROJECT: 281-1(118)	C.N.: 42815	TRACT: 6
Duly executed this 21 st day of Lepten	Joer	A.D. 20 2\ .
	Ju	Jeremy T. Simonsen
	(Jeremy T. Simonsen
}		
STATE OF <u>Webster</u> COUNTY OF <u>Webster</u>))ss.	
The foregoing instrument was acknowledged be	efore me this AI	day of ${}$,
A.D., 20 2 l , by Jeremy T. (Printed Name of Individual	ual who appeared b	efore Notary)
	_71	Notary Public
	Â	ENERAL NOTARY - State of Nebraska THOMAS D. DARNELL My Comme Exp. March 24, 2025

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date	School District Code											
91	20	21	2728	10/1	8/2021	Base: 91-0074 As			Aff	iliated:			Unified:				
Location	\mathbf{m}	Sale	Number	Useabilit	y & Code#					Parcel Number							
0016134	.00	:	255	1		GeoCde Twn Rng S			Se	ect Q	rt	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value			4243	3	10	3	3 ()	00000	1	000	5990					
Land		Imp	rovements	7	Total	Date of Sal			Sale	Prope	rty	Classific	cation Code				
432	,445				432,445	Status Property Type				Zoning Location			Cit	y Size	Parcel Size		
		Irrigat	ion Type:			A) 2) 2 В) 05			C) 5	;	D) 3	E)	0	F) 10		
LCG ACRES: VALUE:			LCG ACRES: VALUE:							UE:							
IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1	48.000			0 62,160				
	1A					1G			1G								
	2A1					2G1						7.000	9,065				
	2A					2G			2G								
	3A1					3G1			G1								
	3A					3G		3G									
	4A1					4G1		G1									
	4A						4G										
DRYLAND	1D1					Shelterbelt/Timber			ег								
	1D		86.000		212,420	Accretion		on									
	2D1		30.000		74,250	Waste			ste	3.000			3.000 60				
	2D		34.000		73,950	Other		ег									
	3D1					AG LAND TOTAL		\mathbf{L}	208.000		208.000		4	32,445			
	3 D					Roads		ds	10.000								
	4DI					Farm Sites		tes									
	4D					Home Sites		es									
						Recreation		on									
D	wellings					Other			ıer		1:	1.000					
Outb	uildings			· · · · · · · · · · · · · · · · · · ·		Noi	ı-AG T	ΓΟΤΑ	\mathbf{L}		2:	1.000					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from Con	nments:
001613400	
	(Continue on back)

NEBRASKA

Real Estate Transfer Statement

FORM 521

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

ood Life. Great Service

•To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 1 County Name 2 County Number 2021 WEBSTER - 91 Day ___ Yr. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Paul A. Stoner and Amber D. Stoner Grantor's Name (Seller) See Attached Street or Other Mailing Address 1372 Road R Street or Other Mailing Address Zip Code Red Cloud Zip Code 68970 City State Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? V No Phone Number Phone Number Yes 12-1 Yes Email Address Email Address n/a 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural ✓ Unimproved Multi-Family Mineral Interests-Producing Exempt Recreational LIOL Commercial Other 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Corrective Lease Trust/Trustee Bill of Sale Easement Personal Rep. Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Cemetery Was transfer part of IRS like-Foreclosure Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Trustee to Beneficiary Auction Gift Life Estate ✓ Sale Easement Grantor Trust Partition Other (Explain) Satisfaction of Contract Buyer Seller V No Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No \$462,000 Yes Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.)

Yes Southern Title, LLC ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Ag Land Grantee 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The Southeast Quarter (SE1/4); and the South Half of the Northeast Quarter (S1/2NE1/2); EXCEPT the railroad right of way; of Section Thirty-three (33), Township Three (3) 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 22 462.000¹.00 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 462,000,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Paul A. Stoner Print or Type Name of Grantee or Authorized Representative sign Grantee Signature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data

\$

10

Day 18 Yr. 21

26 Date Deed Recorded

Mo. 10

Brenda L. Trumble P O Box 213 Blue Hill, Ne 68930 402-984-0242

Barbara R. Stoner 5000 N 15th St Lincoln, NE 68521 602-619-5025

Deborah J. Castaldi 345 Cedar Vale Dr Lexington, SC 29073 803-957-9528 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 18 day of OCT A.D., 20 2 , at 10:09 o'clock A.M. Recorded in Book 202 on Page 2728-273 County Clerk 28.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date____10-18-21
\$__1034.50__By_ab

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

JOINT TENANCY WARRANTY DEED

Deborah J. Castaldi, a single person, Barbara R. Stoner, a single person and Brenda L. Trumble, a single person, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Paul A. Stoner and Amber D. Stoner, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE1/4); and the South Half of the Northeast Quarter (S1/2NE1/4); EXCEPT the railroad right of way; of Section Thirty-three (33), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

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

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

Executed October 18, 2021

Dehorah I Castaldi

STATE OF 5	bouth Carolina)
COUNTY OF	Lexington) ss.)

The foregoing instrument was acknowledged before me on October 13, 2021 by Deborah J. Castaldi, a single person.

Victoria J. Merritt Notary Public

My commission expires: July 26, 2029

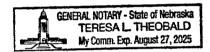


Brenda L Trumble
Brenda L. Trumble

STATE OF NEBRASKA)

COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on October 15, 2021 by Brenda L. Trumble, a single person.



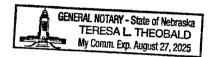
Notary Public

My commission expires: 8/27/2025

Bridge L. St.	nes)
Barbara R. Stoner	

STATE OF NEBRASICA)
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on October $\mbox{/}\mbox{8}$, 2021 by Barbara R. Stoner, a single person.



Notary Public Notary Public

My commission expires: 8/27/2025

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	School District Code											
91	20	21	2742	10/1	5/2021	Base: 9	1-00	74	Affi	iliate							
Location	ID	Sale	Sale Number Useability & Code # Parcel Num								umber						
0017019	900		256	1		GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	P	arcel	
****	D	ate of S	ale Assessed	Value		4133	4	10	3	3	0	00000		000	6:	185	
Land		Imp	provements	T	otal	Date of Sale Property Classification Code											
15	,000		151,460		166,460	Status	Pro	perty Ty	ре	Zo	ning	Location	Cit	y Size	Pare	cel Size	
		Irriga	tion Type:			A) 1	B)	01		C)	5	D) 2	E)	0	F)	4	
LCG			ACRES:	VA	LUE:		LCG				ACR	ES:		VALUE:			
IRRIGATE	ED 1A1					GRASSLAND 1G1			G1								
	1A					1G			1G								
	2A1						2G1										
	2A						2G										
	3A1							30	G1								
	3A							3	3G								
	4A1							40	G1								
	4A								4G								
DRYLANI	D 1D1					5	Shelterb	elt/Timb	oer								
	1D							Accreti	on								
	2D1							Was	ste								
	2D							Oth									
	3D1					AG L	AG LAND TOTAL					·					
	3D					Roads					- 1	0.320					
	4D1	ļ				Farm Sites											
	4D		A toba triving with a way gare wile		u 6000 nga ni uning gori nga ungga pagaya nancasa mi		Н	ome Sit	tes		- 1	0.690			15,	000	
				100			F	Recreati	on								
	wellings	1		,	151,460		 	Oth									
Outl	ouildings					Non	n-AG	ГОТА	\mathbb{T}			1.010			15,	000	
							7	T 4 I	D			57 1					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
	-	
Comments from	Comments:	
001701900		
		· · ·
		(Continue on back)

Real Estate Transfer Statement



FORM

DEPARTMENT OF REVENUE

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

521

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 10 Day 15 Yr. 21 Mo. 10 Day 15 Yr. 21
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Kennard L. Zimmerman and Janice K. Zimmerman Street or Other Mailing Address	Todd R. Brehm
1628 Road Z	Street or Other Mailing Address 1628 Road Z
City State Zip Code Blue Hill NE 68847	City State Zip Code Blue Hill NE 6884
Phone Number -	Phone Number (402) 469-1733 Is the grantee a 501(c)(3) organization? Yes VI feet (402) 469-1733 If Yes, is the grantee a 509(a) foundation?
Email Address N/A	Email Address N/A
7 Property Classification Number. Check one box in categories A and B. Check C i	
	3) Property Type (C)
✔ Improved ✔ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing
Bill of Sale Corrective Easement Le	and Contract/Memo Partition Sheriff Other ease Personal Rep. Trust/Trustee lineral Quit Claim Warranty
kind exchange (I.R.C. § 1031	Closure
Yes No	V Yes
	Partnership, or LLC Self Other and Grandchild Spouse Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No S
6 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 nam of the agent or title company contact.) Yes Pat Schmit N
18 Address of Property 1628 Road Z, Blue Hill, NE 68847	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 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	22 284,000,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number
	ent and that it is, to the best of my knowledge and belief, true, complete, and
Print or Type Name of Grantee or Authorized Representative	Phone Number
Signature of Grantee or Authorized Representative	Grantee 10-15-2021 Date
Designation of Design	oh.
Register of Deed's Use Or 6 Date Deed Recorded 27 Value of Stamp or Exempt Number	nly For Dept. Use Only 28 Recording Data
Mo. 10 Day 18 YIZI \$ 639.40	BKacal B 2742
ebraska Department of Revenue orm No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(

Index Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

\$ 639.00

Date: 10/18/21 By AS

Bk 2021, Pg 2742

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the o'clock AM. Recorded in Book 2021 on Page 2742

Foreise Tetsch County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded

Return To: Todd R. Brehm

WARRANTY DEED

KENNARD L. ZIMMERMAN and JANICE K. ZIMMERMAN, 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 TODD R. BREHM, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201.

A tract in the Southeast Quarter of the Southwest Quarter (SE%SW%) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the point where the North boundary line of the County road along the South side of the Southwest Quarter (SW%) of said Section Three (3) intersects the East boundary line of the county road along the West side of the Southeast Quarter of the Southwest Quarter (SE%SW%) of said Section Three (3); extending thence North 200 feet, thence East 220 feet, thence South 200 feet, thence West 220 feet to the point of commencing.

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

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

Executed: October 15th, 2021.	
Kennard J Zemmerman KENNARD L. ZIMMERMAN	Janus K. 3 immensa JANICE K. ZIMMERMAN
STATE OF NEBRASKA) COUNTY OF Adams) SS:	
The foregoing warranty deed was acknowledged Kennard L. Zimmerman and Janice K. Zimmern	before me on Orther 15, 2021, by
GENERAL NOTARY - State of Nebraska LAURIE L. HAWES My Comm. Exp. June 24, 2023	Laure Notary Public
My commission expires: 6 24-23	

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date	School District Code													
91	20	21	2800		10/	15/2021	Base: 91-0002 Affiliated: Unified:													
Location	m	Sale	Number	τ	Jseabili	ty & Code#			Parcel 1					Number						
0001212	200_		257		1		GeoCde	Tw	n F	ang	Sec	t Qr	t	Subdiv	Are	a	Blk	P	arcel	
	Da	ate of S	ale Assessed	l Va	lue		4371				00	0		10020		C	02	00	000	
Land		Imp	orovements			Total			Date	Date of Sale Property Classification Code										
	830		1,780	o		2,610	Status		Proper	ty Typ	ре	Zonin	g	Location	a C	City S	by Size Parcel Size			
Assessor Location: RED CLOUD				RC)			A) 1	Е	3) (01		C) 1		D) 1	E,	6	5	F)	2	
				1.		Residential			Commercial											
	Mul	tiple Im	provements:	Mul	tiple. Imp	rovements.:			Mult	Multiple. Improvements. :										
		Constr	uction Date:	Con	struction	Date :			Con	structi	ion D	ate:								
	<u> </u>		Floor:	Floo	or Sq. Ft.	:			Floo	or Sq.	Ft.:									
		Buildin	g Cost New:	Cost	t:	 		······································	Cost											
Single Family	-			Res	sidential	Condition:			_		cial			y Code:				**		
(100) Mo	bile Hon	ne			'	Worn Out			_	nary:				ner1:		Oth	ner2:			
(101) 🗆 One						Badly Worn				Commercial Construction Class:										
(102) 🗆 Two				(30) Average					 ``	(1) ☐ Fireproof Structural Steel Frame										
(103) □ Spli				(40)					(2)											
(104) 🗆 11/				(50)					(3)	<u> </u>										
(111) 🗆 Bi-I				(60) Excellent					 	(4) Wood or Steel Framed Ext. Walls										
(106) □ Oth			,						 	(5) Metal Frame and Walls										
Townhouse or		Style:		Residential Quality:				→ ` ´	(6) □ Pole Frame Cost Rank: Condition:											
(301) One				<u> </u>		Low			_								Vom	O274		
(302) Two					<u> </u>	Fair			+			erage			<u>` </u>		wom Badly			
(307) 🗆 1 1/						Average Good			(20)				ere c						-	
(308) Spli (309) 2 1/									`′						<u> </u>					
(304) □ One		nınlev		(60)	•	Excellent		(50) ☐ Very Goo						hoof						
(304) 🗆 One				(00	<i>,</i> —	LACOHOIR	•										Excelle			
					. () -:	. \-														
Assessor's Assessor Co																				
WD Assessor Co	ишепт	s and R	CASOII IOF A	այս																
MD														-						
																				
						<u>. </u>														
Comments f							(Com	ments	s:										
0001212	200										<u>.</u>								-	
						,									***	1	(Conti	nue or	back)	

Real Estate Transfer Statement

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



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.

3 Date of Sale/Transfer 4 Date of Deed County Name 2 County Number Mo. _ 10 2021 Mo. 10 Day 15 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dale K & Deborah J Berns, Co-Trustees Grantee's Name (Buyer) Van Beber Properties, LLC Street or Other Mailing Address 1210 Road C Street or Other Mailing Address 426 N Jefferson St Zip Code 68970 State NE Red Cloud Red Cloud Is the grantee a 501(c)(3) organization? Phone Number (254) 718-9674 Phone Number (402) 519-1891 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Lease Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty 9 Was transfer part of IRS like-10 Type of Transfer Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Life Estate ✓ Sale Auction Easement Gift Trustee to Beneficiary Exchange) by buyer or seller? Buyer Seller V No Court Decree Satisfaction of Contract Exchange Grantor Trust Partition Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No ✓ Yes 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 Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Yes ✓ No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) ✓ No Yes ✓ No 18 Address of Property 615 N Locust St 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) Red Cloud, NE 68970 18a No address assigned 20 Legal Description (Attach additional pages, if needed.) Lots Seven (7), Eight (8), and Nine (9), Block Two (2), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 7.500.00 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? 0,00 Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 7,500,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David B. Garwood Phone Number Print or Type Name of Grange or Authorized Representative Oct. 18 2021 Attorney Date Title Signature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 10 Day 1 00 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

State of Nebraska (cc
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 19 day
of Oct A.D., 2021, at 10:19
o'clock a.M. Recorded in Book 202
on Page <u> බහිර</u> ව
Jause Poto County Clerk
10.00 (1) Deputy
Ind Comp Accorder Corded

NEBRASKA DOCUMENTARY
STAMP TAX
Date (0-19-2)
\$ [B.00]
By (A)

WARRANTY DEED

Dale K. Berns and Deborah J. Berns, Co-Trustees of the Dale and Deborah Berns Revocable Trust u/a/d September 26, 2011, GRANTORS, in consideration of SEVEN THOUSAND FIVE HUNDRED NO/100 DOLLARS (\$7,500.00) receipt of which is hereby acknowledged, convey to Van Beber Properties, LLC, a limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7), Eight (8), and Nine (9), Block Two (2), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

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

Dale K. Berns, Trustee

Deborah J. Berns, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires (0-7)-2022

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date	School District Code												
91	20	21	2802		10/19/2021 Base: 91–0002 Affiliated:							U	Unified:						
Location	ID I	Sale	Number	τ	Jseabili	ty & Code #			Parcel Number										
0001221	100	:	258		1		GeoCde	Tw	n R	ıg	Sec	t Q	rt	Subdiv	Area Bik P		P	arcel	
	D	ate of S	ale Assessed	l Va	lue		4371				00) ()	10020			004	00	000
Land	l	Imp	provements			Total			Date of Sale Property Classification Code										
1	,660		45,70	5		47,365	Status	1	Property	Тур	e	Zoni	ıg	Location	1 0	City :	Size	Parc	el Size
Assessor Lo	cation:	RED	CLOUD (F	RC)			A) 1	В	0	1		C) 1		D) 1	E)) (6	F)	3
						Residential	. 1		Commercial										
	Mul	tiple Im	provements:	Mul	tiple. Imp	rovements.:			Multiple. Improvements. :										
		Constr	uction Date:	Con	struction 1	Date: 19	66		Const	ructio	on D	ate:							
		4.1	Floor:	Floo	or Sq. Ft. :				Floor	Sq. I	Ft. :								
		Buildin	g Cost New:	Cost	t:	178,8	10		Cost	:									
Single Family	Style:	101		Res	sidential	Condition: 30)	*	Com	mer	cial	Оссир	and	cy Code:					
(100) 🗆 Mo	bile Hon	ne		(10)) 🗆 .	Worn Out			Prim	ary:			Ot	her1:		Ot	her2:		
(101) 🗷 On	e Story			(20) 🗆 🗆	Badly Worn			Commercial Construction Class:										
(102) 🗆 Tw	o Story			(30)) 因 .	Average			(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	it Level			(40) 🗆 .	Good			(2)	(2) Reinforced Concrete Frame									
(104) 🗆 11/	/2 Story			(50) U Very Good						(3) Masonry Bearing Walls									
(111) 🗆 Bi-	Level			(60) Excellent						(4) U Wood or Steel Framed Ext. Walls									
(106) □ Oth	ет									(5)									
Townhouse or	r Duplex	Style:		Residential Quality: 30						(6) 🗆 Pole Frame									
(301) 🗆 On	e Story			(10)) 🗆 🗓	Low			Cost	Ran	ık:			(Cond	ition	1:		
(302) 🗆 Tw	o Story			(20)) 🔲 🛚	Fair			(10)		Lov	w		((10)		Worn	Out	
(307) 🗆 11/	2 Story			(30)) H	Average			(20)		Ave	егаде			(20)		Badly	Worn	<u>L</u>
(308) 🗆 Spl	it Level			(40)) 🗆 (Good			(30) Above Average (30) Average										
(309) 🗆 21/	2 Story			(50)) 🗆 .	Very Good			(40)	(40) 🗆 High						10) 🗆 Good			
(304) 🗆 One	e Story I	Ouplex		(60)) 🗆 🗆	Excellent				(50) □ Very Good						bood			
(305) 🗆 Tw	o Story I	Duplex										· .			(60)		Excelle	ent	
Assessor's																		-	
Assessor Co	mment	s and R	leason for A	djus	stment:														
WD																			-
						······													
					<u>.</u>			٦,,,,	monto										
Comments from 000122100								COM	ments:	•								-	
JUUIZZ.					•														
										•							(Conti	nue on	ı back)

