

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2609	9/22/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001912600		244		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	33	0	00000	1	000	8865		
Land		Improvements		Total		Date of Sale Property Classification Code								
596,770				596,770		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	1.650	5,815	GRASSLAND	1G1	75.810	98,175							
	1A	26.000	91,650		1G	0.010								
	2A1				2G1	23.260	30,080							
	2A				2G									
	3A1	35.210	111,790		3G1	13.670	17,705							
	3A				3G									
	4A1	11.610	36,455		4G1	0.890	180							
	4A	8.580	26,940		4G	24.930	9,975							
DRYLAND	1D1			Shelterbelt/Timber										
	1D	17.600	43,475	Accretion										
	2D1	22.450	55,565	Waste		2.090	420							
	2D			Other										
	3D1	12.070	26,250	AG LAND TOTAL		303.470	596,770							
	3D			Roads		3.820								
	4D1	14.520	22,220	Farm Sites										
	4D	13.120	20,075	Home Sites										
				Recreation										
	Dwellings			Other		6.660								
	Outbuildings			Non-AG TOTAL		10.480								

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

Real Estate Transfer Statement

244

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>9</u> Day <u>22</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>9</u> Day <u>22</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Craig Simpson Street or Other Mailing Address 8353 Wetherden Dr City Mechanicsville State VA Zip Code 23111 Phone Number (804) 402-6696 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Benjamin R. Hobbs Street or Other Mailing Address 406 E 7th Ave City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0433 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$780,000

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

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

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

18 Address of Property
Ag land

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The South Half 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 Book 2019, Page 1714.

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
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 780,000.00

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

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

sign here	Benjamin R. Hobbs	(402) 746-0433
	Print or Type Name of Grantee or Authorized Representative	Phone Number
	<i>Benjamin R Hobbs</i>	9/ /2021
Signature of Grantee or Authorized Representative	Grantee	Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>28</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>1755.00</u>	28 Recording Data <u>BK 2021, Pg 2609</u>	

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

State of Nebraska }
County of Webster } ss.

BOOK 2021 PAGE 2609

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 28 day
of Sept A.D., 2021, at 10:46
o'clock A.M. Recorded in Book 2021
on Page 2609
Loise Peterh County Clerk
10.00 60 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>9-28-21</u>
\$	<u>1755.00</u> By <u>60</u>

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.

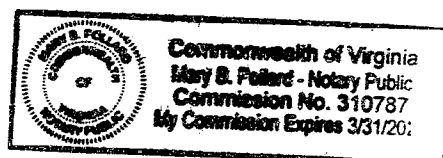
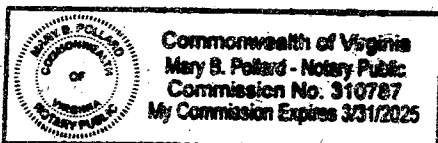
Executed 9/22, 2021.


Craig Simpson

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. Pollard
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	2643	9/28/2021	Base: 91-0002	Affiliated:		Unified:						
Location ID		Sale Number	Useability & Code #		Parcel Number								
001912601		245	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000	2	11	33	0	00000	1	000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
41,820				41,820		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 8				
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:			
IRRIGATED	1A1					GRASSLAND	1G1	18.300		23,700			
	1A						1G						
	2A1						2G1	7.000		9,065			
	2A						2G						
	3A1						3G1						
	3A						3G						
	4A1						4G1	0.890		180			
	4A						4G	7.440		1,490			
DRYLAND	1D1					Shelterbelt/Timber							
	1D					Accretion							
	2D1	0.090		225		Waste							
	2D					Other							
	3D1					AG LAND TOTAL		38.400		41,820			
	3D					Roads		0.680					
	4D1					Farm Sites							
	4D	4.680		7,160		Home Sites							
						Recreation							
	Dwellings					Other							
	Outbuildings					Non-AG TOTAL		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 back)	

Real Estate Transfer Statement

245

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 9 Day 28 Yr. 2021	4 Date of Deed Mo. 9 Day 28 Yr. 2021
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Benjamin R. Hobbs Street or Other Mailing Address 406 E 7th Avenue City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0433 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jamie Farris and Merie Farris Street or Other Mailing Address PO Box 289 City Red Cloud State NE Zip Code 68970 Phone Number 402-984-3279 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$72,500

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 39-14+-

22 Total purchase price, including any liabilities assumed	22	\$	72,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	72,500.00

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

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

Print or Type Name of Grantee or Authorized Representative: **Jamie Farris** (402) 984-3279
 Signature of Grantee or Authorized Representative: *[Signature]* Phone Number: 9128/2021
 Title: Grantee Date: _____

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 28 Yr. 21	27 Value of Stamp or Exempt Number \$ 164.25	28 Recording Data BK2021, Pg 2643	

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.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of Sept A.D., 2021, at 2:47 o'clock P.M. Recorded in Book 2021 on Page 2643
Travis Patrick County Clerk
10-00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY STAMP TAX
Date 9-28-21
\$ 164.25 By AL

Return to:
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 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.

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

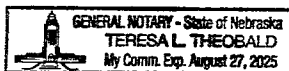
- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed September 28, 2021.

Benjamin R Hobbs
Benjamin R. Hobbs

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on September 28, 2021 by Benjamin R. Hobbs, a single person



Teresa L Theobald
Notary Public

My commission expires: 8/27/2025

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	2694	10/1/2021	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000121100		248	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		002	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
830		14,380		15,210		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :					
Construction Date:				Construction Date : 1910				Construction Date :					
Floor:				Floor Sq. Ft. : 1,314				Floor Sq. Ft. :					
Building Cost New:				Cost : 123,245				Cost :					
Single Family Style: 104				Residential Condition: 10				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD													
Comments from						Comments:							
000121100													
(Continue on back)													

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>1</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>7</u> Day <u>9</u> Yr. <u>2021</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jon C. Cannaday and Micheal L. Cannaday Street or Other Mailing Address 88307 429th Avenue City Ainsworth State NE Zip Code 69210 Phone Number (402) 419-0658 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sarah A. Major Street or Other Mailing Address 4686 Road M City Ruskin State NE Zip Code 68974 Phone Number (402) 257-7722 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA	

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

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

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

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

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

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

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

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

14 What is the current market value of the real property? \$5,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18 Address of Property 629 North Locust Street, Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	

20 Legal Description (Attach additional pages, if needed.)
Lots Four (4), Five (5) and Six (6), 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 Total purchase price, including any liabilities assumed	22	\$	5,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	5,000.00

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

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

Sarah A. Major (402) 257-7722
 Print or Type Name of Grantee or Authorized Representative Phone Number

Sarah A Major Grantor
 Signature of Grantee or Authorized Representative Title Date **10/1/21**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>1</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>11.25</u>	28 Recording Data <u>BK 2021 Pg 2694</u>

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

State of Nebraska }
County of Webster } ss.

BOOK 2021 PAGE 2694

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of Oct A.D., 2021, at 11:52 o'clock A M. Recorded in Book 2021 on Page 2694
Louise Petrich County Clerk
10.00 YO Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-1-21
\$ 11.25 By YO

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

WARRANTY DEED

Jon C. Cannaday and Micheal L. Cannaday, 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 9, 2021.

Jon Cannaday
Jon C. Cannaday

Micheal L. Cannaday
Micheal L. Cannaday

STATE OF NEBRASKA, COUNTY OF WEBSTER, SS:

The foregoing instrument was acknowledged before me on July 9, 2021 by Jon C. Cannaday and Micheal L. Cannaday, husband and wife.

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

Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2697	10/4/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000152400		249		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10065		002	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
820		11,900		12,720		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1875				Construction Date :						
Floor:				Floor Sq. Ft. : 1,404				Floor Sq. Ft. :						
Building Cost New:				Cost : 157,500				Cost :						
Single Family Style: 102				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input checked="" type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from					Comments:									
000152400														
(Continue on back)														

Real Estate Transfer Statement

249

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 10 Day 4 Yr. 2021	4 Date of Deed Mo. 10 Day 4 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Guadalupe Ledezma Street or Other Mailing Address 902 S Nebraska Ave, Trailer #30 City Minden State NE Zip Code 68959		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tracy Arevalo Street or Other Mailing Address 415 E G St City Hastings State NE 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address		Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$15,765

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

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

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

18 Address of Property
121 S Seward St
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

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

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

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

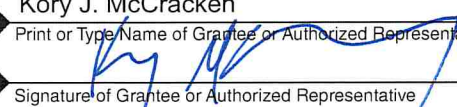
22 Total purchase price, including any liabilities assumed	22	\$	1,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,500.00

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

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

sign here

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


Signature of Grantee or Authorized Representative

Attorney

(402) 746-3613
Phone Number

10/4/21
Date

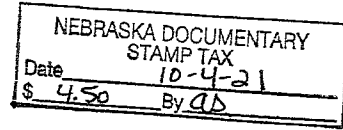
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 4 Yr. 21	27 Value of Stamp or Exempt Number \$ 4.50	28 Recording Data BK2021, Pg 2697

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

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 4 day of Oct A.D., 2021, at 11:32 o'clock A.M. Recorded in Book 2021 on Page 2697
Tracie Petack County Clerk
10:00 Deputy
Ind Comp 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 4, 2021.

Guadalupe Ledezma
Guadalupe Ledezma

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 4, 2021, by Guadalupe Ledezma, a single person.

Comm. expires 

Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2698	8/30/2021	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002507100	250	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	12	4	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
28,210	61,545	89,755		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 6			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	0.840	1,090						
1A				1G	2.680	3,470						
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	3.520	4,560						
3D				Roads	0.680							
4D1				Farm Sites	1.000	8,650						
4D				Home Sites	1.000	15,000						
				Recreation								
Dwellings			21,495	Other								
Outbuildings			40,050	Non-AG TOTAL	2.680	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)	

Real Estate Transfer Statement

250

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>30</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>08</u> Day <u>03</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) D. Charles Shoemaker & Lynne A. Friedewald Street or Other Mailing Address PO Box 846, 815 West 2nd Street #200 City Hastings State NE Zip Code 68901 Phone Number (402) 462-2567 Email Address chuck@sullivanshoemaker.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Trevor & Jennifer Karr Street or Other Mailing Address 643 No. Main City Bladen State NE Zip Code 68928 Phone Number (402) 756-1126 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address not available			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$94,980 assessed value

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

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

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

18 Address of Property
**686 Road Y
 Bladen, NE 68928**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Trevor & Jennifer Karr
 RR 1, Box 3
 643 No. Main
 Bladen, NE 68928**

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

Beginning at the Southeast Corner of the Southeast Quarter of Section 12, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska, thence 300 feet north; thence 900 feet west, thence 300 feet South, thence 900 feet, more or less, east to the place of beginning, containing 6.2 acres, more or less.