Real Estate Transfer Statement

FORM

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

	1 - 1 - 1 - 1 it - 1 0 f	
Language and the second	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	14 01
WEBSTER - 91	the second secon	14 Yr. 21
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Beniamin Hobbs	Grantee's Name (Buyer) Willie J Mohlman	
Street or Other Mailing Address 406 E 7th Ave	Street or Other Mailing Address 341 E 7th Ave	
City State Zip Code Red Cloud NE 68970	City State Red Cloud NE	Zip Code 68970
Phone Number	Phone Number Is the grantee a 501(c)(3) organiza	
Email Address	If Yes, is the grantee a 509(a) found Email Address	dation? Yes No
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.	
(A) Status (B	Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
IOLL Commercial Recreational	·	
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Lea		
Cemetery Death Certificate – Transfer on Death Executor Mir	neral Quit Claim Warranty	
9 Was the property purchased as 10 Type of Transfer Distribution Forect	osure	nsfer on Death
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift	Life Estate Sale Trus	stee to Beneficiary
	or Trust Partition Satisfaction of Contract Oth	er (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No	o, state the intended use.)
✓ Yes No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Other	
☐ Brothers and Sisters ☐ Grandparents a	and Grandchild Spouse	
Ex-spouse Parents and Cl	nild Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	terest rate.)
\$46,945	☐ Yes	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	(If Yes, include the name
☐ Yes ☑ No	of the agent or title company contact.)	√ No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent
341 E 7th Ave	same as Grantee	
Red Cloud, NE 68970		
18a No address assigned 18b Vacant land		
20 Legal Description		
Lots 7-12 Block 4 Smith and Moore's addition, Red Cloud, Webster C	County	
	,	
21 If agricultural, list total number of acres		
	1 18	
22 Total purchase price, including any liabilities assumed		120,000 <mark>,</mark> 00
Salver Control of the Control of	\$	
23 Was non-real property included in the purchase? Yes No (If Yes, et	nter dollar amount and attach itemized list.) 23	
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23)	24	120,000 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number	
Under penalties of law, I declare that I have examined this stateme	nt and that it is, to the best of my knowledge and belief, true, con	nplete, and
correct, and that I am duly authorized to sign this statement.		(402) 746-3613
Kory J McCracken Print or Type Name of Graptee or Authorized Representative		Phone Number
Sign Print or Type Name of Graphee of Authorized Representative	Attorney	I HORE MUNICIPAL
	Title	10/19/2/
here Signature of Glantee or Authorized Representative	Tido	
Register of Deed's Use On		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 10 Day 19 Yr. 21 \$ 270.00	BK2021, Pa 2802	
Nebraska Department of Revenue		v. Stat. §§ 76-214, 77-1327(2)

State of Nebraska ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of A.D., 20 1. at 11.2 A.M. Recorded in Book 2021 County Clerk 1 Deputy Carded_ Assessor_

NEBRASKA DOCUMENTARY STAMP TAX

WARRANTY DEED

Benjamin Hobbs, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Willie J. Mohlman, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Four (4), Smith and Moore's Addition to Red Cloud, Webster Cloud, 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 October | 4, 2021.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 14, 2021, by Benjamin Hobbs, a single person.

Comm. expires

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date		School District Code								
91	20	21	2804	10/12	2/2021	Base: 91-0002 Af			Aff	filiated:			Unified:		
Location ID Sale Number		Number	Useability & Code #		Parcel Number										
0018104	100		259	1		GeoCde	Twn	Rng	Se	ct (Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed \	Value .		4491	1	11	2	5	1	00000	1	000	8050
Land		Imp	provements	To		D	ate of	Sale	Prop	erty	Classifica	ition (Code		
199	,455			1	199,455	Status	Pro	perty Ty	рe	Zon	ing	Location	Cit	y Size	Parcel Size
		Irrigat	tion Type:		·	A) 2	B)	05		C) .	5	D) 3	E)	0	F) 9
LCG			ACRES:	VAL	UE:		LCG			Ī	ACRI	ES:		VAL	UE:
IRRIGATE	ED 1A1					GRASSLAND 1G1			31		7	6.010	98,435		
	1A					1G					:	1.980	2,565		
	2A1					2G1					6	7.270	87,115		
	2A					2G			2G		ļ	5.400	6,995		
	3A1					3G1				3.030 3					3,925
	3A					3 G									
	4A1							40	3 1	-					-
	4A							2	ŀG						
DRYLANI) 1D1					S	helterbe	elt/Timb	er						
	1D							Accretic	on						
	2D1							Was	\dashv			2.090			420
	2D							Oth							100
	3D1					AG L	AND T		-			5.780		1	99,455
	3 D							Roa	-			1.990			
	4D1					,	I	Farm Sit	es						
Virgania de la composición dela composición de la composición de la composición de la composición dela composición de la composición de la composición de la composición dela composición de la composición de la composición dela composición de la c	4D	250000000			af selection and a selection			ome Sit	_						
							F	Recreation	on						
	wellings		· 					Oth	\rightarrow						 -
Outl	buildings					Nor	ı-AG '	ГОТА	L			1.990			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001810400	
	(Continue on back)

Good Life. Great Service. DEPARTMENT OF REVENUE

FORM 521

Real Estate Transfer Statement 259

• 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 2

1011	The deed will r			iatemen	nt is signed and i		25 are accurately				
1 County Name		2 County Nun	nber		3 Date of Sale/Trai			4 Date of De	6	12	
Webster		91			Mo. 10 Day 12 Yr. 2021 Mo. 10 Day 21 Yr. 2021						
Grantor's Name (Sel	e, Address, and Teleph	one (Please I	Print)		6 Grantee's Name, Address, and Telephone (Please Print)						
Kara Parde	Grantee's Name (Buyer) Jonathan B. Schriner										
Street or Other Mailin 3500 Pela Verde	Street or Other Mailing Address 325 West 6th Ave.										
City Lincoln		State NE	Zip Cod 68516		City Red Cloud			State NE		Zip Code 68970	е
Phone Number NA					Phone Number 402-746-4149	J = = = = = = = = = = = = = = = = = = =					
Email Address dwiebe@charter	-title.net				Email Address dwiebe@charte	er-title.r	net			Yes 💆	
7 Property Classifi	cation Number. Check or	e box in cate	gories A and B. Ch	eck C if p	roperty is also a mo	bile hor	ne.				
(A) Status				(B) Property Type					(C)	
☐ Improved ☐ Unimproved ☐ IOLL	Single Family Multi-Family Commercial		Industrial Agricultural Recreational		Mineral Interests Mineral Interests		- =	State Assess Exempt	ed	☐ Mobile Ho	me
8 Type of Deed Bill of Sale Cemetery	Conservator Corrective Death Certificate - T	ansfer on Dea	Distribution Easement Executor	Lan	ise	=		Trustee	Other_		_
9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 Exchange) by buyer or seller? Seller No Seller No Seller Solution S							Beneficiary	_			
11 Was ownership transferred in full? (If No, explain the division.) Yes											
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes 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 curre \$362,871.00	nt market value of the real	property?			15 Was the mortgag	-	ed? (If Yes, state the	e amount and i	interest rate	e.) %	
16 Does this conveyance divide a current parcel of land? 17 Was						ough a re	eal estate agent or a	title company? Yes Ruhter			
18 Address of Prope	rty				19 Name and Addre Jonathan B. Sch	ss of Per		tatement Shou	ıld be Sent		
, NE					325 West 6th Ave Red Cloud, NE 6						
18a No address	assigned 18b	Vacant Land									
	20 Legal Description The Northeast Quarter (NE1/4) of Section 25, Township 1 North, Range 11, West of the 6th P.M., Webster County, Nebraska.										
21 If agricultural, list	total number of acres							\$		362,871 0	
•	price, including any lia				ar dellar amount a			22		302,0710	
-	roperty included in the							23 \$		362,871 0	
	ase price paid for real of exempt from the docu							24		302,0710	
	Under penalties of law, I detect, and that I am duly auth			atement ar	nd that it is, to the be	st of my l	knowledge and belie	f, true, comple	te, and		
► lo	nathan B. Schriner	-						40	2-746-414	49	
Pri	int or Type Name of Grante	e or Authorize	d Representative	*					ne Number		
sign sign	Inature of Grantee or Author	Surized Represe	ntative		Grantee or Author	ized Re	presentative	Oct	tober_12 e	2021	
here	mature of Grantee of Author	nzeu Nepiese	Thative	11				Dat	•		
			Register o	of Deeds	' Use Only				For D	ept. Use On	ly
26 Date Deed Record	ded	27 Value of	Stamp or Exempt Nu		28 Recording Data						
Mo. 10 Day	19 Yr. 21	\$ \$1	6.75		BK 200	. Pa	2804				
						1 7	1		1		

State of Nebraska 3ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of OCt. A.D., 2021, at 1:35 o'clock D M. Recorded in Book 2021 on Page 2804 Louise County Clerk Vo Deputy 10.00 Comp Assessor Carded AFTER RECORDING RETURN TO: Charter Title & Escrow Services, Inc.

NEBRASKA DOCUMENTARY STAMP TAX 10-19-21 Date 816.75

747 North Burlington Avenue Suite G208 Hastings, NE 68901 402-463-6788

WARRANTY DEED

Kara Parde and Ross Parde, wife and husband, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Jonathan B. Schriner, a single person

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

The Northeast Quarter (NE1/4) of Section 25, Township 1 North, Range 11, West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed this day of October, 2021.

STATE OF Nebraska COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of October, 2021 by Kara

Notary Public Stephenie McClellen

GENERAL NOTARY - State of Nebrasko STEPHENIE MCCLELLEN My Comm. Exp. June 2, 2025.

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		-	Sale	Date	School District Code										
91	20	21	2815		10	/19	/2021	Base: 9	O074 Affiliated: Unified:									
Location ID Sale Number		Useability & Code #			Parcel Number													
000329800 260		260		1		•	GeoCde	Twn	Rng	Sec	t Qrt		Subdiv	Area	Blk	P	arcel	
	Da	ate of Sa	ile Assessed	d Va	lue			4133			00	0	2	20040		001	00	000
Land		Imp	rovements			To	otal		I	Date of S	Sale]	Proper	ty (Classific	ation	Code		
1	,615		90,37	0			91,985	Status	Pı	roperty Ty	ре	Zoning	,	Location	ı C	City Size Parcel Size		
Assessor Lo	cation:	BLUE	HILL (BH)				A) 1	B)	01		C) 1		D) 1	E)	6	F)	1
							Residential						(Commer	cial			
	Mul	tiple Imp	rovements:	Mul	tiple. In	aprov	ements.:			Multiple.	Impro	vements.	:					
		Constru	uction Date:	Con	struction	n Dat	:: 19	54		Construct	ion Da	ate:						
			Floor:	Floc	or Sq. Ft	t. :		28		Floor Sq.	Ft.:							
		Building	g Cost New:	Cost	t:		133,5	25		Cost:								
Single Family	Style:	101		Res	identi	al C	ondition: 35	5		Comme	rcial	Occupa	ncy	Code:				
(100) □ Mo	bile Horr	ne .		(10) 🗆	We	om Out			Primary:		(Oth	erl:		Other2:		
(101) 🗷 One	e Story			(20) □ Badly Worn						Commercial Construction Class:								
(102) 🗆 Two Story				(30) 🗷 Average						(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Split Level				(40) 🗷 Good						(2) Reinforced Concrete Frame								
(104) 🗆 1 1/2 Story				(50			ry Good			(3) Masonry Bearing Walls (A) Flavor Local Flavor Local Part Walls								
(111) Bi-Level					(60) Excellent (4) Wood or Steel Framed Ext. Walls													
(106) □ Oth														nd Walls				
Townhouse or		Style:		Residential Quality: 30					(6) Pole Frame									
(301) 🗆 One		**		(10) Low				Cost Rank: Condition: (10)										
(302) 🗆 Two			_	(20)														
(307) 🗆 11/				(30) 🗷 Average										Badly Worn				
(308) 🗆 Spli				(40)				· · ·						30) Average				
(309) 🗆 21/) [ry Good			(11)					l Good			
(304) 🗆 One				(60) 🛮	Ex	cellent				 					l Very		-
(305) □ Two															60) E	I Excell	ent	
Assessor's							:		į	·		¥					•	
Assessor Co	mments	s and Ke	eason for A	Adjus	stmen	t: 												<u> </u>
WD												-						
п.																		
Comments f	rom				·		· 	(Comn	ents:					—·			
0003298	300																	
	A1.34499				-										-			
		-														(Cont	inue or	back)

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

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

The deed will not be recorded unless this statemen						
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed Mo. 10 Day 77. 21 Mo. 10 Day 8 Yr. 18					
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller) Jacob J, Kucera and Jacqueline A. Kucera	Grantee's Name (Buyer) Dennis Beach and Veronica Beach					
Street or Other Mailing Address PO Box 505	Street or Other Mailing Address 3153 Huckaby Bridge Road Southwest					
City State Zip Code Blue Hill NE 68930	City State Zip Code Hartselle AL 35640					
Phone Number (402) 746-4208	Phone Number Is the grantee a 501(c)(3) organization? Yes					
Email Address	Email Address NA					
7 Property Classification Number. Check one box in categories A and B. Check C if						
(A) Status (B)	Property Type (C)					
✓ Improved ✓ Single Family Industrial ☐ Unimproved Multi-Family Agricultural ☐ IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt					
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min						
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Granton	Desure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary r Trust Partition Satisfaction of Contract Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) V Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) Yes No					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)					
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P Brothers and Sisters Grandparents a Ex-spouse Parents and Ch						
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)					
\$85,000						
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No					
18 Address of Property 310 North Pine Street, 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.) Lot Three (3), Block One (1), Busch's Subdivision of Nebraska	Rohrer's Addition to Blue Hill, Webster County,					
21 If agricultural, list total number of acres transferred in this transaction						
22 Total purchase price, including any liabilities assumed	\$					
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	\$ 05,000,00					
25 If this transfer is exempt from the documentary stamp tax, list the exemption						
Under penalties of law, I declare that I have examined this 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 Print of Type Name of Grantee or Authorized Representative Phone Number 10 -19 - 201 Date Print of Type Name of Grantee or Authorized Representative Title						
Register of Deed's Use On	ly For Dept. Use Only					
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data					
Mo. 10 Day 19 Yr. 21 \$ 191, 25	BK 2021, fa 2815					
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)					

_
State of Nebraska Ss. County of Webster Ss. Entered on the
numerical index and filed for record in the Clerk's office of said county this 19 day
of Oct A.D., 2021, at 2:23 o'clock was. Recorded in Book 2021
on Page 2815
IndCompAssessorCarded
Return to: Theobald Law Office PO Box 423 Red Cloud, NE 68970
Iacoh I Kucera and Iac

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-19つよし
\$ 191.35_By_Ub

WARRANTY DEED

Jacob J. Kucera and Jacqueline A. Kucera, formerly known as Jacqueline A. Himmelberg, husband and wife, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, Dennis Beach and Veronica Beach, husband and wife, convey to Grantee, as joint tenants and not as tenants in common the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Three (3), Block One (1), Busch's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska

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

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

Executed October 8, 2018.

Jacob J. Kucera

Jacqueline A. Kucera

STATE OF NEBRASKA, COUNTY OF WEBSTER,

SS:

The foregoing instrument was acknowledged before me on October 2018 by Jacob J. Kucera and Jacqueline A. Kucera, formerly known as Jacqueline A. Himmelberg husband and wife.