21 If agricultural, list total number of acres transferred in this transaction 6.2

22 Total purchase price, including any liabilities assumed	22	\$	30,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	30,000.00

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

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

sign here

Trevor Karr
 Print or Type Name of Grantee or Authorized Representative

 Signature of Grantee or Authorized Representative

grantee

 Title

 Phone Number

 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>5</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>67.50</u>	28 Recording Data <u>BK 2021, Pg 2698</u>

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of Oct A.D., 2021, at 8:30 o'clock a.M. Recorded in Book 2021 on Page 2698
Laurel Peterson County Clerk
10.0 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-5-21
\$ 67.50 By AB

Return Address: Sullivan Shoemaker P.C., L.L.O.; attn: D. Charles Shoemaker; PO Box 309, Hastings, NE 68902-0309

WARRANTY DEED

D. Charles Shoemaker and Lynne A. Friedewald, husband and wife, Grantors, in consideration of Thirty Thousand Dollars (\$30,000) and other valuable consideration received from Grantees, Trevor W. Karr and Jennifer C. Karr, husband and wife, Grantees, as joint tenants with right of survivorship and not as tenants in common, convey to said Grantees the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Beginning at the Southeast Corner of the Southeast Quarter of Section 12, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska, thence 300 feet north; thence 900 feet west, thence 300 feet South, thence 900 feet, more or less, east to the place of beginning, containing 6.2 acres, more or less.

Grantors covenants, jointly and severally, with Grantees that Grantors:

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

EXECUTED: August 3, 2021.

D. Charles Shoemaker
D. Charles Shoemaker

Lynne A. Friedewald
Lynne A. Friedewald

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on the 3rd day of August, 2021, by D. Charles Shoemaker and Lynne A. Friedewald, husband and wife, Grantors.

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

Nancy R. Kraftzik
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2706	10/6/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000708000		251		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4369			00	0	60005		004	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
240		7,340		7,580		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: INVALE (INA)						A) 1	B) 01	C) 1	D) 3	E) 9	F) 2			
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 1,510				Floor Sq. Ft. :						
Building Cost New:				Cost : 191,175				Cost :						
Single Family Style: 101				Residential Condition: 10				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD; ADDED SPOUSE														
Comments from						Comments:								
000708000														

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>6</u> Yr. <u>21</u>		4 Date of Deed Mo. <u>10</u> Day <u>6</u> Yr. <u>21</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roni C. Jones Street or Other Mailing Address 403 Minnesota City Inavale State NE Zip Code 68952 Phone Number (402) 746-2809 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Roni C. Jones and Gary Cox Street or Other Mailing Address 403 Minnesota City Inavale State NE Zip Code 68952 Phone Number (402) 746-2809 Email Address NA			
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							

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

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

8 Type of Deed

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

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

Buyer Seller No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1,870

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

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

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

18 Address of Property
403 Minnesota, Inavale, NE 68952

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

18a No address assigned **18b** Vacant land

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

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

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

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

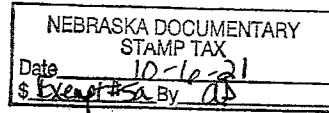
sign here **Gary Cox** (402) 746-2809
 Print or Type Name of Grantee or Authorized Representative Phone Number

Gary Cox Grantee
 Signature of Grantee or Authorized Representative Title Date
 9/30/21

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>6</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ Exempt # <u>5a</u>	28 Recording Data <u>BK 2021, p 2706</u>

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of Oct A.D., 2021, at 10:37 o'clock a M. Recorded in Book 2021 on Page 2706
Ronise Peterson County Clerk
D.D. Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

Roni C. Jones, a single person, Grantor, in consideration of Love and Affection received from Grantees, Roni C. Jones and Gary Cox, conveys to Grantees, as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Ten (10), Eleven (11) and Twelve (12), Block Four (4),
Original Town Of Inavale, Webster County, Nebraska.

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

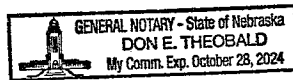
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed October 6, 2021.

Roni C. Jones
Roni C. Jones

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on October 6, 2021 by Roni C. Jones, a single person.



Don E. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2707	10/1/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001904800		252		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	4	0	00000	1	000	8285		
Land		Improvements		Total		Date of Sale Property Classification Code								
617,705				617,705		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	11.480	52,580	GRASSLAND	1G1	2.030	2,630							
	1A	3.200	14,655		1G	2.440	3,920							
	2A1	2.790	12,780		2G1	0.180	235							
	2A	37.260	162,830		2G	2.870	4,980							
	3A1	13.220	56,315		3G1									
	3A				3G									
	4A1				4G1									
	4A	62.170	262,980		4G	3.030	4,090							
DRYLAND	1D1			Shelterbelt/Timber										
	1D	6.890	17,020	Accretion										
	2D1			Waste										
	2D	5.190	11,285	Other										
	3D1	0.790	1,720	AG LAND TOTAL		159.870	617,705							
	3D			Roads		2.030								
	4D1			Farm Sites										
	4D	6.330	9,685	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			Non-AG TOTAL		2.030								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001904800	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>1</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>9</u> Day <u>30</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Andrew S. Janzen and Amy A. Janzen Street or Other Mailing Address 2702 N Baltimore Ave City Hastings State NE Zip Code 68901				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Black Red Cloud III, LLC, a Nebraska limited liability company Street or Other Mailing Address One Embarcadero Center, Suite 3860 City San Francisco, CA. 94111 State Zip Code			
Phone Number n/a				Phone Number 309-230-2877		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address dwiebe@charter-title.net				Email Address dwiebe@charter-title.net			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1,150,000.00

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

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

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

18 Address of Property

19 Name and Address of Person to Whom Tax Statement Should be Sent
Black Red Cloud III, LLC, a Nebraska limited liability company
Same as #6

18a No address assigned 18b Vacant Land

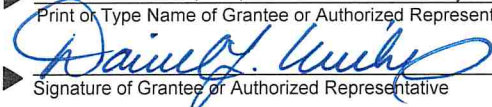
20 Legal Description
The Northwest Quarter (NW1/4) of Section 4, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	1,150,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,150,000	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____				