GENERAL NOTARY - State of Nebraska
DON E. THEOBALD
My Comm. Exp. October 28, 2020

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code									
91	20	21	2832	10/21	L/2021	Base: 65-0005 A			Aff	iliate	d:		Unified:		
Location ID Sale Number Us			Useability	Parcel Number											
0012051	.00	:	264	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed \	/alue		4241	3	9	1	3	1	00000	1	000	2020
Land		Imp	Improvements Total				Date of Sale Property Classification Code								
239	,290			2	239,290	Status	Prop	erty Ty	ре	Zo	ning	Location	Cit	y Size	Parcel Size
		Irrigat	tion Type:			A) 2	B)	05		(C)	5	D) 3	E)	0	F) 9
LCG			ACRES:	VAI	UE:		LCG				ACR			VAL	
IRRIGATE	D 1A1					GRASSLAND 1G1			Gl		7	4.000			95,830
	1A					1G			lG		1	9.000	24,605		
	2A1					2G1			G1			8.000	10,360		
	2A					2G			2G	16.000					20,720
•	3A1					3G1			G1						
	3A					3G			3G						
	4A1							40	G1						
	4A							2	4G						
DRYLANI) 1D1		10.000		24,700	S	Shelterbe	lt/Timb	рег						
	1D						-	Accreti	on						
	2D1							Was	ste						
	2D		29.000		63,075			Oth	ner						
	3D1					AG L	AND T	ГОТА	\mathbb{L}		15	6.000		2	39,290
	3D							Roa	ds			4.000			
	4D1						F	arm Sit	tes						
	4D						H	ome Sit	tes						
and the second			100				R	ecreati	on						
D	wellings							Oth							
Outh	ouildings					Noi	ı-AG T	TOTA	$\mathbf{L} $			4.000			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001205100	
	(Continue on back)

Real Estate Transfer Statement

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	7 / 2021						
WEBSTER - 91 ▼		<u>21</u> Yr. 2021						
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)							
See Attached	Francis P Schroer and Kylene M. Schroer							
Street or Other Mailing Address	Street or Other Mailing Address							
City State Zip Code	City State NE	Zip Code 68957						
Phone Number	Phone Number Is the grantee a 501(c)(3) organiza 102-461-6230 If Yes, is the grantee a 509(a) found	tion? Yes No						
Email Address	Email Address	dation: Tes Divo						
7 Property Classification Number. Check one box in categories A and B. Check C								
	B) Property Type	(C)						
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home						
✓ Unimproved	Mineral Interests-Producing Exempt	1						
Ommercial Recreational								
		Other						
	ease Personal Rep. Trust/Trustee lineral Quit Claim Warranty							
		nsfer on Death						
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift		stee to Beneficiary						
	tor Trust Partition Satisfaction of Contract Oth	ner (Explain)						
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	o, state the intended use.)						
✓ Yes								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re		r						
✓ 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 0								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)						
\$317,000	☑ Yes ☑ No \$	%						
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	(If Yes, include the name						
Yes V No	of the agent or title company contact.) Yes Southern 1							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	Grantee						
Ag Land	Granice							
18a 🗸 No address assigned 18b 🗸 Vacant land								
20 Legal Description (Attach additional pages, if needed.)	(10) T (0) N (1 D	NI: (O)						
The Northeast Quarter (NE1/4) of Section thirteen	(13), Township Three (3) North, Range	Nine (9)						
West of the 6th P.M., Webster County, Nebraska								
21 If agricultural, list total number of acres transferred in this transaction								
22 Total purchase price, including any liabilities assumed		316,667 <mark>.</mark> 00						
23 Was non-real property included in the purchase?	\$							
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	010.007.00						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	316,667,00						
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number							
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, co.	mplete, and						
Francis P. Schroer	402	- 461 - 623 C Phone Number						
Print or Type Name of Grantee or Authorized Representative								
Sign francis P. Schron Signature of Grantee or Authorized Representative	Grantee	10/21 /2021 Date						
liele ,								
Register of Deed's Use C	Dnly 28 Recording Data	For Dept. Use Only						
26 Date Deed Recorded Mo. 10 Day 21 Yr. 21 \$ 713.25	BK 2021, Pa 2832							
Mo. 10 Day Al Yr. Al \$ 113. av	Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)						

James I Schroer and Lavon Schroer 2414 W 1t0th Hastings, NE 68901 402-463-4020

Marianne K. Eliker and Dana Eliker P O Box 65 Dorchester, NE 68434 402-946-2871

Francis P. Schroer and Kylene Schroer 1717 Road 2500 Lawrence, NE 68957 402-461-6230

Elizabeth J. Baldwin and Scott Baldwin 4147 Driftwood Dr Grand Island, NE 68803 308-379-6730

Edward J. Schroer and Michele Schroer 806 Creighton Ave Hastings, NE 68901 402-63-2121

Weston Rathje and Rachel Rathje 25 Ridge Crest Dr. Chesterfield, MO 63017 808-284-9457

William Rathje and Megan Rathje 6930 W Saddlehorn Rd Ayr, NE 68925 402-984-2876

Jared Rathje and Jessica Rathje 1834 Bateman St Hastings, NE 68901 402-469-9599 State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Oct. A.D., 20 21, at 3:35 o'clock P.M. Recorded in Book 20 on Page 2832-2840 County Clerk 58-00 Deputy Ind Comp Assessor Carded

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

JOINT TENANCY WARRANTY DEED

James I Schroer and Lavon Schroer, husband and wife; Marianne K. Eliker, also known as Marianne K. Elker, f/k/a Marianne K. Souchek and Dana Eliker, also known as Dana Elker, wife and husband; Francis P. Schroer and Kylene M. Schroer, husband and wife; Elizabeth J. Baldwin and Scott Baldwin, wife and husband; Edward J. Schroer and Michele Schroer, husband and wife; Weston Rathje and Rachel Rathje, husband and wife; William Rathje and Megan Rathje, husband and wife; and Jared Rathje and Jessica Rathje, husband and wife Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Francis P. Schroer and Kylene Schroer, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE1/4) of Section Thirteen (13), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

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

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

Executed October 21,2021.

James I Schroer

Laxon Schroer

STATE OF NE	BRASKA)			
COUNTY OF	Adams) ss.)	·		
The ford James I Schroer		as acknowledged		ober /5, 2021	by war
	GENERAL NOTARY - State of Nebi TERESA L. THEOBA My Comm. Exp. August 27, 2	LD	Notary Public	L Durch	bald_
STATE OF NE	BRASKA)		en e	
COUNTY OF	Adam 5) ss.)			
The fore Lavon Schroer,		s acknowledged	before me on Oct	ober - 15, 2021	by · · · · ·

Notary Public

GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025

BOOK 2021 PAGE 2834

Maisme HElika Jana L. Eviker
Marianne K. Eliker Dana Eliker
STATE OF NEBRASKA)
COUNTY OF Salive) ss.
The foregoing instrument was acknowledged before me on October 15 th , 2021 by Marianne K. Eliker, also known as Marianne K. Elker and formerly known as Marianne K. Souchek, Grantor.
GENERAL NOTARY - State of Nebraska WENDY CEVALLOS My Comm. Exp. January 17, 2023 Notary Public
STATE OF NEBRASKA) ss.
COUNTY OF Salme
The foregoing instrument was acknowledged before me on October Dana Eliker, also known as Dana Elker, Grantor.
A servery Obein of Nobracka
GENERAL NOTARY - State of Nebraska

<u>Francis P. Schroer</u> Francis P. Schroer	Mylone M. Schroer
COUNTY OF Holams	ss. nowledged before me on October $$
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025	Seusa H. Murbald Notary Public
STATE OF NEBRASKA COUNTY OF Adam 5 The foregoing instrument was acknown Kylene M. Schroer, Grantor.	nowledged before me on October 21, 2021 by
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025	Notary Public Motor Public

Elizabeth J. Baldwin	Scott Baldwin
STATE OF NEBRASKA) ss. COUNTY OF Adams The foregoing instrument was acknowledged Elizabeth J. Baldwin, Grantor.	ged before me on October $$ $\!\!\!/$
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025	Notary Public Notary Public
STATE OF NEBRASKA) ss. COUNTY OF Adam 5 The foregoing instrument was acknowledge Scott Baldwin, Grantor.	ged before me on October $ / \mathcal{E} $, 2021 by
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025	Justald Notary Public

William Rathje	Megan Rathje Megan Rathje
STATE OF NEBRASKA COUNTY OF Adams) ss. · · ·)
The foregoing instrument was a William Rathje, Grantor.	acknowledged before me on October 20, 2021 by
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025	Jeuna Musbald Notary Public
STATE OF NEBRASKA)
county of Adams) ss.)
The foregoing instrument was a Megan Rathje, Grantor.	acknowledged before me on October 20, 2021 by
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025	Jewa Hlusbald Notary Public

Edurard J. Schroer Edward J. Schroer	<u>Michele Schrou</u> Michele Schroer
STATE OF NEBRASKA)	
COUNTY OF Adams	SS.
The foregoing instrument was ack Edward J. Schroer, Grantor.	cnowledged before me on October /5 , 2021 by
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025	Notary Public Notary Public
STATE OF NEBRASKA)	
COUNTY OF Adams)	SS.
The foregoing instrument was ack Michele Schroer, Grantor.	nowledged before me on October /5 , 2021 by
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025	Susa & Markald

Jared Rathje Jessica Rathje
STATE OF NEBRASKA)) ss. COUNTY OF Adam 5) The foregoing instrument was acknowledged before me on October 20, 2021 by Jared Rathje, Grantor.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025 Notary Public
STATE OF NEBRASKA)) ss. COUNTY OF Adams) The foregoing instrument was acknowledged before me on October 20, 2021 by Jessica Rathje, Grantor.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025 August 27, 2025

				-12-11	_ 'AGE 9070
Weston I	Rathie The Control of		Rachel Rathje	12. Ko	thje.
COUNT	OF Missouri Y OF St-Louis The foregoing instrument Rathje, Grantor.)) ss.) was acknowledą	ged before me on	October /5	$\int_{-\infty}^{\infty}$, 2021 by
Comn My Com Com	KAJAL TAYLOR lotary Public - Notary Seal State of Missouri nissioned for St. Louis County mission Expires: April 29, 2023 mission Number: 19402167		Distance Pu	<u>J</u> blic	
COUNTY	OF St-Lowis the foregoing instrument of the Grantor,)) ss.) was acknowledg	ed before me on	October 15	也, 2021 by
Commis	KAJAL TAYLOR iary Public - Notary Seal State of Missouri ssioned for St. Louis County nission Expires: April 29, 2023 iission Number: 19402167	$\langle \rangle$	Notary Pul	olic	

Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page	Sale	Date	School District Code																				
91	202	21	2857	3/19	3/19/2021 Base: 91-0002 Affiliated: Unified		3/19/2021		Base: 91-0002 Affiliated: Unified:						: 91-0002 Affiliated:		021 Base: 91-0002 Affiliated: U		ase: 91-0002 Affiliated: Unified:		Base: 91-0002 Affiliated: Unified:		e: 91-0002 Affiliated: Unified:		iliated:	
Location I	D	Sale	Number	Useability	& Code#	Parcel Number																				
0022069	00	:	265	4	05	GeoCde Twn Rng Sect Qrt Subdiv Area Blk F					Parcel															
	D	ate of S	ale Assessed	Value		4493 1 12 5 0 00000 1 000					0000															
Land		Imp	provements	To	otal	Date of Sale Property Classification Code																				
1,192,	845		73,110	1,2	265,955	Status	Pro	perty Ty	ре	Zoning	uing Location		n City Size													
		Irrigat	tion Type:	•		A) 2	B)	05		c) 5	D) 3	E)	0	F) 9												
LCG		£	ACRES:	VAL	UE:		LCG			ACR	ES:		VAL	UE:												
IRRIGATEI) 1A1		162.120	5	05,815	GF	LASSLA	ND 1	G1	2	4.680		25,645													
	1A		35.160	1	.09,700			-	1G	4	48.890 37			37,855												
	2A1							20	G1	3	2.390		35,320													
	2A					2G 0.850		1,090																		
	3A1					3GI		Gl		0.950		1,230														
	3A					3G		3G																		
	4A1					4G1		G1	28.750				24,715													
	4A		1.010		2,860	4G			8.400		<u>' </u>		1,680													
DRYLAND	1D1					Shelterbelt/Timber		рег	5.930																	
	1D		40.020		98,850			Accreti	on		<u> </u>															
	2D1		4.190		10,370	<u> </u>		Was	1 450		22.180			4,435												
	2D		17.230		37,475			Oth	-																	
	3D1		7.900		17,185	AG LAND TOTAL 601.640		1,160,545																		
	3D		77 000		10.00	Roads		-	9.190		48.00		17 000													
	4D1		77.820	 -	19,065	Farm Sites		-+		2.000		17,300														
	4D		83.170		27,255			ome Sit	-		1.000			15,000												
	. je 1794	\$ 1.00 m			14 570		<u>F</u>	Lecreation	-		-															
	vellings iildings				14,570 58,540	No	n-AG 7	Oth	-	1	2.190			32,300												
Outot	mornigs			<u></u>	30,340	140)	ıi-AG	OIA	<u> </u>	ــــــــــــــــــــــــــــــــــــــ	2.190			JZ , 300												

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
TRUSTEE'S DEED; TRANSFER TO LLC		
Comments from	Comments:	
002206900 002207300 002207400		
		(Continue on back)

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



Good Life. Great Service.

• If additional space is needed, add an attach						
	it is signed and items 1-25 are accurately completed.					
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 03 Day 19 Yr. 2021 4 Date of Deed Mo. 03 Day 19 Yr. 2021					
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	Yr				
Grantor's Name (Seller)	Grantee's Name (Buyer)					
Marion A. Arneson, Trustee Street or Other Mailing Address	Arneson Farms, LLC, a Nebraska limited lia	bility company				
518 Lincoln St.	Street or Other Mailing Address 518 Lincoln St.					
City State Zip Code Wayne NE 68787	City State Wayne NE	Zip Code 68787				
Phone Number (402) 369-1428	Phone Number Is the grantee a 501(c)(3) organiz	ation? Yes V No				
Email Address	(402) 369-1428 If Yes, is the grantee a 509(a) four Email Address	ndation? Yes No				
7 Property Classification Number. Check one box in categories A and B. Check C if (A) Status	property is also a mobile home.) Property Type	(C)				
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home				
Unimproved Multi-Family Pagricultural	Mineral Interests-Producing Exempt					
Ommercial Recreational						
	nd Contract/Memo Partition Sheriff	Other				
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty					
9 Was transfer part of IBS like- 10 Type of Transfer Distribution Fores		ansfer on Death				
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift		ustee to Beneficiary				
Buyer Seller No Court Decree Exchange Grant		her (Explain) <u>fo</u>				
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was seal estate purchased for same use? (If N	lo, state the intended use.)				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)					
	Partnership, or LLC Self Othe	er				
	and Grandchild Spouse					
Ex-spouse Parents and C	hild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and	interport rate \				
14 What is the current market value of the real property? \$1,265,955	Yes No \$	" " "				
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	' (If Yes, include the name				
Yes V No	of the agent or title company contact.) Yes	No				
18 Address of Property See Attachment	8 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent See Attachment Arneson Farms, LLC (c/o Marion A. Arneson)					
See Attachment	518 Lincoln St.					
18a No address assigned 18b Vacant land	- Wovno NE 69797					
20 Legal Description (Attach additional pages, if needed.)						
See Attachment						
21 If agricultural, list total number of agres transferred in this transaction 6/3, 8/3						
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? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)					
	\$	0,00				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0 00				
25 If this transfer is exempt from the documentary stamp tax, list the exemption						
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, co	emplete, and				
John C. Ehrich, Attorney at Law		(402) 412-2080				
Print or Type Name Orantee or Authorized Representative	Attorney for Grantee	Phone Number 10/18/2021				
a the contract of the contract	Title					
liele /						
Register of Deed's Use Or 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	1ly 28 Recording Data 🔿	For Dept. Use Only				
Mo 10 Day 22 value of Startip of Exempt Number \$ From 1 #5h	BK2021. H 2B57					
Nebraska Department of Revenue		ev. Stat. §§ 76-214, 77-1327(2)				
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	\sim					

ATTACHMENT TO 521

Address of Property:

Parcel 1: 365 River Road

Red Cloud, NE 68970

Parcel 2: No address assigned, vacant

Parcel 3: 277 River Road

Red Cloud, NE 68970

Legal Description(s):

The Southwest Quarter (SW ¼) & Northeast Quarter (NE ¼) of Section 9, Township 1 North, Range 12 West, Webster County, Nebraska

And

Lot 9 & South Half of the Southeast Quarter (S ½ SE ¼) of Section 5, Township 1 North, Range 12 West, Webster County, Nebraska

And

The Northwest Quarter (NE ¼) of Section 8, Township 1 North, Range 12 West, Webster County, Nebraska



Certificate of Exemption – Documentary Stamp Tax

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

Is the conveyance between members of a family and a corpora members of the same family or a partnership or limited liabilit owned by members of the same family family, and all sharehol of the partnership or limited liability company are family menthe fourth degree of kindred?	y company where all interest is ders of the corporation or members abers related to one another within Yes No
If No, is conveyance between two family entities where all stocowned by members of the same family and all owners are family within the fourth degree of kindred?	ly members related to one another
Note : An entity, as Grantor or Grantee, whose stock or inte another entity is not eligible for this exemption.	rest is owned in whole or in part by
Grantors (If entity, provide name of entity and list all members in table below. If ind	ividuals, list all in table below.)
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Marion A. Arneson, Trustee of the	1-5elf
Aleck M. Arneson Revacable	
Trust	
Grantees (If entity, provide name of entity and list all members in table below. If inc	lividuals, list all in table below.)
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Arneson farms, LLC	
(Nembers - Mardon A. Arneson,	1- Self (Marion) 2- Brothers & Sisters
Mark A. Arneson, Glennys Diane	2 - Brothers & Sisters
Strobl, Sarah J. Arneson)	
Under penalties of law, I declare that the information provided above details of the conveyance information described above.	is true, complete, and correct and that I am familiar with all of the relevant
I further certify that documentation that supports this exemption is a	vailable for inspection at any time by the Nebraska Department of Revenue.
sign Contact of Contac	Tito Date
here Grantor or Grantor Representative	Title Date 10/18/21 Attorney at Law 10/18/21
Grantee or Grantee Representative	Title Date

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

State	of Nebra	ska 🄾 👡	
Count	y of Webs	ster L	
			intered on the
			r record in the
Clerk'	's office o	f said county	this <u>22 day</u>
of	Oct .	A.D., 20 <u>a</u>	L at 10:19
			n Book 202
on Pa		857	
	Lavi	x Petach	County Clerk
	10.00	a	Deputy
Ind	Comp	Accessor	Cardod

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-22-21
\$ Exempt#SOBy ab

Prepared by: John C. Ehrich, 1419 Dakota Avenue, South Sioux City, NE 68776 Phone: (402) 412-2080

TRUSTEE'S DEED

Marion A. Arneson, Trustee of the Aleck M. Arneson Revocable Trust dated March 11, 2000, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration, conveys to Arneson Farms, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

The Southwest Quarter (SW ¼) & Northeast Quarter (NE ¼) of Section 9, Township 1 North, Range 12 West, Webster County, Nebraska

And

Lot 9 & South Half of the Southeast Quarter (S ½ SE ¼) of Section 5, Township 1 North, Range 12 West, Webster County, Nebraska

And

The Northwest Quarter (NE ¼) of Section 8, Township 1 North, Range 12 West, 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 subject to easements, reservations, covenants and restrictions of record.
- (2) has legal power and lawful authority to convey the same.
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed this 19 day of March, 2021.

Marion A. Arneson, Trustee of the Aleck M. Arneson Revocable Trust, dated March 11, 200

STATE OF NEBRASKA, COUNTY OF DAKOTA, ss.

GENERAL NOTARY - State of Nebraska
JOHN C. EHRICH
My Comm. Exp. July 1, 2023

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	e Date					Scho	ol Dis	trict	Code						
91	202	21	2872	9/21	/2021	Base:	91-0	002	Af	filiat	ed:			Unified:					
Location	Ю	Sale	Number	Useability	& Code#	Parcel Number													
0023043	00	-	266	1		GeoCde	Twn	Rng	s	Sect	Qrt	Sub	điv	Area	Blk	Pa	arcel		
	D	ate of S	ale Assessed	Value		4369	2	12	3	31	3	000	00	1	000	00	000		
Land		Imp	provements	T	otal])ate of	Sal	le Pr	operty	Clas	sifica	tion (Code		·		
374	,040				374,040	Status Property Type			2	oning	Lo	cation	Cit	y Size	Parc	el Size			
		Irrigat	ion Type:	•		A) 2 B) 05		C)			E)	0	F)	9					
LCG	70 . A.A	£	ACRES:	VAI	LUE:		LCG			· · · · · · · · · · · · · · · · · · ·	ACR	ES:		•	VAL	UE:			
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	2A1						-	2	2G1		1	2.0	50			15,	605		
	2A								2G										
	3A1							3	3G1										
	3A								3G										
	4A1		20.390		64,025			4	4G1										
	4A		3.310		10,395			_	4G										
DRYLANI			6.100		15 070		Shelter	elt/Tim											
	1D		6.100		15,070			Accre	-										
·	2D1		2.880		6,265				aste ther										
	2D 3D1		2.660		0,203	AGI	AND	TOT			14	6.5	20		3	74,	040		
	3D					AGI	22111		ads			1.9				/			
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	4D		0.120		185			Iome S											
			and the same of the					Recrea											
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	ouildings					No	n-AG	TOT	$\Delta \mathbf{L}$			8.7	70						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S WD	
Comments from	Comments:
002304300	18 (F) (F)
	(Continue on back)

NEBRASKA

Real Estate Transfer Statement

266

FORM **521**

Good Life. Great Service.

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

DEPARTMENT OF REVENUE · If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 3 Date of Sale/Transfer 2 County Number 4 Date of Deed 10 21 WEBSTER - 91 Day _ 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) See Attached James Farms, Inc., a Nebraska Corporation Street or Other Mailing Address 102 19th Avenue N Street or Other Mailing Address 1261 - 41 Road Zip Code State Zip Code 68972 Hopkins MN 55343-6920 Riverton NE Phone Number (612) 554-9837 Phone Number (308) 470-1085 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Agricultural ✓ Unimproved Multi-Family Mineral Interests-Producing Exempt | IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Quit Claim Cemetery Executor Mineral √ Warranty 9 Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Gift Life Estate ✓ Sale Auction Fasement Trustee to Beneficiary Buyer Seller ✓ No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes √ Yes No. No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$400,000 Yes ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **V** No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent James Farms, Inc., a Nebraska Corporation 1261 - 41 Road Riverton, NE 68972 18b ✓ Vacant land 18a No address assigned 20 Legal Description (Attach additional pages, if needed.) SW1/4 31-2-12, Webster County, NE, except tract conveyed to the State of Nebraska in Deed Book 25, Page 342 and to the State of Nebraska, Department of Transportation in Book 2018, Page 2518. 21 If agricultural, list total number of acres transferred in this transaction 22 22 Total purchase price, including any liabilities assumed 400,000,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 400,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Henry C. Schenker (308) 425-6273 Phone Number Print or Type Name of Grantee of Authorized Representative sign 10/15/2021 Attorney Date Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded \$ 900 10 Day 22 Yr. 21 2872

Attachment to Nebraska Form 521

5. Grantor's Name:

LISA FEESE BURNS and MARK S. FEESE, CO-TRUSTEES OF THE SANDRA M. FEESE TRUST

State of Nebraska 3ss. County of Webster

Comp

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day Oct A.D., 2021, at 10:46 o'clock A.M. Recorded in Book 202 (on Page 2812-3813 Deputy

_Assessor__

NEBRASKA DOCUMENTARY

When recording is completed return to:

DUNCAN, WALKER, SCHENKER & DAAKE P.O. Box 207 Franklin, NE 68939

TRUSTEE'S WARRANTY DEED

LISA FEESE BURNS and MARK S. FEESE, CO-TRUSTEES OF THE SANDRA M. FEESE TRUST Grantor, whether one or more,

in consideration of Four Hundred Thousand and no/100 --- (\$400,000.00) --- Dollars, receipt of which is hereby acknowledged, conveys to

JAMES FARMS, INC., a Nebraska Corporation, Grantee,

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

The Southwest Quarter of Section Thirty-one (31), Township Two (2), North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska in Deed Book 25, Page 342 and to the State of Nebraska, Department of Transportation in Book 2018, Page 2518.

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

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

Executed: October // . 2021.

isa Feese Burns, Co-Trustee of the

Sandra M. Feese Trust.

Mark S. Feese, Co-Trustee of the

Sandra M. Feese Trust.

STATE OF MINNESOTA)
Henry COUNTY) ss.)
The foregoing instrum Feese Burns, Co-Trustee of t CHRISTOPHER NOTARY PUBLIC-I My Commission Expire	JLEACH & ASINTESOTA &
Emilian Marian	Notary Public.
STATE OF MINNESOTA)) ss.)
The foregoing instrun S. Feese, Co-Trustee of the S	nent was acknowledged before me on October <u>1</u> , 2021, by Mark andra M. Feese Trust.
CHRISTOPHER J L NOTARY PUBLIC- MAN My Commission Expires Je	NESOTA E NOLZEY PUBLIC.

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date				Š	Scho	ol Dis	trict Code	2			
91	20	21	2892	9/30	/2021	Base: 91-0002 Affiliated: Unified:										
Location	ID	Sale	Number	Useability	& Code#	Parcel Number										
0015519	00		267	4	11	GeoCde	Twn	Rng	S	Sect	Qrt	Subdiv	Area	Blk	F	arcel
	D	ate of S	ale Assessed	Value		4373	2	10		5	4	00000	1	000	4	530
Land		Imp	provements	To	otal	Date of Sale Property Classification Code										
1,334	1,334,180 1,334,180			34,180	Status	Pro	perty T	уре	z	oning	Location	ı Cit	y Size	Par	cel Size	
		Irrigat	ion Type:			A) 2	B)	05		(C)	5	D) 3	E)	0	F)	10
LCG ACRES: VALUE:							LCG				ACR	ES:		VAL	UE:	
IRRIGATE	D 1A1		30.430	1	.39,370	GR	RASSLA	AND 1	G1							
1A			77.340	3	354,215				1G							
2A1								2	G1							
2A			66.920	2	92,440				2G							
	3A1							3	G1							
	3A								3G			0.020				5
	4A1					4G1		G1			4.900				980	
	4A		121.250	5	12,885	4G 3.360			670							
DRYLAND						i.	Shelterb		-							
	1D		2.310		5,705			Accreti	ion							
	2D1				10 100			Wa								
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	3D							Roa				2.000		•		
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	11.															
	wellings uildings					No	n-AG '	Otl TOTA				2.000				
	-manieo			·		1,40)	u-73U							*******		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; HIGHWAY PURPOSES	
Comments from C	omments:
001551900	
	(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.

FORM 521

Good Life. Great Service.

DEPARTMENT OF REVENUE

The deed will not be recorded unless this statemen	,
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 09 Day 30 Yr. 2021 4 Date of Deed Mo. 09 Day 30 Yr. 2021
WEBSTER - 91	Mo Day Yr Mo Day Yr 6 Grantee's Name, Address, and Telephone (Please Print)
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer)
See Exhibit A Attached	The State of Nebraska, Dept of Transportation
Street or Other Mailing Address	Street or Other Mailing Address P.O. Box 94759
City State Zip Code	City State Zip Code Lincoln NE 68509
Phone Number	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$
Ernail Address NA .	Email Address NA
7 Property Classification Number. Check one box in categories A and B. Check C if	
	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
✓ Unimproved ☐ Multi-Family ✓ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Milletal Intelests-Floodicing
	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	ase Personal Rep. Trust/Trustee
	neral Quit Claim V Warranty Osure Irrevocable Trust Revocable Trust Transfer on Death
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes Without	12 Was real estate purchased for same use? (If No, state the intended use.) Yes No Highway Purposes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	Partnership, or LLC Self Other
Brothers and Sisters Grandparents	一
Ex-spouse Parents and Cl	
14 What is the current market value of the real property? \$2,270	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.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
1010 E Bismark Road Grand Island, NE 68801-8108	Nebraska, Dept of Transportation PO. Box 94759
18a No address assigned 18b Vacant land	Lincoln, NE 68509-4759
20 Legal Description (Attach additional pages, if needed.)	
See Attached Exhibit A	
See Attached Exhibit A	
21 If agricultural, list total number of acres transferred in this transaction	·
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and
Karla Smith	(402) 479-3985
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign Signature of Grantee or Authorized Representative	ROW Project Manager 10/22/2021 Title Date
liele /	
Register of Deed's Use Or	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data RK 2021 P 2892
Mo. Day AS Yr. A I Vernor Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	nis document for your records.
Grantee—Retain a copy of the	no abounded for your records.

Exhibit A To Form 521 - Real Estate Transfer Statement

Field No. 5: Grantor's Name, Address, and Telephone

Nikodym Implement, Inc.; 1010 E Bismark Road Grand Island Grand Island, NE 68801-8108

Phone No.: (402) 746-3825

Field No. 20: Legal Description

ROW1

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION: THENCE WESTERLY A DISTANCE OF 2639.63 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHWEST CORNER OF SAID QUARTER SECTION: THENCE SOUTHERLY DEFLECTING 089 DEGREES. 30 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 33.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE: THENCE EASTERLY DEFLECTING 090 DEGREES, 29 MINUTES, 12 SECONDS LEFT, A DISTANCE OF 493.08 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 011 DEGREES, 26 MINUTES, 22 SECONDS RIGHT, A DISTANCE OF 237.72 FEET; THENCE EASTERLY DEFLECTING 017 DEGREES, 40 MINUTES, 04 SECONDS LEFT, A DISTANCE OF 434.57 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 006 DEGREES, 13 MINUTES, 42 SECONDS RIGHT, A DISTANCE OF 318.10 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 011 DEGREES, 27 MINUTES, 07 SECONDS RIGHT, A DISTANCE OF 142.93 FEET; THENCE EASTERLY DEFLECTING 012 DEGREES, 05 MINUTES, 33 SECONDS LEFT, A DISTANCE OF 44.02 FEET; THENCE EASTERLY DEFLECTING 005 DEGREES, 00 MINUTES, 36 SECONDS LEFT. A DISTANCE OF 181.53 FEET; THENCE EASTERLY DEFLECTING 005 DEGREES, 41 MINUTES, 22 SECONDS RIGHT, A DISTANCE OF 435.14 FEET; THENCE EASTERLY DEFLECTING 005 DEGREES, 17 MINUTES. 51 SECONDS LEFT, A DISTANCE OF 112.48 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 005 DEGREES, 15 MINUTES, 31 SECONDS RIGHT, A DISTANCE OF 251.57 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 33 MINUTES, 10 SECONDS LEFT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING CONTAINING 2.63 ACRES, MORE OR LESS, WHICH INCLUDES 2.00 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY, SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

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 25 day of OCT A.D., 2021, at 1:35 o'clock D.M. Recorded in Book 2021 on Page 2892-2895

The Park County Clerk 28.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 10-25-21 \$ Exempt#2 By ab

FOR REGISTER OF DEEDS USE ONLY Return to: Karla Smith Nebraska Dept. of Transportation, R.O.W. Division Box 94759 Lincoln, NE 68509-4759

WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 14

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Nikodym Implement, Inc., a Nebraska corporation

hereinafter known as the Grantor, for and in consideration of the sum of **ONE AND NO/100----(\$1.00)----DOLLAR AND OTHER VALUABLE CONSIDERATION** in hand paid does hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real property;

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 2639.63 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 30 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 33.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 090 DEGREES, 29 MINUTES, 12 SECONDS LEFT, A DISTANCE OF 493.08 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 011 DEGREES, 26 MINUTES, 22 SECONDS RIGHT, A DISTANCE OF 237.72 FEET; THENCE EASTERLY DEFLECTING 017 DEGREES, 40 MINUTES, 04 SECONDS LEFT, A DISTANCE OF 434.57 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 006 DEGREES, 13 MINUTES, 42 SECONDS RIGHT, A DISTANCE OF 318.10

WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 14

FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 011 DEGREES, 27 MINUTES, 07 SECONDS RIGHT, A DISTANCE OF 142.93 FEET; THENCE EASTERLY DEFLECTING 012 DEGREES, 05 MINUTES, 33 SECONDS LEFT, A DISTANCE OF 44.02 FEET; THENCE EASTERLY DEFLECTING 005 DEGREES, 00 MINUTES, 36 SECONDS LEFT, A DISTANCE OF 181.53 FEET; THENCE EASTERLY DEFLECTING 005 DEGREES, 41 MINUTES, 22 SECONDS RIGHT, A DISTANCE OF 435.14 FEET; THENCE EASTERLY DEFLECTING 005 DEGREES, 17 MINUTES, 51 SECONDS LEFT, A DISTANCE OF 112.48 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 005 DEGREES, 15 MINUTES, 31 SECONDS RIGHT, A DISTANCE OF 251.57 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 33 MINUTES, 10 SECONDS LEFT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING CONTAINING 2.63 ACRES, MORE OR LESS, WHICH INCLUDES 2.00 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

TO HAVE AND TO HOLD said real property, hereby known to include real estate together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

Said Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns; that said Grantor is lawfully seized of said real property; that said real property is free from encumbrance; that said Grantor is duly authorized to sell said real property; that said Grantor warrants and will defend that title to said real property against the lawful claims of all persons, whomsoever.

WARRANTY DEED

PROJECT: 281-1(118)	C.N.: 42815		TRACT: 14
Duly executed this 30 day of	1	_, A.D. 20 <u>2</u>	
		Nikodym Imp a Nebraska b	
	Authori	2/1/ zed Officer or /	Agent
Pri	John W. int name of Authorize	Kodon , ed Officer or Ac	President gent and Title
STATE OF <u>Weloras ka</u> COUNTY OF <u>Hall</u> The foregoing instrument was acknowledged))ss)	dou of So	ol amba ~
A.D., 20_2], by			
of <u>Nikodym Implement, Inc., a Nebraska co</u> (Name of Corporation)	orporation , on beha	alf of the corpor	ation.
	Notary Public		
	GENERAL NOTARY - St NCJARY S JOANNE IV My Comm. Exp.	ate of Nebraska FOOTE June 10, 2024	7



Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION

	Affidavit
I,	John Mkoden, the undersigned, swear or affirm that the following
is true	and accurate to the best of my knowledge:
1.	I am the <u>President</u> for <u>N. Kodem I.A. Juc.</u> (title) (name of organization)
	organized in accordance with the laws of the State of Nebraska and/or
	lawfully operating in the State of Nebraska; and
2.	In that capacity or by resolution of the Board of Director (governing body)
	dated 9-28, 1 am authorized to sign any and all documentation on behalf
	of the above named entity regarding the sale or use of property rights in general or specifically
	with the State of Nebraska - Department of Transportation project as noted at the close of this page
Dated th	nis 30 day of Sept ,20 2 . Signature Tohn Nikodin Print Name
State of _ County o	Nebraska) of Hall) ss General Notary - State of Nebraska JOANNE M. FOOTE My Comm. Exp. June 10, 2024
Subscribe	ed and sworn before me this 30 day of September, 2021.
	do 4 dist

Notary Public

Project No.: 281-1(118)

Project Name: Red Cloud North and Cowles Spur

Control Number: 42815

Tract No.: 14

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date				Scl	hool I)ist	trict Co	de				
91	20:	21	2896		10/	12/2021	Base: 65-0011 Affiliated: Unified:											
Location	m	Sale	Number	τ	Jseabili	ty & Code#			Parcel Number									
0006233	300	2	268		1		GeoCde Twn		Rng	Sect	Qr	t	Subdiv	A	I rea	Blk	Pa	rcel
-	Da	ate of S	ale Assessec	l Va	lue		4487			00	0		4003	5		000	00	00
Land		Imp	rovements			Total			Date of Sale Property Classification Code									
	480		17,88	0		18,360	Status	P	roperty Type Zoning Lo			Locati	on	Cit	y Size	Parcel Size		
Assessor Lo	cation:	GUID	E ROCK	(GR	.)		A) 1	В)	0.1	,	C) 1		D) 1		E)	7	F)	3
					· ·	Residential					,		Comm	rci	al			
	Mul	tiple Im	provements:	Mul	tiple. Imp	rovements.:			Multiple.	Impro	vernents	i. :						٠
		Constr	uction Date:	Con	struction :	Date: 19:	20		Construc	ion Da	te:							
	٠		Floor:	Floc	or Sq. Ft.	1,2	21		Floor Sq.	Ft.:								
		Buildin	g Cost New:	Cos	t:	145,4	45		Cost:									
Single Family	Style:	101		Res	idential	Condition: 20) <u>.</u>	., .	Comme	rcial (Эссир	anc	y Code:					
(100) 🗆 Mo	bile Horr	ne		(10) 🗆	Worn Out			Primary	:		Ot1	her1:		(Other2:		
(101) 🗷 One	e Story								Commercial Construction Class:									
(102) 🗆 Tw	Story			(30) Average						(1) ☐ Fireproof Structural Steel Frame								
(103) □ Spl	it Level			(40) 🗆 -	Good			(2)	Rei	nforce	l Co	oncrete F	ram	е			
(104) 🗆 11/	2 Story			(50) 🗆	Very Good			(3) □	Mas	onry I	3ear	ring Wall	s				
(111) 🗆 Bi-l	Level			(60) 🗆	Excellent			(4) □	Wo	od or S	Stee	l Framed	Ext	. WaI	ls		
(106) □ Oth	er								(5)	Met	al Frar	ne a	and Wall	3				
Townhouse or	Duplex	Style:		Residential Quality: 30					(6)	Pole	Fram	e				*		
(301) 🗆 One	Story			(10) □ Low				Cost Rank: Condition:										
(302) □ Two	Story			(20) 🗆 🗆	Fair			(10) □	Low	7			(10)) 🗆	Worn	Out	
(307) 🗆 11/	2 Story			(30) H .	Average			(20)	Ave	rage			(20)) 🗆	Badly	Worn	
(308) 🗆 Spl	t Level			(40) □ Good					(30) ☐ Above Average (30) ☐ Average						ge			
(309) 🗆 21/	2 Story			(50)) 🗆 🗆	Very Good			(40) ☐ High (40) ☐ Good									
(304) □ One	Story D	uplex		(60)) 🗆 🗆	Excellent								(50)		Very (
(305) 🗆 Two	Story D	ouplex	<u>,</u>											(60)) 🗆	Excell	ent	
Assessor's						-):												
Assessor Co	mment	s and R	eason for A	djus	stment:													
WD																		
Commonts 4	rom							'omr	nents:									
Comments from 000623300								- O.IIII										
	-															(Conti	niie on	hadle\