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

▶ **Black Red Cloud III, LLC, a Nebraska limited liability company by Dan Wiebe Closing Agent** 402-463-6788
Print or Type Name of Grantee or Authorized Representative Phone Number

 _____ Grantee or Authorized Representative October 1, 2021
Signature of Grantee or Authorized Representative Title Date

sign
here

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>6</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>2587.50</u>	28 Recording Data <u>BK2021, Pg 2707</u>	

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of Oct A.D., 2021, at 10:57 o'clock AM. Recorded in Book 2021 on Page 2707
Spence Peters County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-6-21
\$ 2587.50 By AS

AFTER RECORDING RETURN TO:

Charter Title & Escrow Services, Inc.
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,

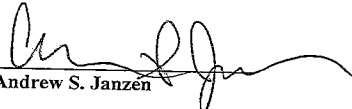
the following described real estate (as defined in Neb. Stat. 76-201) in County, Nebraska:

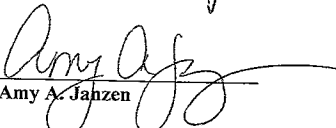
The Northwest Quarter (NW1/4) of Section 4, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

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.

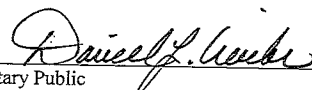
Executed this 30th day of September, 2021.


Andrew S. Janzen


Amy A. Janzen

STATE OF Nebraska
COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this 30th day of September, 2021 by Andrew S. Janzen and Amy A. Janzen, Husband and Wife.


Notary Public

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2708	10/1/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001904700		253		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	4	1	00000	1	000	8280		
Land		Improvements		Total		Date of Sale Property Classification Code								
4,960,785				4,960,785		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	28.280	129,525	GRASSLAND	1G1	8.250	10,680							
	1A	148.360	679,490		1G	12.510	16,200							
	2A1	73.860	338,280		2G1	7.690	9,955							
	2A	238.470	1,042,115		2G									
	3A1	58.330	248,485		3G1	3.790	4,910							
	3A				3G									
	4A1	114.700	485,175		4G1									
	4A	381.980	1,615,775		4G									
DRYLAND	1D1			Shelterbelt/Timber										
	1D	52.810	130,440	Accretion										
	2D1	4.300	10,645	Waste										
	2D	49.040	106,660	Other										
	3D1	22.790	49,565	AG LAND TOTAL		1,259.330	4,960,785							
	3D			Roads		21.980								
	4D1	12.500	19,130	Farm Sites										
	4D	41.670	63,755	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			Non-AG TOTAL		21.980								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001904700 001900900 002005500 002005501 002005600 002014300 002302200	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 10 Day 1 Yr. 2021	4 Date of Deed Mo. 9 Day 30 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Tomahawk Holdings, LLC, a Nebraska limited liability company Street or Other Mailing Address PO Box 18 City Holstein State NE Zip Code 68950		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Black Red Cloud III, LLC, a Nebraska limited liability company Street or Other Mailing Address One Embarcadero Center Suite 3860 City San Francisco State CA Zip Code 94111	
Phone Number n/a		Phone Number 309-230-2877	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$9,050,000.00

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

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

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

18 Address of Property

19 Name and Address of Person to Whom Tax Statement Should be Sent
Black Red Cloud III, LLC, a Nebraska limited liability company
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 _____

22 Total purchase price, including any liabilities assumed	22	\$	9,050,000 00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	9,050,000 00

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

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

▶ **Black Red Cloud III, LLC, a Nebraska limited liability company by Dan Wiebe** 402-463-6788
Print or Type Name of Grantee or Authorized Representative Phone Number

sign here ▶ *Daniel J. Wiebe* Grantee or Authorized Representative
Signature of Grantee or Authorized Representative Title

Daniel J. Wiebe October 1, 2021
Date

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 6 Yr. 21	27 Value of Stamp or Exempt Number \$ 20,362.50	28 Recording Data BK 2021, Pg 2708	

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 }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of Oct A.D., 2021, at 11:02 o'clock a M. Recorded in Book 2021 on Page 2708-2709
Jouine Peter County Clerk
16.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-6-21
\$ 20362.50 By AD

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:

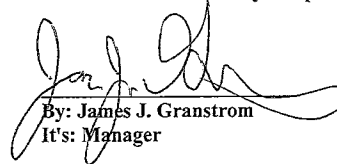
SEE ATTACHED EXHIBIT "A"

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.

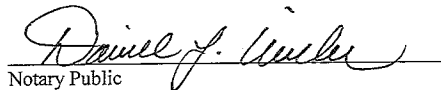
Executed this 30th day of September, 2021.

Tomahawk Holdings, LLC, a
Nebraska limited liability company


By: James J. Granstrom
It's: Manager

STATE OF Nebraska
COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this 30th 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.

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.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2721	9/21/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002006500		254		4 10		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	36	4	00000	1	000	9970		
Land		Improvements		Total		Date of Sale Property Classification Code								
601,125				601,125		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	18.030		82,575		GRASSLAND	1G1	12.960		16,785				
	1A						1G	3.730		4,830				
	2A1						2G1	6.870		8,895				
	2A	57.880		252,935			2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A	55.580		235,105			4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		155.050		601,125				
	3D					Roads		1.980						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		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)

Real Estate Transfer Statement

254

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 09 Day 21 Yr. 2021		4 Date of Deed Mo. 09 Day 21 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address City State Zip Code Phone Number Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska, Dept of Transportation Street or Other Mailing Address P.O. Box 94759 City Lincoln State NE Zip Code 68509 Phone Number (402) 479-4567 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address NA			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$980

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 Nebraska, Dept of Transportation
 P.O. Box 94759
 Lincoln, NE 68509-4759

18a No address assigned 18b Vacant land

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

See Attached Exhibit A

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

22 Total purchase price, including any liabilities assumed	22	\$	980	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	980	00

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

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

sign here

Karla Smith (402) 479-3985
 Print or Type Name of Grantee or Authorized Representative Phone Number
Karla Smith ROW Project Manager 10/05/2021
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 12 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK 2021, Pg 2721

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 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. 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.