NEBRASKA

Real Estate Transfer Statement

268

FORM **521**

Good Life, Great Service To be filed with the Register of Deeds.
 Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name Mo. _ 10 Day 12 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached Grantor's Name (Seller) William M. Auer Street or Other Mailing Address PO Box 842 Street or Other Mailing Address Oak Creek State Zip Code 80467 City State Zip Code Phone Number (402) 440-1788 Yes V No Is the grantee a 501(c)(3) organization? Phone Number (970) 736-0197 V No If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ____ Agricultural Mineral Interests-Producing Exempt Unimproved Multi-Family IOLL Commercial Recreational Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Conservator Easement Personal Rep. Trust/Trustee Bill of Sale Corrective Lease Quit Claim ✓ Warranty Cemetery Death Certificate - Transfer on Death Executor Mineral Was transfer part of IRS like-Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ✓ Sale Gift Life Estate Trustee to Beneficiary Auction Easement Seller No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) Buver 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Aunt or Uncle to Niece or Nephew Yes V No Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$12.500 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property -521 East State Street, Guide Rock, NE 68942 521 E. State Street 528 East State St 528 East St Guide Rock, NE 68942 18b Vacant land 18a No address assigned 20 Legal Description (Attach additional pages, if needed.) See Attached 21 If agricultural, list total number of acres transferred in this transaction 22 12,500^l.00 23 Was non-real property included in the purchase? 23 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 12,500,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-2774 Don E. Theobald Print or Type Name of Grantee or Authorized Representative Phone Number Attorney Date Title Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded

29. 25

Mo. 10 Day 26 Yr. 21

202

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

The South193.00 feet of Lot 10, New Territory by Annexation to Guide Rock, Webster County, Nebraska, also described as a tract of land in the Southwest Quarter (SW½) of Section Three (3), Township One (1) North, Range Nine (9), West of the 6th P.M. in Webster County, Nebraska; Commencing at the Southeast corner of said SW½, thence West along the South line of said SW¼, 680 feet to the True Point of Beginning; thence 90°00'00" right, 193 feet; thence 90°00'00" left, 193 feet to the South line of said SW¼; thence left 90°00'00" along the South line of said SW¼ to the Point of Beginning.

Kile Grantees Addresses

LeRoy L. Kile, Jr. 2605 West 6th Hastings, NE 68901 402 461-3487

Gene Allen Kile PO Box 186 Lawrence, NE 68957 402 621-0143

Jerry Lee Kile 2519 West Timber Lake Dr. Lincoln, NE 68522 402 450-5227

Teresa Kile 2519 Timber Lake Dr. Lincoln, NE 68522 402 440-1788 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 alo day of OCA A.D., 20 al at 10/2 o'clock A.M. Recorded in Book abat on Page 2896 County Clerk 10.00 County Clerk

Assessor

Carded

BOOK <u>2021</u> PAGE <u>2896</u>

NEBRASKA DOCUMENTARY STAMP TAX Date 10:26:21

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

Ind__Comp

WARRANTY DEED

William M. Auer, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, LeRoy L. Kile, Jr., Gene Allen Kile, Jerry Lee Kile and Teresa Kile, conveys to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South 193.00 feet of Lot 10, New Territory by Annexation to Guide Rock, Webster County, Nebraska, also described as a tract of land in the Southwest Quarter (SW¼) of Section Three (3), Township One (1) North, Range Nine (9), West of the 6th P.M. in Webster County, Nebraska; Commencing at the Southeast corner of said SW¼, thence West along the South line of said SW¼, 680 feet to the True Point of Beginning; thence 90°00'00" right, 193 feet; thence 90°00'00" left, 130 feet; thence 90°00'00" left, 193 feet to the South line of said SW¼; thence left 90°00'00" along the South line of said SW¼ to the Point of Beginning.

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

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

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

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

Executed October

William M. Auer

STATE OF COLORADO, COUNTY OF Routh) ss

The foregoing instrument was acknowledged before me on October 12, 2021 by William M. Auer, a single person.

DEBBIE HOSKINSON

NOTARY PUBLIC

STATE OF COLORADO

NOTARY ID #20014002093

My Commission Expires February 10, 2025

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date				S	chool Dis	trict Code	;					
91	20	21	2897	10/19	/2021	Base:	65-00	05	Aff	iliated:		Unified:					
Location	ID	Sale	Number	Useability	& Code#					Parcel I	Number						
0012060	000	;	269	4	05	GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Value		4241	3	9	1	5 0	00000	1	000	0000			
Land		Imp	rovements	To	otal		D	ate of	Sale	Propert	y Classific	ation (Code				
590	,405		132,250	7	722,655	Status	Pro	perty Ty	тре	Zoning	Location	Cit	y Size	Parcel Size			
		Irrigat	ion Type:			A) 1	B)	05		c) 5	D) 3	E)	0	F) 10			
LCG			ACRES:	VAI	UE:		LCG			ACI	ES:		VAL	ŰE:			
IRRIGATE		1				GF				2.300			32,475				
	1 <i>A</i>					1G			(0.460	78,29						
	2A1					2G1 5.47				5.470	7,085						
2A							:	2G									
	3A1							30	G1								
	3.A								3G								
	4AI							4	GI								
der være	4A							-	4G		** 10						
DRYLANI) 1D1		45.360		.12,040	:	Shelterbe	elt/Timl	oer								
	1D		90.190	2	22,770			Accreti	on								
	2D1							Wa			3.920			785			
	2D		2.670		5,805	Other											
	3D1					AGI	AND '		_	31	5.270		5	66,755			
	3D							Roa	-+		2.000			0.650			
	4D1		4 000		7 500			Farm Si	\dashv		1.000			8,650 15,000			
	4D		4.900		7,500			ome Si			1.000			13,000			
					85,965		ŀ	Recreati	-+								
	wellings ouildings				46,285	No	n-AG '	Otl		 -	4.000			23,650			
Olli	ommigs				=0,200	110	n-AV.	LOIA	<u>"</u>		2.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD; TRANSFER TO A REVOCABLE TRUST		
Comments from	Comments:	
001206000		
		(Continue on back)
		(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.

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

	nt is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed							
WEBSTER - 91	Mo. 10 Day 19 Yr. 2021 Mo. 10 Day 19 Yr. 2021							
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)							
Darrell J. Anderson	Grantee's Name (Buyer) See attached							
Street or Other Mailing Address 2217 Road S	Street or Other Mailing Address							
City State Zip Code Blue Hill NE 68930	City State	Zip Code						
Phone Number (402) 756-7833	Phone Number Is the grantee a 501(c)(3) organizers if Yes, is the grantee a 509(a) four							
Email Address N/a	Email Address IVa							
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.							
	B) Property Type	(C)						
✓ Improved Single Family Industrial	☐ Mineral Interests-Nonproducing ☐ State Assessed	Mobile Home						
Unimproved	Mineral Interests-Producing Exempt							
8 Type of Deed Conservator Distribution La	and Contract/Memo Partition Sheriff							
	ease Fersonal Rep. Trust/Trustee ineral Quit Claim V Warranty							
	- Control of the Cont	ransfer on Death						
Exchange) by buyer or seller?		rustee to Beneficiary Other (Explain)						
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If							
✓ Yes No	Yes							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re Yes No Aunt or Uncle to Niece or Nephew Family Corp.,		ner Grantor's Rev Trust						
	and Grandchild Spouse							
Ex-spouse Parents and C	Child Step-parent and Step-child							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)						
\$692,435 (35655Ed Value 2021)	Yes	%						
16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	7 (If Yes, include the name						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement	Should be Sent						
2217 Road S Blue Hill, NE 68930	Same as no. 6 above.							
18a No address assigned 18b Vacant land								
20 Legal Description (Attach additional pages, if needed.)								
The Northwest Quarter (NW1/4) and the Southwest	Quarter (SW¼), Section Fifteen (15),	Township						
Three (3) North, Range Nine (9), West of the 6th P	.M., Webster County, Nebraska.							
21 If agricultural, list total number of acres transferred in this transaction 319.27	•							
22 Total purchase price, including any liabilities assumed	22 \$	0,00						
23 Was non-real property included in the purchase? [Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions) \$	0,00						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0100						
25 If this transfer is exempt from the documentary stamp tax, list the exemption	L							
Under penalties of law, I declare that I have examined this statem	ent and that it is, to the best of my knowledge and belief, true, or	complete, and						
correct, and that I am duly authorized to sign this statement. Timothy F. Clare	•	(402) 475-5100						
Pript of Type Name of Graniee or Authorized Representative		Phone Number						
sign A	Attorney for Grantee	10-20-21						
here Signature of Grantee of Authorized Representative	Title	Date						
Register of Deed's Use O		For Dept. Use Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data							
Mo. 10 Day 26 Yr. 21 S Exempt #4	BK 2021, ta 2897	Dow Cont 25 75 044 77 4007/2						
Nebraska Department of Revenue Form No. 96-259-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Nec.	Rev. Stat. §§ 76-214, 77-1327(2)						

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

No. 6 Grantee's Name, Address and Telephone

Darrell J. Anderson, as Trustee of The Darrell J. Anderson Revocable Trust, pursuant to a written Trust Agreement dated October 19, 2021.

2217 Road S Blue Hill, NE 68930 (402) 756-7833

39542.000/4864-1082-5472, v. 1

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY **STAMP TAX**

Date: 10/26/21 \$ Ex004 By AS

State of Nebraska

County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of October A.D., 2021, at 10:38 o'clock AM. Recorded in Book 2021 on Pages 2897-2898

Bk 2021, Pg 2897

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

Electronically Recorded

Please record and return to: Timothy F. Clare, Rembolt Ludtke LLP, 1128 Lincoln Mall, Suite 300, Lincoln, NE 68508.

WARRANTY DEED

DARRELL J. ANDERSON, a single person, GRANTOR, for sufficient consideration, conveys to GRANTEE, DARRELL J. ANDERSON, as TRUSTEE of THE DARRELL J. ANDERSON REVOCABLE TRUST, pursuant to a written Trust Agreement dated October 19, 2021, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

See attached Exhibit A

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

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

Executed: October ?

Darrell J. Anderson

STATE OF NEBRASKA

) ss:

COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me on October 19, 2021, by Darrell J. Anderson, Grantor.

(SEAL)

GENERAL NOTARY - State of Nebraska TIMOTHY F. CLARE My Comm. Exp. August 14, 2024

EXHIBIT A

The Northwest Quarter (NW½) and the Southwest Quarter (SW½), Section Fifteen (15), Township Three (3) North, Range Nine (9), West of the 6^{th} P.M., Webster County, Nebraska.

39542.000.000/4842-2186-3151, v. 1

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Pa	ige		Sa	le Date		,,,,	School District Code										
91	20	21	29	01		10/2	25/2021	Base: ()1-(0123	Af	filiat	ted:			Unif	ĭed:			
Location	ш	Sale	Numbe	er	Us	seabilit	y & Code #					Pa	arcel N	Number -						
0005080	000	2	270			1		GeoCde	Tw	n Rng	; s	ect	Qrt	Su	ubdiv	Area	Blk	P	arcel	
	D	ate of Sa	ale Asse	essed	Val	це		4131			(00	0	30	0015		002	00	000	
Land		Imp	roveme	ents		,	Fotal			Date o	f Sal	e Pr	operty	y Cl	lassifica	tion (Code			
1	,065		24,	570			25,635	Status	. 1	Property	Гуре	2	Coning	I	Location	Cit	y Size	Parc	cel Size	
Assessor Lo	cation:	BLAD:	EN (B	BLA)				A) 1	В	01		(0)	1	D)) 1	E)	7	F)	2	
							Residentia							Co	ommerc	ial				
	Mul	tiple Imp	proveme	ents:	Multi	ple. Impr	ovements.:			Multip	e. Imp	prover	nents.:							
		Constr	uction D	ate:	Cons	truction I	oate: 19	00		Constr	ıction	Date	:							
			Fl	oor:	Floor	Sq. Ft. :	9	84		Floor S	q. Ft.	:								
		Buildin	g Cost N	lew:	Cost	:	121,8	70		Cost:										
Single Family	Style:	101			Resi	dential	Condition: 2	5		Comr	1erci:	al Oc	cupan	cy C	ode:					
(100) □ Mc	bile Hon	ne			(10)		Vorn Out			Prima	у:		Ot	ther1	1:	(Other2:			
(101) 🗷 One Story					(20) 🗷 Badly Worn				Comr	Commercial Construction Class:										
(102) Two Story					(30) 🗷 Average					(1)	□ F	irepr	oof Str	uctu	ıral Steel	Frame	:			
(103) □ Spl	it Level				(40)		Good			(2)	□ R	Reinfo	orced C	onci	rete Fran	ne				
(104) 🗆 1 1/2 Story					(50)	<u> </u>	ery Good			(3)		Masor	пу Веа	aring	g Walls					
(111) □ Bi-	Level				(60)		xcellent			(4)	□ V	Vood	or Stee	el Fr	ramed Ex	xt. Wal	ls			
(106) 🗆 Ott	ier						· · · · · · · · · · · · · · · · · · ·			(5)		/letal	Frame	and	Walls					
Townhouse of	r Duplex	Style:			Resi	dential	Quality: 30	-		(6)	□ P	ole F	rame							
(301) 🗆 On	e Story				(10)		ow			Cost 1	(ank	:			C	onditio	on:			
(302) 🗆 Tw	o Story				(20)		'air			(10)		ow			(1		Worn			
(307) 🗆 11/	2 Story				(30) 🗷 Average			(20)					(2	(20) Badly Worn						
(308) □ Spl	it Level		_		(40) □ Good										(30) Average					
(309) 🗆 21/	2 Story				(50) U Very Good				(40)		ligh			- -		Good				
(304) 🗆 On	e Story D	ouplex			(60)		xcellent			ļ					`		Very (
(305) 🗆 Tw	o Story I	Duplex													(6	i0) 🗆	Excell	ent		
Assessor's	s Adju	stment	to Sal	le Pr	ice	(+ or	-):		-'											
Assessor Co	mment	s and R	eason f	or Ac	djus	tment:														
WD																				
				-																
									٦٥٣٠٠	ments:										
Comments 1									JUШ)	шешея:										
000000																				
					_															
						-											(Cont	nue or	ı back)	

NEBRASKA

Real Estate Transfer Statement

FORM 521

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 10 _ Day ADAMS - 1 10 25 2021 Day . Mo. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Jeffrey M. Morgan Travis J. Lowery and Sara E. Lowery Street or Other Mailing Address 1016 Saunders Ave. Street or Other Mailing Address 321 W. Mariel St. City State Zip Code Hastings 68901 Bladen NE 68928 Phone Number Rhone Number Is the grantee a 501(c)(3) organization? Yes 02-705-4279 If Yes, is the grantee a 509(a) foundation? Yes 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Single Family √ Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Agricultural Multi-Family Mineral Interests-Producing Exempt HOLL Commercial Recreational 8 Type of Deed Conservator Sheriff Distribution Land Contract/Memo Partition Other Bill of Sale Corrective Trust/Trustee Easement Lease Personal Rep. Cemetery Death Certificate - Transfer on Death Mineral Quit Claim √ Warranty Executor 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Gift Life Estate √ Sale Trustee to Beneficiary Easement Exchange) by buyer or seller? Buyer Seller ✓ No Texchange Court Decree Partition Other (Explain) Grantor Trust Satisfaction of Contract 11 Was ownership transferred in full? (If No, explain the division.) 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.) √No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Yes ☐ Self Othe Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$80,000 Yes **√** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 321 W. Mariel St. See Grantee Bladen, NE 68928 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Thirteen (13) and Fourteen (14), Block Two (2), Spences Addition to Blade, 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 80.000!00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions 23 001000.08 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 463-4198 Danielle L. Kelley Phone Number Escrow Closing Agent 10-25-2021 Title Date here ature of Grantee or Authorized Re Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 290

Retain a copy of this document for your records.

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Mo. 10 Day 27 Yr. 2 Nebraska Department of Revenue

Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

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

ndex Computer Assessor Carded	Bk 2021, Pg 2901 State of Nebraska County of Webster ss. State of Nebraska ss. Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of October A.D., 2021, at 01:40 o'clock PM. Recorded in Book 2021 on Page 2901 State of Nebraska ss. Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day o'clock PM. Recorded in Book 2021 on Page 2901 State of Nebraska ss. Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day o'clock PM. Recorded in Book 2021 on Page 2901 State of Nebraska ss. Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day o'clock PM. Recorded in Book 2021 on Page 2901
	Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902
	Warranty Deed
	The Grantors, TRAVIS J. LOWERY AND SARA E. LOWERY, HUSBAND AND WIFE, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to JEFFREY M. MORGAN, A SINGLE PERSON, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):
	Lots Thirteen (13) and Fourteen (14), Block Two (2), Spences Addition to Blade, Webster County, Nebraska, according to the recorded plat thereof.
	GRANTORS covenant with GRANTEE that GRANTORS:
	 (1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments; (2) have legal power and lawful authority to convey the same; (3) warrant and will defend title to the real estate against the lawful claims of all persons. Executed October 25, 2021 Travis J. Lowery

On this 25th day of October, 2021, before me personally appeared Travis J. Lowery and Sara E. Lowery.