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.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	2728	10/18/2021	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001613400		255	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4243	3	10	33	0	00000	1	000	5990
Land		Improvements		Total		Date of Sale Property Classification Code							
432,445				432,445		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Irrigation Type:					A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG			ACRES:		VALUE:		LCG			ACRES:		VALUE:	
IRRIGATED	1A1				GRASSLAND	1G1	48.000	62,160					
	1A					1G							
	2A1					2G1	7.000	9,065					
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1					Shelterbelt/Timber							
	1D	86.000	212,420			Accretion							
	2D1	30.000	74,250			Waste	3.000	600					
	2D	34.000	73,950			Other							
	3D1					AG LAND TOTAL	208.000	432,445					
	3D					Roads	10.000						
	4D1					Farm Sites							
	4D					Home Sites							
						Recreation							
	Dwellings					Other	11.000						
	Outbuildings					Non-AG TOTAL	21.000						

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

Real Estate Transfer Statement

255

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>18</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>10</u> Day <u>18</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Paul A. Stoner and Amber D. Stoner Street or Other Mailing Address 1372 Road R			
City		State		City		State	
				Red Cloud		NE	
Zip Code		Zip Code		Phone Number		Is the grantee a 501(c)(3) organization?	
		68970		402-756-2220		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a		Email Address n/a		If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$462,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

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

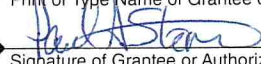
21 If agricultural, list total number of acres transferred in this transaction _____

22 Total purchase price, including any liabilities assumed	\$	462,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	462,000.00

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

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

sign here **Paul A. Stoner** 402-756-2220
Print or Type Name of Grantee or Authorized Representative Phone Number

 **Grantee**
Signature of Grantee or Authorized Representative 10/18/2021
Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>18</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>1039.50</u>	28 Recording Data <u>BK 2021, Pg 2728</u>

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

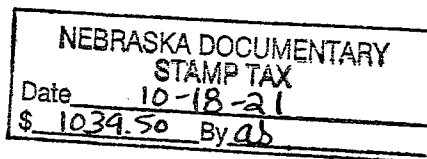
Brenda L. Trumble
P O Box 213
Blue Hill, Ne 68930
402-984-0242

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., 2021, at 10:09 o'clock a M. Recorded in Book 2021 on Page 2728-2731
Alice Petrich County Clerk
28.00 ab Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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


Deborah J. Castaldi

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2742	10/15/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001701900		256		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	3	0	00000		000	6185		
Land		Improvements		Total		Date of Sale Property Classification Code								
15,000		151,460		166,460		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 4					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL								
	3D					Roads		0.320						
	4D1					Farm Sites								
	4D					Home Sites		0.690					15,000	
						Recreation								
	Dwellings				151,460	Other								
	Outbuildings					Non-AG TOTAL		1.010					15,000	

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

250

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 10 Day 15 Yr. 21
4 Date of Deed Mo. 10 Day 15 Yr. 21
5 Grantor's Name, Address, and Telephone (Please Print) Kennard L. Zimmerman and Janice K. Zimmerman
6 Grantee's Name, Address, and Telephone (Please Print) Todd R. Brehm
Street or Other Mailing Address 1628 Road Z
City Blue Hill State NE Zip Code 68847
Phone Number (402) 469-1733
Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No
Email Address N/A

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

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

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

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

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

14 What is the current market value of the real property? \$284,000
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ %

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

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

Table with 2 columns: Question/Description and Amount. Row 22: Total purchase price, including any liabilities assumed \$ 284,000.00. Row 23: Was non-real property included in the purchase? \$ 0. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 284,000.00.

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

sign here Todd R. Brehm Signature of Grantee or Authorized Representative
Print or Type Name of Grantee or Authorized Representative Todd R. Brehm Grantee
Phone Number 402-469-1733
Date 10-15-2021

Register of Deed's Use Only
26 Date Deed Recorded Mo. 10 Day 18 Yr. 21
27 Value of Stamp or Exempt Number \$ 639.00
28 Recording Data BK 2021, Pg 2742
For Dept. Use Only

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/18/21
\$ 639.00 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of October A.D., 2021, at 11:51 o'clock AM. Recorded in Book 2021 on Page 2742

Lorise Petsch 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 $\frac{1}{4}$ SW $\frac{1}{4}$) 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 $\frac{1}{4}$) 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 $\frac{1}{4}$ SW $\frac{1}{4}$) 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 seized of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed: October 15th, 2021.

Kennard L. Zimmerman
KENNARD L. ZIMMERMAN

Janice K. Zimmerman
JANICE K. ZIMMERMAN

STATE OF NEBRASKA)
COUNTY OF Adams) SS:

The foregoing warranty deed was acknowledged before me on October 15, 2021, by Kennard L. Zimmerman and Janice K. Zimmerman.