STATE OF NEBRASKA
COUNTY OF ACCUMS

GENERAL NOTARY - State of Netvaska
DANIELLE L KELLEY
My Comm. Exp. September 27, 2024

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date				School District Code										
91	20	21	2910	10/22	2/2021	Base: 9	Base: 91-0002 Affiliated:								Unified:				
Location	ID	Sale	Number	Useability	& Code#	Parcel Number													
0023142	200	;	271	1		GeoCde	Twn	Rng	Sec	ct	Qrt	Subdiv	Area	Blk	Pa	ırcel			
	D	ate of S	ale Assessed	/alue		4369	2	12	34	4	4	00000		000	00	000			
Land		Imp	rovements	Te	otal	Date of Sale Property Classification Code													
33	,400		5,870		39,270	Status	Prop	erty Ty	ре	Zor	ning	Location	Cit	y Size	Parc	el Size			
		Irrigat	ion Type:			A) 1	B)	01		C)	5	D) 2	E)	E) 0		6			
LCG	40	j	ACRES:	VAL	UE:		LCG				ACR	ES:		VAL	JE:				
IRRIGATE	ED 1A1					GR	ASSLA	ND 10	G1										
	1A]	1G										
	2A1						2G1												
	2A					2G													
	3A1					3G1													
	3A					30													
	4A1							40	G1										
	4A							2	4G										
DRYLANI) 1D1						Shelterbe	lt/Timb	oer										
	1D							Accreti	on	_									
	2D1				:			Was	ste										
	2D					···		Otl	ner										
	3D1				:	$\operatorname{\mathbf{AG}} olimits \mathbf{L}$	AND T	ГОТА	\mathbf{L}										
	3D								ıds										
	4D1					Farm Sites						1.000				650			
	4D					Home Site			tes			6.000			24,	750			
		15.0					R	Lecreati	on										
	wellings				3,820				her										
Outbuildings 2,050						No	n-AG	ГОТА	\mathbf{T}			7.000	-		33,	400			
A	A J :	-4	t to Colo Dai	oo (+ on)			-	Cotol	Pa	cant	ure `	Value	·						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
Comments from	Comments:	
002314200		
	(Continue on	back)

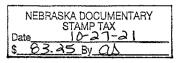
Real Estate Transfer Statement

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 10 Day 22 Yr. 21 Mo. 10 Day 23 Yr. 21								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Melba Dell	Grantee's Name (Buyer) David D Saylor Street or Other Mailing Address								
Street or Other Mailing Address P.O. Box 303	Street or Other Mailing Address 401 Michigan Ave City State Zip Code								
City State Zip Code NE 68947-0303	Inavale NE 68952								
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes V No								
Email Address	Email Address								
7 Property Classification Number. Check one box in categories A and B. Check C i									
	Property Type (C)								
✓ Improved ✓ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt								
8 Type of Deed Conservator Distribution La Bill of Sale Corrective Easement Le	nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee neral Quit Claim Warranty								
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	osure								
Yes No									
	ritives? (If Yes, check the appropriate box.) Partnership, or LLC Self Other and Grandchild Spouse								
Ex-spouse Parents and C									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes ✓ No \$ ""								
\$45,250 16 Does this conveyance divide a current parcel of land? Yes V No	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								
401 Michigan Ave Inavale, NE 68952	Same as Grantee								
18a No address assigned 18b Vacant land									
20 Legal Description	A								
See attached									
21 If agricultural, list total number of acres									
22 Total purchase price, including any liabilities assumed	22 36,900 00								
23 Was non-real property included in the purchase?	nter dollar amount and attach itemized list.)								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 36,900 00								
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number								
under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Kory J McCracken	nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-3613								
Print or Type Name of Grantee or Authorized Representative	Attorney Phone Number								
here Signature of Grantee or Authorized Representative	Title Date								
Register of Deed's Use O	nly For Dept. Use Only								
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data								
Mo. 10 Day 27 Yr. 21 \$ 83. 25	BK 2021, Fg 2910 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)								

A tract of land 24 rods East and West by 53 1/3 rods North and South, County Surveyor's Lot Four (4), in the Southeast Quarter (SE¼) of Section Thirty-Four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County Nebraska.

	C	Assessor Carded
_ ~	10.00	(U) Deputy
	mise	PetachCounty Clerk
on Pa		2910
		. Recorded in Book <u>a</u> のす
of	OCT	A.D., 20 <u>al</u> , at <u>2:22</u>
Clerk	's office o	is said county this 2 day
		x and filed for record in the
		Entered on the
Count	ty of Web	



WARRANTY DEED

Melba Dell, a single person and surviving joint tenant of Hugh Dell, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to David D. Saylor, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land 24 rods East and West by 53 1/3 rods North and South, County Surveyor's Lot Four (4), in the Southeast Quarter (SE1/4) of Section Thirty-Four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., 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.

This conveyance is made pursuant to the terms and conditions of that certain Contract For Sale of Real Estate dated August 5th, 2015 and recorded in Book 2016, page 57 of the deed records of Webster County, Nebraska, notwithstanding the scrivener's error which stated the real estate is located in the Southwest Quarter (SW1/4) of Section Thirty-Four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County Nebraska.

Executed October 2021.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October Melba Dell, a single person.

Comm. expires

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

Notary Public

Agricultural Land Sales Worksheet

Paragram Paragram	Cnty No.	Во	ok	Page	Sale	Date Date	School District Code												
O02110507 275 4 05 Geode Decide Sale Assessed Value Ring Sect Opt 0 0 0000 0 0	91	20	21	2923	10/28	3/2021	Base: (1-01	23	Affi	liated:			Unified:					
Date of Sale Assessed Value Dat	Location	Ю	Sale	Number	Useability	& Code#					Parcel Number								
Land Improvements Total Status Property Type Uses if colspan="6">Colsp	0021105	507		275	4	05	GeoCde	Twn	Rng	Sec	t Qrt		Subdiv	Area	Blk	Parcel			
No		D	ate of S	ale Assessed	Value		0000 000						00000		000	0000			
LCG	Land		Imp	provements	To	otal		D	ate of	Sale	Proper	ty (Classifica	tion (ode				
LCG ACRES: VALUE: LCG ACRES: VALUE: IRRIGATED 1A1 GRASSLAND 1GI 0.360 465 1A 1G 2.340 3,030 2A1 2GI 2GI 2GI 2A2 2GI 2GI 2GI 3A3 3GI 3GI 3GI 4A4 4GI 4GI 4GI DRYLAND 1DI Shelterbelt/Timber 3GI 2DI 4GI 4GI 4GI 2DI 4GI 4GI 4GI 4GI </td <td>18</td> <td>,495</td> <td></td> <td>43,990</td> <td></td> <td>62,485</td> <td>Status</td> <td>Proj</td> <td>perty Ty</td> <td>ре</td> <td colspan="2">Zoning</td> <td>Location</td> <td>Cit</td> <td>y Size</td> <td>Parcel Size</td>	18	,495		43,990		62,485	Status	Proj	perty Ty	ре	Zoning		Location	Cit	y Size	Parcel Size			
IRRIGATED 1A1 GRASSLAND 1G 0.360 465 1A GRASSLAND 1G 2.340 3,030 2A1 GRASSLAND 1G 2.340 3,030 2A2 GRASSLAND 2G 36 36 3A3 GRASSLAND 3G 3G <td></td> <td></td> <td>Irrigat</td> <td>ion Type: NO</td> <td>IRRIGAT</td> <td>CION</td> <td>A) 1</td> <td>B)</td> <td>01</td> <td></td> <td colspan="2">c) 1</td> <td>D) 3</td> <td>E)</td> <td>0</td> <td>F) 5</td>			Irrigat	ion Type: NO	IRRIGAT	CION	A) 1	B)	01		c) 1		D) 3	E)	0	F) 5			
A	LCG			ACRES:	VAI	.UE:		LCG			AC	RE	ES:		VAL	JE:			
2A 2G 2G	IRRIGATE	ED 1A1	L				GR	GRASSLAND 1G1				0	360			465			
2A 2G 1 3A1 3G1 3G1 3A2 3G3 3G3 4A3 4G1 4G1 4A4 4G3 4G4 4A5 5A6 4G4 4A6 4G3 4G4 4A7 4G4 4G4 4G4 4A7 4G4 4G4 4G4 4G4 4G4 4A7 4G4 4G4 </td <td></td> <td>1A</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>lG</td> <td></td> <td>2</td> <td>2.340</td> <td colspan="4">3,030</td>		1A						lG		2	2.340	3,030							
3Al 3Gl 3Gl		2A1																	
3A		2A	L				2G												
4A1 4A1 4G1 4		3Al	L				3G1												
4A 4G 4G<		3A	L.				3G			3G									
DRYLAND 1D1 Shelterbelt/Timber 1D Accretion 2D1 Waste 2D2 Other 3D1 AG LAND TOTAL 2.700 3,495 3D3 Roads 0.280 4D1 Farm Sites 1.000 15,000 4D2 Recreation Dwellings 43,990 Other		4A1							40	G1									
1D Accretion Accretion 2D1 Maste Accretion 2D2 Maste Accretion 3D3 ACCRETION ACCRETION 3D4 ACCRETION ACCRETION 4D5 ACCRETION ACCRETION 4D6 ACCRETION ACCRETION 4D7 ACCRETION ACCRETION 4D8 ACCRETION ACCRETION ACCRETION ACCRETION ACCRETION <tr< td=""><td></td><td>4A</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>4G</td><td></td><td></td><td></td><td></td><td></td><td></td></tr<>		4A								4G									
2D1 Waste 2D Other 3D1 AG LAND TOTAL 2.700 3D Roads 0.280 4D1 Farm Sites 1.000 4D Home Sites 1.000 Recreation Recreation Dwellings 43,990 Other	DRYLANI	D 1D1					Ş	Shelterbe	lt/Timb	ег									
2D Other Other 3D1 AG LAND TOTAL 2.700 3,495 4D1 Roads 0.280 0.280 4D1 Farm Sites 1.000 15,000 4D1 Recreation Recreation 1.000 15,000 4D1 A3,990 Other 0.280 0.280		1D		<u> </u>					Accreti	on									
3D1 AG LAND TOTAL 2.700 3,495 3D Roads 0.280 0.280 4D1 Farm Sites 0.280 0.280 4D Home Sites 1.000 15,000 Recreation Recreation 0.280 0.280 Dwellings 43,990 Other 0.280 0.280		2D1							Was	ste									
3D Roads 0.280 4D1 Farm Sites		2D					Other			ıer									
4D1 Farm Sites 1.000 15,000 4D2 Recreation Recreation Dwellings 43,990 Other Other		3D1					AG LAND TOTAL			\mathbf{L}		2	2.700			3,495			
4D Home Sites 1.000 15,000 5 Recreation Cheer Cheer <td< td=""><td></td><td>3D</td><td></td><td></td><td></td><td></td><td colspan="3">Roads</td><td>ds</td><td></td><td>0</td><td>.280</td><td></td><td></td><td></td></td<>		3D					Roads			ds		0	.280						
Recreation Dwellings 43,990 Other		4D1					Farm Sites			es									
Dwellings 43,990 Other		4D				;	Home Sites			es		1	.000		15,000				
5.110111135								R	Lecreation	on	****								
Outbuildings Non-AG TOTAL 1.280 15,000	Γ	wellings	;			43,990			Oth	er									
	Outl	ouildings	5				No	n-AG	ГОТА	\mathbf{L}		1	280			15,000			

Assessor's Adjustment to Sal	e Price (+ or -):	Total Recapture Value:							
Assessor Comments and Reason fo	r Adjustment:								
JTWD; BETWEEN GRANDPA	RENT & GRANDCHILD								

		~ .							
Comments from	*****	Comments:							
002110507									
	de participation de la constitución de la constituc								
			(Continue on back)						

NEBRASKA

Real Estate Transfer Statement



FORM **521**

 To be filed with the Register of Deeds.
 Read instructions on reverse side. . If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 2 County Number 4 Date of Deed County Name 10 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Trevor Serna and Jocelyn L. Serna Berns Family Farms, L.L.C Street or Other Mailing Addres Street or Other Mailing Address 912 Road X City Bladen State NE Zip Code 68928 is the grantee a 501(c)(3) organization? Phone Number (402) 705-9174 If Yes, is the grantee a 509(a) foundation? Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home 🗙 Agricultural Unimproved Multi-Family Mineral Interests-Producing Exempt ☐ IOLL Recreational Commercia Other_ Distribution Land Contract/Memo Partition Sheriff 8 Type of Deed Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Quit Claim Death Certificate - Transfer on Death Executor Mineral √ Warranty ☐ Cemetery Was transfer part of IRS like-kind exchange (I.R.C. § 1031 ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death Distribution Foreclosure 10 Type of Transfer Trustee to Beneficiary Gift Life Estate √ Sale Auction Easement Exchange) by buyer or seller? Buyer Partition Satisfaction of Contract Other (Explain) ☐ Seller ✓ No Court Decree Exchange **Grantor Trust** 12 Was real estate purchased for same use? (If No, state the intended use. 11 Was ownership transferred in full? (If No, explain the division.) ☐ No No to become a home site Yes ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Family Corp., Partnership, or LLC Other Aunt or Uncle to Niece or Nephew √ Yes ✓ Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$ \$90,000 ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes **√** No √ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Trevor and Jocelyn L. Serna 900 Road X .18a V No address assigned 18b 🗸 Vacant land NE 68928 20 Legal Description (Attach additional pages, if needed.) (Please see attachment for legal description) 21 If agricultural, list total number of acres transferred in this transaction 22 90,000 00 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 90,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (785)346-4413 Trevor Serna OR Jocelyn L. Serna Print or Type Name of Grantee or Authorized Representative 10/28 /2021 Grantee of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 10 Day <u>みと</u> Yr.る

Nebraska Department of Revenue

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

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

5. Grantor's Name (Seller):

Berns Family Farms, L.L.C.

6. Grantee's Name (Buyer):

Trevor Serna and Jocelyn L. Serna

20. Legal Description:

A tract of land located in the Southwest Quarter (SW¼) of Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of said Section 16 thence N 00°11'54" W (assumed bearing) on the West line of said Southwest Quarter, a distance of 478.00 feet; thence N 90°00'00" E, a distance of 364.5 feet; thence South a distance of 478.00 feet to the South line of said Southwest Quarter; thence N 90°00'00"W on said South line, a distance of 364.5 feet to the point of beginning.

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NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/28/21

\$ 202.50 By AS Bk 2021, Pg 2923

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 October A.D., 2021, at 11:37 o'clock AM. Recorded in Book 2021 on Pages 2923-2924

Foruse Tetsch County Clerk Fee: \$16.00 By: AS Deputy Electronically Recorded

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

LIMITED LIABILITY COMPANY JOINT TENANCY WARRANTY DEED

Berns Family Farms, L.L.C., a Nebraska Limited Liability Company, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration, conveys to Trevor Serna and Jocelyn L. Serna, a married couple, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A tract of land located in the Southwest Quarter (SW1/4) of Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of said Section 16 thence N 00°11'54" W (assumed bearing) on the West line of said Southwest Quarter, a distance of 478.00 feet; thence N 90°00'00" E, a distance of 364.5 feet; thence South a distance of 478.00 feet to the South line of said Southwest Quarter; thence N 90°00'00"W on said South line, a distance of 364.5 feet to the point of beginning.

GRANTOR covenants with GRANTEES that GRANTOR:

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

Dated: October 28, 2021.

Berns Family Farms, L.L.C., a Nebraska Limited Liability Company

id K. Berns, Manager

Charon L. Leuns

Sharon G. Berns, Manage

STATE OF NEBRASKA)
COUNTY OF BUFFALO) ss:

The foregoing instrument was acknowledged before me on October 28, 2021, by **David K. Berns** and **Sharon G. Berns**, as Managers on behalf of **Berns Family Farms**, **L.L.C.**, a Nebraska Limited Liability Company.