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

Laurie L. Hawes
Notary Public

My commission expires: 6-24-23

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	2800	10/15/2021	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000121200		257	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		002	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
830		1,780		2,610		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date :				Construction Date :					
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :					
Building Cost New:				Cost :				Cost :					
Single Family Style:				Residential Condition:				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD													
Comments from						Comments:							
000121200													
(Continue on back)													

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 10 Day 15 Yr. 2021		4 Date of Deed Mo. 10 Day 15 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dale K & Deborah J Berns, Co-Trustees Street or Other Mailing Address 1210 Road C City Red Cloud State NE Zip Code 68970 Phone Number (402) 519-1891 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Van Beber Properties, LLC Street or Other Mailing Address 426 N Jefferson St City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674 Email Address n/a			
Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
615 N Locust St
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

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

20 Legal Description (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 Total purchase price, including any liabilities assumed	22	\$	7,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	7,500.00

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

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

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

David B. Garwood Attorney Oct. 18 2021
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 19 Yr. 21	27 Value of Stamp or Exempt Number \$ 18.00	28 Recording Data BK2021, Pg 2800

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 Oct A.D., 2021, at 10:19 o'clock AM. Recorded in Book 2021 on Page 2800
Joude Peterson County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-19-21
\$ 18.00 By AB

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.

Executed October 15, 2021.

Dale K. Berns
Dale K. Berns, Trustee

Deborah J. Berns
Deborah J. Berns, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 15, 2021, by Dale K. Berns and Deborah J. Berns, Co-Trustees of the Dale and Deborah Berns Revocable Trust u/a/d September 26, 2011.

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

Comm. expires 10-22-2022

David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2802	10/19/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000122100		258		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,660		45,705		47,365		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1966				Construction Date :						
Floor:				Floor Sq. Ft. : 1,186				Floor Sq. Ft. :						
Building Cost New:				Cost : 178,810				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000122100														

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 10 Day 19 Yr. 21		Mo. 10 Day 19 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Benjamin 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		City		State	
Red Cloud		NE		Red Cloud		NE	
Zip Code		68970		Zip Code		68970	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address		If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$46,945

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

341 E 7th Ave
Red Cloud, NE 68970

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

same as Grantee

18a No address assigned 18b Vacant land

20 Legal Description

Lots 7-12 Block 4 Smith and Moore's addition, Red Cloud, Webster County

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	120,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	120,000.00

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

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

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

Attorney
Signature of Grantee or Authorized Representative Title Date 10/19/21

Register of Deed's Use Only			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	BK 2021, Pg 2802	

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 Oct A.D., 2021, at 11:21
o'clock a.M. Recorded in Book 2021
on Page 2802
Janice Petch County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-19-21
\$ 270.00 By AD

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, GRANTEEES, 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 GRANTEEES that GRANTOR:

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

Executed October 14, 2021.

Benjamin Hobbs
Benjamin Hobbs

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 

[Signature]
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2804	10/12/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001810400	259	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	25	1	00000	1	000	8050
Land	Improvements	Total		Date of Sale Property Classification Code								
199,455		199,455		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	76.010	98,435						
1A				1G	1.980	2,565						
2A1				2G1	67.270	87,115						
2A				2G	5.400	6,995						
3A1				3G1	3.030	3,925						
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste	2.090	420						
2D				Other								
3D1				AG LAND TOTAL	155.780	199,455						
3D				Roads	1.990							
4D1				Farm Sites								
4D				Home Sites								
Dwellings				Recreation								
Outbuildings				Other								
				Non-AG TOTAL	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)

Real Estate Transfer Statement

259

FORM
521

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 10 Day 12 Yr. 2021		4 Date of Deed Mo. 10 Day 21 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kara Parde Street or Other Mailing Address 3500 Pela Verde Cr City Lincoln State NE Zip Code 68516 Phone Number NA Email Address dwiebe@charter-title.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jonathan B. Schriener Street or Other Mailing Address 325 West 6th Ave. City Red Cloud State NE Zip Code 68970 Phone Number 402-746-4149 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address dwiebe@charter-title.net			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$362,871.00

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

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

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

18 Address of Property
 _____, NE

19 Name and Address of Person to Whom Tax Statement Should be Sent
Jonathan B. Schriener
325 West 6th Ave.
Red Cloud, NE 68970

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 _____.

22 Total purchase price, including any liabilities assumed	\$	362,871	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	362,871	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.			

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

Jonathan B. Schriener
 Print or Type Name of Grantee or Authorized Representative

402-746-4149
 Phone Number

Jonathan B. Schriener
 Signature of Grantee or Authorized Representative

Grantee or Authorized Representative
 Title

October 12, 2021
 Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 19 Yr. 21	27 Value of Stamp or Exempt Number \$ 816.75	28 Recording Data BK 2021, Pg 2804

State of Nebraska }
County of Webster }

BOOK 2021 PAGE 2804

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 P. M. Recorded in Book 2021
on Page 2804
Louise Patsch County Clerk
10.00 10 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-19-21
\$ 816.75 By 10

AFTER RECORDING RETURN TO:

Charter Title & Escrow Services, Inc.
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. Schriener, 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 seized 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 12th day of October, 2021.

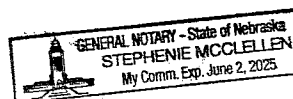
Kara Parde
Kara Parde

Ross Parde
Ross Parde

STATE OF Nebraska
COUNTY OF Webster

The foregoing instrument was acknowledged before me this 12 day of October, 2021 by Kara Parde and Ross Parde, wife and husband.

Stephanie McClellen
Notary Public Stephanie McClellen



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	2815	10/19/2021	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000329800		260	1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20040			001	0000
Land		Improvements		Total		Date of Sale Property Classification Code							
1,615		90,370		91,985		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :					
Construction Date:				Construction Date : 1954				Construction Date :					
Floor:				Floor Sq. Ft. : 928				Floor Sq. Ft. :					
Building Cost New:				Cost : 133,525				Cost :					
Single Family Style: 101				Residential Condition: 35				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD													
Comments from						Comments:							
000329800													
(Continue on back)													

Real Estate Transfer Statement

260

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>19</u> Yr. <u>21</u>		4 Date of Deed Mo. <u>10</u> Day <u>8</u> Yr. <u>18</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jacob J. Kucera and Jacqueline A. Kucera Street or Other Mailing Address PO Box 505 City Blue Hill State NE Zip Code 68930 Phone Number (402) 746-4208 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dennis Beach and Veronica Beach Street or Other Mailing Address 3153 Huckaby Bridge Road Southwest City Hartselle State AL Zip Code 35640 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$85,000

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

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

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

18 Address of Property
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 Rohrer's Addition to Blue Hill, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$ 85,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 85,000.00

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

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

sign here

Don Theobald
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Attorney
Title

4027467774
Phone Number

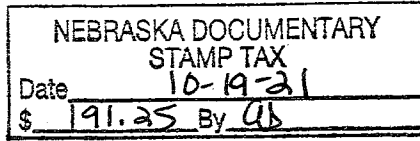
10-19-2021
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>19</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>191.25</u>	28 Recording Data <u>BK 2021, pg 2815</u>

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of Oct A.D., 2021, at 2:23 o'clock PM. Recorded in Book 2021 on Page 2815
Louise Petch County Clerk
10.00 AS Deputy
Ind Comp Assessor Carded



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

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.

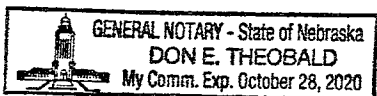
Executed October 8, 2018.

Jacob J. Kucera
Jacob J. Kucera

Jacqueline A. Kucera
Jacqueline A. Kucera

STATE OF NEBRASKA, COUNTY OF WEBSTER, SS:

The foregoing instrument was acknowledged before me on October 8, 2018 by Jacob J. Kucera and Jacqueline A. Kucera, formerly known as Jacqueline A. Himmelberg husband and wife.



Don E. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2832	10/21/2021	Base: 65-0005		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001205100	264	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	13	1	00000	1	000	2020
Land	Improvements	Total		Date of Sale Property Classification Code								
239,290		239,290		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	74.000	95,830						
1A				1G	19.000	24,605						
2A1				2G1	8.000	10,360						
2A				2G	16.000	20,720						
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	10.000	24,700		Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D	29.000	63,075		Other								
3D1				AG LAND TOTAL	156.000	239,290						
3D				Roads	4.000							
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	4.000							

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

Real Estate Transfer Statement

264

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 10 Day 21 Yr. 2021		4 Date of Deed Mo. 10 Day 21 Yr. 2021			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Francis P Schroer and Kylene M. Schroer Street or Other Mailing Address 1717 Road 2500 City Lawrence State NE Zip Code 68957					
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.									
(A) Status		(B) Property Type		(C)					
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial		<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational		<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt		<input type="checkbox"/> Mobile Home	
8 Type of Deed				<input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other					
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death				<input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer							
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.)				12 Was real estate purchased for same use? (If No, state the intended use.)					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)									
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other <input checked="" type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child									
14 What is the current market value of the real property? \$317,000				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %					
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No					
18 Address of Property Ag Land				19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee					
18a <input checked="" type="checkbox"/> No address assigned				18b <input checked="" type="checkbox"/> Vacant land					
20 Legal Description (Attach additional pages, if needed.) The 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	22	\$	316,667.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	316,667.00

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

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

Francis P. Schroer

Print or Type Name of Grantee or Authorized Representative

sign here

Francis P. Schroer
Signature of Grantee or Authorized Representative

Grantee

402-461-6230

Phone Number

10/21/2021

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 21 Yr. 21	27 Value of Stamp or Exempt Number \$ 713.25	28 Recording Data BK 2021, pg 2832	

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

Marianne K. Elikor and Dana Elikor
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 }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Oct A.D., 2021, at 3:35 o'clock P.M. Recorded in Book 2021 on Page 2832-2840
Louise Patch County Clerk
58.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-21-21
\$ 713.25 By ab

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. Elikor, also known as Marianne K. Elker, f/k/a Marianne K. Souchek and Dana Elikor, 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.

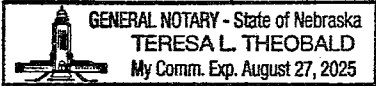
Executed October 21, 2021.

James I Schroer
James I Schroer

Lavon Schroer
Lavon Schroer

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

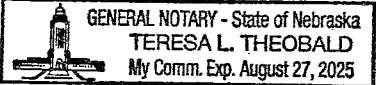
The foregoing instrument was acknowledged before me on October 15, 2021 by
James I Schroer, Grantor.



Teresa L. Theobald
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on October 15, 2021 by
Lavon Schroer, Grantor.



Teresa L. Theobald
Notary Public

Marianne K. Eliker

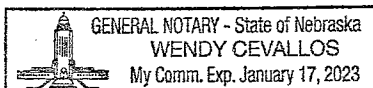
Marianne K. Eliker

Dana L. Eliker

Dana Eliker

STATE OF NEBRASKA)
) ss.
COUNTY OF *Saline*)

The foregoing instrument was acknowledged before me on October *15th*, 2021 by Marianne K. Eliker, also known as Marianne K. Elker and formerly known as Marianne K. Souchek, Grantor.

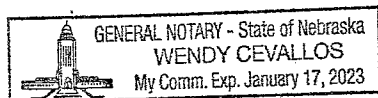


Wendy Cevallos

Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF *Saline*)

The foregoing instrument was acknowledged before me on October *15th*, 2021 by Dana Eliker, also known as Dana Elker, Grantor.