GENERAL NOTARY - State of Nebraska DAMON T. BAHENSKY My Comm. Exp. August 30, 2025 Danin T. Balendy Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date		<u> </u>		S	School District Code									
91	20	21	2925	10/28	3/2021	Base: 0	01-01	23	Aff	iliated:				Unif	ied:				
Location	D	Sale	Number	Useability	& Code#					Parc	l N	\umb	er						
0021088	300		276	05	GeoCde	Twn	Rng	Se	Sect Qrt Subdiv Area Blk Pare							arcel			
	D	ate of S	ale Assessed	Value		4131	4	11	8	3 ()	000	00	1	000	02	210		
Land	. *	Imp	rovements	To	otal		D	ate of	Sale	Prope	rty	Clas	sifica	tion (Code				
1,341	,225		106,625	1,4	147,850	Status Property Type				Zoni	ıg	Loc	ation	Cit	y Size	Parc	el Size		
		Irrigat	ion Type:			A) 1 B) 05				c) 5	_	D)	3	E)	0	F)	9		
LCG	## . 		ACRES:	VAL	ATTE:	LCG				΄ Δ	CR	ES:			VAL	IIR-			
IRRIGATE	D 1A1		104.300		177,695	GRASSLAND 1G1			G1		<u> </u>				VZIL	O.D.			
	1 <i>A</i>		78.290	3	358,570	1G									•	11.			
	2A1		28.000	1	.28,240	2G1													
	2A		1.300		5,680	2G									•				
	3A1			'		3G1													
	3A		14.100		60,065				3G					<u>.</u>					
	4A1							44	G1										
	4A		42.800	1	.81,045			4	4G						_				
DRYLAND) 1D1		11.500		28,405	5	Shelterb	elt/Timl	oer	·									
	1D	•	37.600		92,875			Accreti	on										
	2D1				_		ä	Wa	ste										
	2D	<u> </u>				Other													
	3D1					AG LAND TOTAL						7.89			1,3	32,	575		
	3D					Roads			-			4.00	-						
	4D1	-				Farm Sites						1.00	טכ		*	8,	650		
	4D					Home Sites				-									
						Recreation							\dashv						
	wellings			4	.06,625	Other Non-AG TOTAL						5.00	10			ρ	650		
Outo	ouildings	<u> </u>	· · · · · · · · · · · · · · · · · · ·		.00,023	1/01		IOIA				5.00	, 0			٥,	030		

Total Recapture Value:
Comments:
(Continue on back)

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

DEPARTMENT OF REVENUE	• If additional space is needed, add an attachment and identify the applicable item number.				
The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.					
1 County Name 2 County Number			3 Date of Sale/Transfer	4 Date of Deed	5 9 0004
WEBSTER - 91			Mo. 10 Day 2 9	Yr. 2021 Mo. 10 Da	y 28 _{yr} 2021
5 Grantor's Name, Address, and Telephone (Please Print)			6 Grantee's Name, Address, and Telephone (Please Print)		
Grantor's Name (Seller) David K. Berns, Trustee and Sharon G. Berns, Trustee			Grantee's Name (Buyer) David K. Berns and Sharon G. Berns		
Street or Other Mailing Address 912 Road X			Street or Other Mailing Address 912 Road X		
CityStateZip CodeBladenNE68928			City State Zip Code NE 68928		
Phone Number (402) 705-9174			Phone Number (402) 705-9174 Is the grantee a 501(c)(3) organization? Yes VNo (402) 705-9174		
Email Address			Email Address n/a		
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status (B) Property Type (C)					
☐ Improved ☐ Single Family ☐ Industrial ☐ Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home ☐ Unimproved ☐ Multi-Family ☑ Agricultural ☐ Mineral Interests-Producing ☐ Exempt ☐ IOLL ☐ Commercial ☐ Recreational					
<u> </u>	Conservator	☐ Distribution ☐ Lar ☐ Easement ☐ Lea	= :	tition Sheriff [sonal Rep. Trust/Trustee	Other
	Corrective Death Certificate - Transfer on Deat	= =		t Claim Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or setler? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Irrevocable Trust Sale Trustee to Beneficiary					
Buyer Se	fler ✓ No Court Decree rred in full? (If No, explain the division	<u> </u>	or Trust Partition 12 Was real	Satisfaction of Contract Contract estate purchased for same use? (If	Other (Explain) 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					
✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Self Under Brothers and Sisters Grandparents and Grandchild ✓ Spouse					
Ex-spouse Parents and Child Step-parent and Step-child					
14 What is the current man	ket value of the real property?			umed? (If Yes, state the amount and	interest rate.)
\$5,000			☐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.)		
18 Address of Property			19 Name and Address of Person to Whom the Tax Statement Should be Sent		
			David K. and Sharon G. Berns 912 Road X		
18a ✓ No address assig	ned 18b 🗸 Vacant land		Bladen, NE 68928		
20 Legal Description (Attach additional pages, if needed.)					
(Please see attachment for legal description)					
21 If agricultural, list total number of acres transferred in this transaction					
22 Total purchase price	e, including any liabilities assur	ned		22 \$	0.00
23 Was non-real property included in the purchase?			inetructione\	\$	
			Hounday	\$ \$	0,00
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 1. ———————————————————————————————————					
correct, and David	I that I am duly authorized to sign th C. Berns OR Sharon G. B	is statement. erns			(402) 705-9174
sign Frint or Type Name of Grantee or Authorized Representative			•	Grantee	Phone Number 10/ 25 /2021
	of Grantee or Authorized Representa	ative	Title		Date
Register of Deed's Use Only For Dept. Use Onl					
25 Date Deed Recorded	27 Value of Stamp of		28 Recording Data	1 -	- -
мо. 10 Day 28	v.al \$ Exem	pt#20	BKaDal	Ha 2925	

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

5. Grantor's Name (Seller):

David K. Berns, Trustee of the David K. Berns Revocable Trust Dated February 27, 2004, and Sharon G. Berns, Trustee of the Sharon G. Berns Revocable Trust Dated February 27, 2004

6. Grantee's Name (Buyer):

David K. Berns and Sharon G. Berns

20. Legal Description:

All that portion of BNSF Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) 100 foot wide Blue Hill to Bladen, Nebraska Branch Line right-of-way, now discontinued, being 50 feet wide on each side of said Railway Company's Main Track centerline, as originally located and constructed upon, over and across the Southeast Quarter of Section 8 and the Southwest Quarter of Section 9, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, bounded on the East by the East line of said Southwest Quarter of Section 9 and bounded on the West by the West line of said Southeast Quarter of Section 8

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NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/28/21

Ex020 By AS

Bk 2021, Pg 2925

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 October A.D., 2021, at 11:37 o'clock AM. Recorded in Book 2021 on Page 2925

Fee: \$10.00 By: AS Deputy

Electronically Recorded

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

TRUSTEES' DEED

David K. Berns, Trustee of the David K. Berns Revocable Trust Dated February 27, 2004, and Sharon G. Berns, Trustee of the Sharon G. Berns Revocable Trust Dated February 27, 2004, GRANTORS, in consideration of the transfer to the beneficiaries of the trusts, conveys to GRANTEES, David K. Berns and Sharon G. Berns, husband and wife, as equal tenant in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

All that portion of BNSF Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) 100 foot wide Blue Hill to Bladen, Nebraska Branch Line right-of-way, now discontinued, being 50 feet wide on each side of said Railway Company's Main Track centerline, as originally located and constructed upon, over and across the Southeast Quarter of Section 8 and the Southwest Quarter of Section 9, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, bounded on the East by the East line of said Southwest Quarter of Section 9 and bounded on the West by the West line of said Southeast Quarter of Section 8;

subject to easements, reservations, covenants and restrictions of record.

GRANTORS covenant 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; and
- (3) warrant and will defend title to the real estate against any acts of the GRANTORS.

EXECUTED: October 25, 2021.

David K. Berns, Trustee

Sharon G. Berns, Trustee

STATE OF NEBRASKA

COUNTY OF BUFFALO

The foregoing instrument was acknowledged before me on October 28, 2021 by David K. Berns, Trustee of the David K. Berns Revocable Trust dated February 27, 2004 and Sharon G. Berns, Trustee of the Sharon G. Berns Revocable Trust dated February 27, 2004.

GENERAL NOTARY - State of Nebrasika DAMON T. BAHENSKY My Comm. Exp. August 30, 2025 Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date		School District Code								
91	20	21	2926	10/28	3/2021	Base: 0	Base: 01-0123 Affiliated: Unified:								
Location	m l	Sale	Number	Useability	& Code#	Parcel Number									
0021088	300		277	4	05	GeoCde	GeoCde Twn Rng Sect Qrt Subdiv Area							Bik	Parcel
	D	ate of S	ale Assessed	Value	•	4131	4	11	8	3 0	00	0000	1	000	0210
Land	Land Improvements			T	otal	Date of Sale Property Classification Code									
1,341,225 106,625 1,447,850				Status	Pro	perty Ty	уре	Zoning]	Location	Cit	y Size	Parcel Size		
		Irrigat	ion Type:			A) 1	B)	05		c) 5	I) 3	E)	0	F) 9
LCG			ACRES:	VAI	LUE:		LCG			AC	RES:			VAL	UE:
IRRIGATE	D 1A1	T	104.300	4	177,695	GR	ASSLA	ND 1	G1						
	1A		78.290	3	358,570				1G						
	2A1		28.000	1	L28,240			2	G1						
	2A		1.300		5,680	680 2G			2G						
	3A1							3	G1						
	3A		14.100		60,065				3G						
	4A1							4	G1						
	4A		42.800	1	L81,045				4G						
DRYLANI) 1D1		11.500		28,405	į.	Shelterb	elt/Timl	ber						
	1D		37.600		92,875			Accreti	ion						
	2D1							Wa	ste						,,,,,,
	2D	!						Otl							
	3D1	1		***		AGL	AND			3		890		1,3	32,575
	3D							Roa				000			0 656
	4D1					Farm Sites			-		1.	000		-	8,650
area e e e e e e e e e e e e e e e e e e	4D	444200 (100)	*			Home Sites			_						
							F	Recreati	\neg						
	wellings			-	106 625	Other Non AC TOTAL					000			8,650	
Outl	ouildings			_	106,625	25 Non-AG TOTAL 5.000 8,65						6,650			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD; CORRECTION		
Comments from	Comments:	
002108800 002109000		
		_
	(Continue on b	oack)

Real Estate Transfer Statement 27
• 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.

		recorded unless this state	ement									
1 County Name	2 County	Number		3 Date of Sale/Transfer 4 Date of Deed 40 Day 28 Yr. 2021 Mo. 10 Day 28 Yr. 2021								
	WEBSTER - 91											
5 Grantor's Name, Ac Grantor's Name (Selle	Idress, and Telephone (Plea	se Print)		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)								
David K. Berns	and Sharon G. Bern	3		Berns Family Farms, L.L.C.								
Street or Other Mailing 912 Road X			·	Street or Other Mailing Address 912 Road X								
City Bladen	State NE	Zip Code 689	28	City Bladen	·	State NE	Zip Code 68928					
Phone Number (402) 705-9174	·			Phone Number (402) 705-9174 Is the grantee a 501(c)(3) organization? Yes / If Yes, is the grantee a 509(a) foundation? Yes / If Yes, is the grantee a 509(a) foundation?								
Email Address N/a		•		Email Address n/a			·					
7 Property Classific	ation Number. Check one bo	x in categories A and B. Chec	k C if	property is also a	mobile home.							
(A) Status		· · ·	(B)	Property Type	a si esta		(C)					
· [Improved	Single Family	Industrial ·	· <u>E</u>	Mineral Interests	, , , ,	State Assessed	Mobile Home					
Unimproved	Multi-Family	Agricultural	L	Mineral Interests	-Producing	Exempt						
[IOLL	Commercial	Recreational			·	1a						
8 Type of Deed Bill of Sale	Conservator Corrective	☐ Distribution ☐ Easement ☐	Lan □Lea	nd Contract/Memo	Partition Personal Rep.	Sheriff Trust/Trustee -	Other					
Cemetery	Death Certificate – Transfer		=	neral	<u> </u>	Warranty						
9 Was transfer par	t of IRS like 10 Type of		Foreck	,	ble Trust . Revocable		nsfer on Death					
kind exchange (I. Exchange) by buye	R.C. § 1031 Aucti		G油	Life Esta	-	=	stee to Beneficiary					
		Decree Exchange	Granto	or Trust Partition	Satisfactio	n of Contract 🔽 Oti	ner (Explain) To Family LLC					
	sferred in full? (If No, explain t					ed for same use? (If N	o, state the intended use.)					
	No				Yes No	· · · · · · · · · · · · · · · · · · ·						
		ee, are the trustor and beneficia	-	•		<u> </u>						
✓ Yes	No Aunt or Uncle to N			artnership, or LLC	Self	∐ Othe						
	☐ Brothers and Siste	rs Grandpa Parents a		and Grandchild	✓ Spouse Step-parent and	l Sten-child						
44 Mbat is the sument	market value of the real prope		: 1		age assumed? (If Yes, s		oteract rate)					
\$5.000		.y.			W No \$	india in a announ and i	%					
	ce divide a current parcel of la	nd?				nt or a title company?	(If Yes, include the name					
☑ Yes ☐		* * * * * * * * * * * * * * * * * * * *	• •	of the agent or	title company contact.)	Yes	7 No					
18 Address of Property				19 Name and Add	Iress of Person to Whom	the Tax Statement S	nould be Sent					
		* ./** ***		Berns Family 912 Road X	Farms, L.L.C.		=					
18a ✓ No address as	ssigned 18b 🗸 Vacant	land		Bladen, NE 6	8928							
	attach additional pages, if need		1		<u> </u>	<u></u>						
• • • •	attachment for le						·					
	attachment for le	gai description)				i na ingresio						
		. <u></u>										
21 If agricultural, list to	al number of acres transferred	I in this transaction		•	,							
						an \$						
•	rice, including any liabilitie perty included in the purchas				• • • • • • • • • • • • • • • • • • • •	22	0,00					
	•	nt and attach itemized list.)	(see i	nstructions)		23	1					
	•		(:	\$	0010					
- ,	se price paid for real estate		••••			24	0 00					
25 If this transfer is	exempt from the documen	tary stamp tax, list the exem	ption	number (5)(b)	<u> </u>							
	nder penalties of law, I declar and that I am duly authorized	re that I have examined this sta	atemer	nt and that it is, to t	he best of my knowled	ge and belief, true, co	mplete, and					
, David	d K. Berns, Manager	OR Sharon G. Berns,	Man	ager			(402) 705-9174					
Print	Type Name of Grantee or Aut				_		Phone Number					
sign 🗶 👢	Line !	K Som	<u>_</u>		Grantee		10/2 8 /2021					
here Signatu	re of Grantee or Authorized Re	epresentative		Title	·		Date					
		Register of Deed's Us	se On	ıly	<u> </u>	•	For Dept. Use Only					
26 Date Deed Recorde	d 27 Value o	Stamp or Exempt Number		28 Recording Date	1 1	*** **********************************						
Mo. 10 Day 0	8 yr. 21 \$ E	xempt #50	_	LKK ≥	121/2 29							
Nebraska Department of Re	venue 020 Rev. Supersedes 96-269-2008	Day 6 2010			, 8	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)					

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

5. Grantor's Name (Seller):

David K. Berns and Sharon G. Berns

6. Grantee's Name (Buyer):

Berns Family Farms, L.L.C., a Nebraska Limited Liability Company

20. Legal Description:

All that portion of BNSF Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) 100 foot wide Blue Hill to Bladen, Nebraska Branch Line right-of-way, now discontinued, being 50 feet wide on each side of said Railway Company's Main Track centerline, as originally located and constructed upon, over and across the Southeast Quarter of Section 8 and the Southwest Quarter of Section 9, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, bounded on the East by the East line of said Southwest Quarter of Section 9 and bounded on the West by the West line of said Southeast Quarter of Section 8



Certificate of Exemption – Documentary Stamp Tax

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

Is the conveyance between members of a family and a corpo members of the same family or a partnership or limited liable owned by members of the same family family, and all shareh of the partnership or limited liability company are family methe fourth degree of kindred?	ility company where all interest is colders of the corporation or members embers related to one another within	. □ No
If No, is conveyance between two family entities where all st owned by members of the same family and all owners are fa within the fourth degree of kindred?	ock or interest in both entities is	
Note: An entity, as Grantor or Grantee, whose stock or in another entity is not eligible for this exemption.	terest is owned in whole or in part by	
Grantors (If entity, provide name of entity and list all members in table below. If	individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed Member o (see Table of Kindred)	r Grantor
David K. Berns	Self	
Sharon G. Berns	Self	
		• • • •
Grantees (If entity, provide name of entity and list all members in table below. If	individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed Member o (see Table of Kindred)	r Grantor
David K. Berns, Trustee of the David K. Berns Revocable	Self/Manager/Member	
Trust dated February 27, 2004		·
Sharon G. Berns, Trustee of the Sharon G. Berns Revocable	Self/Manager/Member	
Trust dated February 27, 2004		
details of the conveyance information described above.	ove is true, complete, and correct and that I am familiar with all of the	
I further certify that documentation that supports this exemption	s available for inspection at any time by the Nebraska Department	of Revenue.
sign Ki Berns	Grantor	10/ 28/2021
here Grantor or Grantor Representative	Title Trustee, Grantec	Date 10/ 28-/2021
Grantee or Grantee Representative	Title	Date

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

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/28/21 \$ Ex05b By AS Bk 2021, Pg 2926

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 October A.D., 2021, at 11:37 o'clock AM. Recorded in Book 2021 on Page 2926

Fee: \$10.00 By: AS Deputy Electronically Recorded

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

WARRANTY DEED

David K. Berns and **Sharon G. Berns**, husband and wife, GRANTORS, in consideration of a tax free transfer to a limited liability company, convey to GRANTEE, **Berns Family Farms**, **L.L.C.**, a Nebraska Limited Liability Company, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All that portion of BNSF Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) 100 footwide Blue Hill to Bladen, Nebraska Branch Line right-of-way, now discontinued, being 50 feet wide on each side of said Railway Company's Main Track centerline, as originally located and constructed upon, over and across the Southeast Quarter of Section 8 and the Southwest Quarter of Section 9, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, bounded on the East by the East line of said Southwest Quarter of Section 9 and bounded on the West by the West line of said Southeast Quarter of Section 8.

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

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

EXECUTED: October 29, 2021.

David K. Berns

Sharon G. Berns

STATE OF NEBRASKA) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me on October <u>28</u>, 2021, by **David K. Berns** and **Sharon G. Berns**, husband and wife.

GENERAL NOTARY - State of Nebraska
DAMON T. BAHENSKY
My Comm. Exp. August 30, 2025

Dann T. Bahende

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code													
91	20	21	2934	11/30)/2012	Base:	65-00	05	Αff	filiat	ed:			Unif	ied:				
Location	ш	Sale	Number	Useability	& Code#	Parcel Number													
0012014	100		278	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Sub	div	Area	Blk	P	Parcel		
	D	ate of S	ale Assessed	Value		4241	3	9	4	4	4	000	00	1	000	6183			
Land	Land Improvements Total						Date of Sale Property Classification Code												
296	, 620		3,855	3	300,475	Status	Pro	perty Ty	ре	2	oning	Lo	cation	Cit	y Size	Par	cel Size		
		Irrigat	ion Type:			A) 1	B)	05		(C)	5	D)	3	E)	0	F)	9		
LCG			ACRES:	VAI	UE:		LCG		1	·	ACR	ES:			VAL	UE:			
IRRIGATE	D 1AI					GF	RASSLA	ND 1	G1			5.0	00				325		
	1.A								1G										
	2A1							21	G1										
	2A							:	2G										
	3A1							3	G1										
	3A							:	3G										
	4A1							4	G1										
	4A								4G										
DRYLANI) 1D1						Shelterb	elt/Timl	ber										
	1D	1	37.000		91,390			Accreti	on										
<u> Land</u>	2D1							Wa				2.0	00				400		
	2D	 	59.000	1	.28,325		4 N TO 1	Otl	_		1 =	2 0				0.6	040		
	3D1	 				AGL	AND		_			3.0 6.0				96,	040		
 	3D						т	Roa	-			1.0			-	8	650		
	4D1 4D		20.000		30,600	Farm Sites Home Sites						±.0				٠,			
	4L		20.000		20,000	.411		come si Recreati	_					-					
Γ	wellings	7. a62.644			15222484684115				Other										
	ouildings			·	3,855	No	n-AG					7.0	00			8,	650		
			T - 4 - 1																

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; LAND CONTRACT PD BETWEEN PA	& CHILD
Comments from	Comments:
001201400	
	(Continue on back)

Nebraska Department of REVENUE

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

· Read instructions on reverse side.

FORM 521

THE DEED WILL NOT BE	RECORDED UNLESS	THIS STATEMEN		ID ITEMS 1-25 AF		OMPLETED					
•	2 County Number	a	3 Date of Sale	30 2012	4 Date of Deed	17 2012					
WEBSTER	91.		Mo. 11. Day 30. Yr. 2012 Mo. 12. Day 17. Yr. 2012								
5 Grantor's Name, Address,	and Telephone (Pleas	se Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)								
Grantor's Name (Seller)	Consomiotos for M	laumaan Ealmaan	Roy F. and Peggy S. Faimon								
Robert A. Faimon and Roy F. Faimon Street or Other Mailing Address	in, Conservator for M	aureen Faimon	Street or Other Mailing Address								
1781 HWY 78			1781 HWY 78								
City	State	Zip Code	C ity State Zi								
Blue Hill	NE	68930	Blue Hill		NE	68930					
Telephone Number	TIL	00750	Telephone Numbe	r	TIL	00750					
(402) 756-7703				(402) 756-77	703						
7 PROPERTY CLASSIFI	CATION NUMBER. C	heck one box in c	ategories A and	B. Check C also	if property is mobil	e home.					
(A) Status	MATERIAL STATE OF THE STATE OF		Property Type			(C)					
(1) Improved (1) Single Fam (2) Unimproved (2) Multi-Fam (3) IOLL (3) Commercial	ily (5) Agricultural	(6) Recreation (7) Mineral Inte	erests-	Producing	(9) State Assessed 10) Exempt	(1) Mobile Home					
8 Type of Deed Corrective Warranty Sheriff Quit Claim Conservato	Land Contract Executor	Personal Rep. Mineral Trust	Bill of Sale Cemetery Other_	9 1031 Exchang (was transfer	ge? an IRS like-kind exchan	ge)					
10 Type of Transfer Sale	Gift	Foreclosure	Revocable Trust	Court Decr		n of Contract					
Auction	Exchange	Life Estate	Irrevocable Trust		Other(expl						
11 Ownership Transferred in Full? (if No, ex	plain division)			las real estate purcha	ased for same use? (if N	No, state intended use)					
13 Was transfer between relatives, or if to a	twister are the twister of	d banafisian, ralativa									
YES NO	Spouse		rents and Child		tion, Partnership or LLC						
	Grandparents and G		others and Sisters	=	Niece or Nephew	Other					
14 What is the current market value of the r		statiucitiiu bic			ate amount and interest						
14 What is the current market value of the i	ear property?		YES N		ate amount and interest						
16 Does this conveyance divide a current pa	arcel of land? 17 Was tra	nsfer through a real e									
YES NO		⋈ NO									
1 8 Address of Property					nom Tax Statement Sho	uld be Sent					
1781 HWY 78			(SAME AS G	RANTEES)							
BLUE HILL, NE 68930											
20 Legal Description The Southeast Quarter (SE½) of Nebraska, EXCEPT tracts converse.	Section Four (4), Tayed to the State of	Γownship Three Nebraska for hi	(3) North, Ran ghway by Deed	ge Nine (9) We ds recorded in E	est of the 6th P.M. Book 27, page 272	, Webster County, and Book 61, page					
21 If agricultural, list total number of acres					\$	148 175 00					
22 Total purchase price, including an	y liabilities assumed				22 \$	148,175. 00					
23 Was nonreal property included in	purchase? YE	S NO (if Yes,	, enter amount an	d attach itemized	list) 23	NONE					
24 Adjusted purchase price paid for	real estate (line 22 mir	nus line 23)			24 \$	148,175.00					
25 If this transfer was exempt from the	2 2 400 C 2 20 C C			A							
correct, and that I am duly at David B. Garwood	v, I declare that I have exauthorized to sign this stater	mined this statement ament.	and that it is, to the b	est of my knowledge		e and 746-3613					
Print or Type Name of Grant	ee or Authorized Represer	ntative				Telephone Number					
sign, May	Linusol	<i>Y</i>	Attorney			12-17-2012					
here Signature of Grantee or Auth	orized Representative.		Title			Date 10-99-					
	DECISTED	OF DEEDS' USE (ONLY		ш	FOR NDR USE ONLY					
26 Date Deed Recorded 27	Value of Stamp or Exem		28 Deed Book	29 De	ed Page	30					
Mo 10 Day 29 Yr. 21	\$335.25	F	BK2021.	Pa 2934							
No Day Communication of Revenue	<u> </u>	ai a	-ijavat,		horized by Neh Rev Stat	§76-214, 77-1327, R.R.S. 1943					
Form No. 96-269-2008 Rev. 8-2011 Supersedes 2-146-67 Re	ev. 12-00		`) Aut	monized by Neb. Nev. Olal.	310 214, 11-1021, 11.11.0. 1546					

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day Oct A.D., 2021 at 10:25 o'clock & M. Recorded in Book 202 2931 County Clerk 10.00 Deputy _Carded__ Comp Assessor

NEBRASKA DOCUMENTARY STAMP TAX

JOINT TENANCY WARRANTY DEED

Robert A. Faimon, husband of Maureen Faimon, and Roy F. Faimon, Conservator for Maureen Faimon, acting pursuant to an Order Approving Sale of Land entered by the County Court of Webster County, Nebraska, on November 30, 2012, GRANTOR, in consideration of ONE HUNDRED FORTY-EIGHT THOUSAND ONE HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS (\$148,175.00) receipt of which is hereby acknowledged, convey to Roy F. Faimon and Peggy S. Faimon, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE1/4) of Section Four (4), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for highway by Deeds recorded in Book 27, page 272 and Book 61, page 57.

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 December 17, 2012.

Roy F. Faimon, Conservator

for Maureen Faimon

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 17, 2012, by Robert A. Faimon and by Roy F. Faimon as Conservator for Maureen Faimon.

GENERAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. Oct. 22, 2014

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sale Date School District Code													
91	20	21	2935	10/29/2021 Base: 91-0					0002 Affiliated: Unified:									
Location	ID	Sale	Number	τ	seabili	ty & Code#					F	arcel I	Number					
0001633	300	:	279	1			GeoCde	Tw	n R	ıg	Sect	Qrt	Subdi	. 4	теа	Blk	Pa	ırcel
	D	ate of S	ale Assessed	d Value			4371					0	1009	0		000	00	00
Land		Imp	rovements			Total		Date of Sale Property Classification Code								Code		4.
1	1,600 3,3					4,985	Status	I	roperty	Тур	е	Zoning	Loca	ion	City	y Size	Parc	el Size
Assessor Lo	Assessor Location: RED CLOUD						A) 1	В	0	01		1	D) :	L	E)	6	F)	3
						Residential			Commercial									
Multiple Improvements					tiple. Imp	rovements.:			Multi	ple. I	improve	ments.:						
Construction Date				Con	struction :	Date: 19:	10		Const	ructi	on Date	:						
			Floor:	Floo	r Sq. Ft.				Floor	Sq. I	Ft.:							
		Buildin	g Cost New:	Cost	::	130,0	15		Cost									
Single Family	Style:	101		Res	idential	Condition: 10)		Com	mer	cial O	ccupan	cy Code:					
(100) □ Mo	bile Hon	ne		(10) *	Worn Out			Prim	агу:		Ot	ther1:		C	Other2:		
(101) 🗷 One	e Story			(20)) 🗆 .	Badly Worn			Com	mer	cial C	onstruc	tion Cla	s:				
(102) 🗆 Two	o Story			(30)) 🗆 .	Average			(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spl	it Level			(40) □ Good					(2)		Reinf	forced C	oncrete :	7ram	Э			
(104) 🗆 11/	2 Story			(50) □ Very Good					(3)		Masc	nry Bea	iring Wa	ls				
(111) 🗆 Bi-l	Level			(60) Excellent					(4)		Woo	d or Ste	el Frame	l Ext	. Wall	ls		
(106) 🗆 Oth	ier								(5)		Meta	l Frame	and Wal	s				
Townhouse or	Duplex	Style:		Residential Quality: 30					(6) Pole Frame									
(301) 🗆 One	e Story			(10) □ Low					Cost	Cost Rank:					ıditio	n:		
(302) 🗆 Two	o Story			(20)) 🗆 🗆	Fair			(10) 🗆 Low					(10) 🗆 Worn (Out	
(307) 🗆 11/	2 Story			(30)) 🚼 .	Average			(20)	(20) Average					(20) Badly W			
(308) □ Spli	it Level			(40)) 🗆 (Good			(30) Above Average					(30) ☐ Average				
(309) 🗆 21/	2 Story			(50) U Very Good .					\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \						Good			
(304) 🗆 One	Story D	uplex		(60) Excellent					(50) 🗆					Very (Good			
(305) 🗆 Two	o Story I	Ouplex												(60)) 🗆	Excell	ent	
Assessor's	Adjus	stment	to Sale P	rice	(+ or	-):												
Assessor Co	mment	s and R	eason for A	djus	tment:													
WD		7.47																
					**		~											
<u> </u>					<u>-</u>			1										
Comments f								.umi	ments:									
000103.																		
••••						***					-							
																(Conti	nue 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. DEPARTMENT OF REVENUE

70	FUR
19	52

T	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 10 Day 29 Yr. 21 4 Date of Deed Mo. 10 Day 3	29 _{Yr.} 21
WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print)	Mo. Day Day Ho. Day Grantee's Name, Address, and Telephone (Please Print)	Tr
Grantor's Name (Seller)	Grantee's Name (Buyer)	
Charles Meyers and Kayleen Meyers Street or Other Mailing Address	Brenda Garcia Street or Other Mailing Address	
141 North Cedar Street	137 North Walnut Street	
City State Zip Code Red Cloud NE 68970	City State NE	Zip Code 68970
Phone Number (402) 746-2775	Phone Number (623) 295-4294 Is the grantee a 501(c)(3) organization of the state of	
Email Address NA	Email Address NA	, .
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.	
	3) Property Type	(C)
✓ Improved ✓ Single Family Industrial □ Unimproved □ Multi-Family □ Agricultural □ IOLL □ Commercial □ Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
8 Type of Deed Conservator Distribution L	and Contract/Memo Partition Sheriff	Other
	pase Personal Rep. Trust/Trustee ineral Quit Claim Warranty	
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Fore	closure Irrevocable Trust Revocable Trust Trai	nsfer on Death
kind exchange (I.R.C. § 1031 Auction Easement Gift	Life Estate Sale True	stee to Beneficiary
	tor Trust Partition Satisfaction of Contract Oth 12 Was real estate purchased for same use? (If No	er (Explain)
11 Was ownership transferred in full? (If No, explain the division.) V Yes No	Yes No	o, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re		50
	Partnership, or LLC Self Other and Grandchild Spouse	
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and 0		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	iterest rate.)
\$5,000	☐ Yes	%
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	
137 North Walnut, Red Cloud, NE 68970	Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.) THe East 158 feet of Annex Lot Twenty-eight (28) 1	o the City of Red Cloud, Webster Coun	tv. Nebraska
The East 150 feet of Affilex Lot 1 Wellty-eight (20)	o the only of read cloud, wester death	.,, , , , , , , , , , , , , , , , , , ,
21 If agricultural, list total number of acres transferred in this transaction	·	
22 Total purchase price, including any liabilities assumed		5,000.00
23 Was non-real property included in the purchase?	\$	5,000,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	5 222 22
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	5,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number	malata and
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, cor	
Don E. Theobald		(402) 746-2774
sign Rrint or Type Name of Grantee of Authorized Representative	Attorney	Phone Number 10/29/21
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use O	inly	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	py
Mo. 10 Day 29 Yr. 21 \$ 11. 25	BK2021, Pa 2935	
Nicharda Barantarat de Baranta		v. Stat. §§ 76-214, 77-1327(2)

State of Nebraska County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this 20th day of at 1:40 o'clock D M. Recorded in Book 2021 County Clerk Deputy 310.00 Carded_ Comp Assessor_

NEBRASKA DOCUMENTARY

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

WARRANTY DEED

Charles W. Meyers and Kayleen R. Meyers, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Brenda Garcia, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East 158 feet of Annex Lot Twenty-eight (28) to the City of Red Cloud, Webster County, Nebraska

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

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

Executed October

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 29, 2021 by Charles W. Meyers and Kayleen R. Meyers, husband and wife.

GENERAL NOTARY - State of Nebraska DON E. THEOBALD

My Comm. Exp. October 28, 2024

Motary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sa	le Date	<u> </u>	School District Code											
91	202	21	2937		10/2	9/2021	Base: 9	1-0	002	Affil	iated:		Į	Jnifi	.ed:				
Location	m	Sale	Number	τ	Jseabilit	y & Code#					Parcel 1	Number			· · · · · ·				
0001633	300		281		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Ar	ea	Blk	Pa	rcel		
	Da	ate of S	ale Assesse	d Va	ılue	4371		00 0 10090 000 0											
Land	I	Imp	provements			Cotal		I	Date of	Sale I	Propert	y Classif	icatio	on C	Code				
1	1,600 3,385						Status	Pr	operty Ty	ре	Zoning	Locat	ation City Size			Parc	el Size		
Assessor Lo	ocation:	RED	CLOUD (RC)			A) 1	B)	01		C) 1 D) 1			E)	6	F)	3		
						Residential			Commercial										
Multiple Improvements					ıltiple. Impr				Multiple, Improvements.:										
		Const	ruction Date:	Con	nstruction I				Construc	tion D	ate:								
			Floor	Flo	or Sq. Ft. :	1,3		_	Floor Sq.	Ft.:_	.,								
		Buildir	ng Cost New	Co	st:	130,0	15		Cost:						··				
Single Famil	y Style:	101		Re	sidential	Condition: 1	0		Comme	rcial	Occupar	ıcy Code:							
(100) □ Mo	obile Hon	ne		(1	0) 🗷 🐧	Worn Out			Primary	:		ther1:		(Other2:				
(101) 🗷 Or	ne Story			(2	0) 🗆 I	Badly Worn			Commercial Construction Class:										
(102) 🗆 Tw	vo Story			(3	0) 🗆 🛚 🗵	Average			(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame										
(103) 🗆 Sp	lit Level			(40) □ Good									_	·					
(104) 🗆 11	/2 Story			(5	(50) Ury Good							aring Wa							
(111) □ Bi-	-Level			(60) Excellent							_	eel Frame		Wal	ls				
(106) □ Ot	her											e and Wal	<u>s</u>			_			
Townhouse o	or Duple	x Style:		Residential Quality: 30					(6) □ Pole Frame						-				
(301) 🗆 Or	ne Story			+	(10) □ Low				Cost Rank:					Condition:					
(302) □ Tv	vo Story				_	air			(10)					(10) U Worn Out					
(307) 🗆 1 1	1/2 Story			_	<u> </u>	Average	-		(20) E					(20) Badly Worn					
(308) □ Sp					(40)						ove Ave	age	(30) ☐ Average (40) ☐ Good						
(309) 🗆 21						Very Good	<u> </u>		(40) E	7 H18	gn	<u>-</u>	(40)		Very		-		
(304) 🗆 Oı				(6	50) 🗆 🗎	Excellent							<u> </u>		Excel				
(305) □ Tv									<u> </u>				(00)		15ACCI	ičiit			
·			t to Sale	Trial .		-):								_					
			Reason for		ustment:					_									
QCD; C	CANCEI	LED	CONTRAC	T								***					_		
		<u> </u>						·											
<u></u>																			
Comments	from	-	<u> </u>		<u> </u>			Comi	ments:										
000163																			
															(Con	tinue o	n back)		

NEBRASKA

Real Estate Transfer Statement

281

521

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

 To be filed with the Register of Deeds.
 Read instructions on reverse side. Good Life, Great Service If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 2 County Number 1 County Name Mo. _ 12 Day WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Charles W. Meyers and Kayleen R. Meyers Les A. Parish Street or Other Mailing Address 142 North Cedar Street Street or Other Mailing Address 213 North Walnut Street Zip Code 68970 Red Cloud Zip Code 68970 Red Cloud **✓** No Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 746-2775 Phone Number (402) 746-0598 If Yes, is the grantee a 509(a) foundation? ✓ No Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status State Assessed Mobile Home Mineral Interests-Nonproducing Industrial ✓ Single Family ✓ Improved Exempt Mineral Interests-Producing Unimproved Multi-Family Agricultural Recreational IOLL Commercial Partition Sheriff Other Land Contract/Memo Distribution 8 Type of Deed Conservator Trust/Trustee Lease Personal Rep. Easement Corrective Bill of Sale ✓ Quit Claim Warranty Mineral Executor Death Certificate - Transfer on Death Cemetery Irrevocable Trust Revocable Trust Transfer on Death Foreclosure Was transfer part of IRS like-10 Type of Transfer Distribution kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Trustee to Beneficiary Sale Life Estate Auction Gift Satisfaction of Contract Other (Explain) cancelled contra Exchange Grantor Trust Partition Seller V No Court Decree 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$5,355 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 137 North Walnut Street, Red Cloud, NE 68970 Grantee 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The East 158 feet of Annex Lot Twenty-eight (28) to the City of Red Cloud Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 0,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-2774 Don E. Theobald Phone Number Print or Type Name of Grantee or Authorized Representative Attorney sign Title Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded

Day M

	BOOK <u>ada i</u> Page
State of Nebraska Sss.	
Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of	NEBRASKA DOCUMENTARY STAMP TAX Date 10-29-21 \$ Exercit 3 By 00
Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970	
QUIT	TCLAIM DEED
· · · · · · · · · · · · · · · · · · ·	or, conveys to Grantees, Charles W. Meyers and ibed real estate (as defined in Neb. Rev. Stat. 76-
The East 158 feet of Annex Lot Webster County, Nebraska.	Twenty-eight (28) to the City of Red Cloud,
Executed December 3, 2020.	
Les A. Parish	<i>f</i>
STATE OF NEBRASKA)	ss.
COUNTY OF WEBSTER)	
The foregoing instrument was as by Les A. Parish, a married person.	cknowledged before me on December 3, 2020

GENERAL NOTARY - State of Nebraska
DON E. THEOBALD
My Comm. Exp. October 28, 2024