Wendy Cevallos

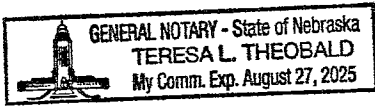
Notary Public

Francis P. Schroer
Francis P. Schroer

Kylene M. Schroer
Kylene M. Schroer

STATE OF NEBRASKA)
COUNTY OF Adams) ss.
)

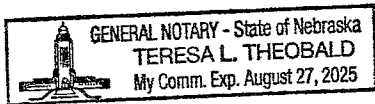
The foregoing instrument was acknowledged before me on October 21, 2021 by Francis P. Schroer, Grantor.



Teresa L. Theobald
Notary Public

STATE OF NEBRASKA)
COUNTY OF Adams) ss.
)

The foregoing instrument was acknowledged before me on October 21, 2021 by Kylene M. Schroer, Grantor.



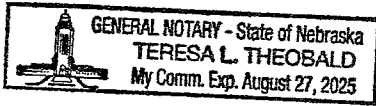
Teresa L. Theobald
Notary Public

Elizabeth J. Baldwin
Elizabeth J. Baldwin

Scott Baldwin
Scott Baldwin

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

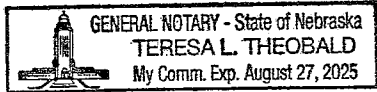
The foregoing instrument was acknowledged before me on October 18, 2021 by Elizabeth J. Baldwin, Grantor.



Teresa L. Theobald
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)


The foregoing instrument was acknowledged before me on October 18, 2021 by Scott Baldwin, Grantor.



Teresa L. Theobald
Notary Public



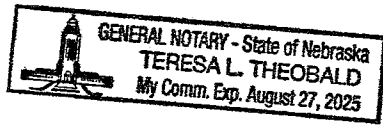
William Rathje

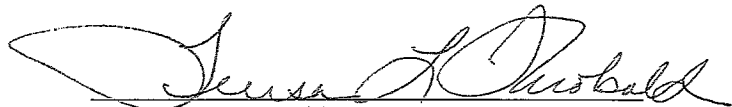


Megan Rathje

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on October 20, 2021 by William Rathje, Grantor.

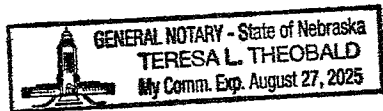




Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on October 20, 2021 by Megan Rathje, Grantor.





Notary Public

Edward J. Schroer
Edward J. Schroer

Michele Schroer
Michele Schroer

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

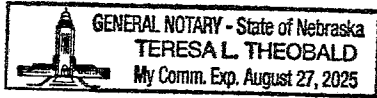
The foregoing instrument was acknowledged before me on October 15, 2021 by Edward J. Schroer, Grantor.



Teresa L. Theobald
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on October 15, 2021 by Michele Schroer, Grantor.



Teresa L. Theobald
Notary Public



Jared Rathje

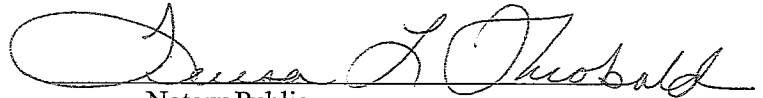


Jessica Rathje

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on October 20, 2021 by Jared Rathje, Grantor.

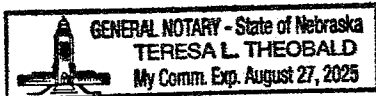





Notary Public

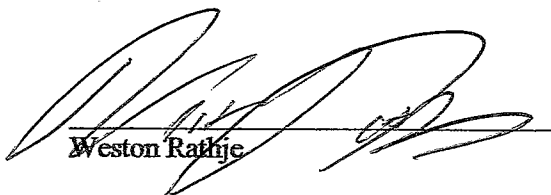
STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

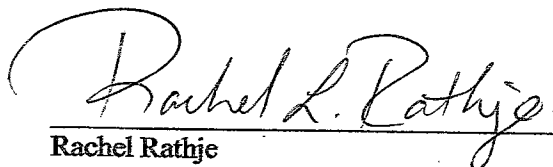
The foregoing instrument was acknowledged before me on October 20, 2021 by Jessica Rathje, Grantor.





Notary Public

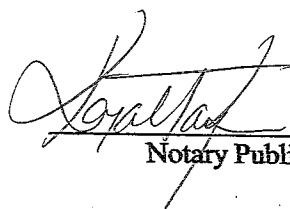

Weston Rathje


Rachel Rathje

STATE OF *Missouri*)
) ss.
COUNTY OF *St. Louis*)

The foregoing instrument was acknowledged before me on October *15th*, 2021 by Weston Rathje, Grantor.

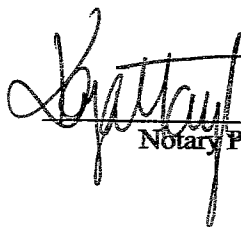
KAJAL TAYLOR
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: April 29, 2023
Commission Number: 19402167


Notary Public

STATE OF *Missouri*)
) ss.
COUNTY OF *St. Louis*)

The foregoing instrument was acknowledged before me on October *15th*, 2021 by Rachel Rathje, Grantor,

KAJAL TAYLOR
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: April 29, 2023
Commission Number: 19402167


Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2857	3/19/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002206900		265		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4493	1	12	5	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,192,845		73,110		1,265,955		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	162.120		505,815		GRASSLAND	1G1	24.680		25,645				
	1A	35.160		109,700			1G	48.890		37,855				
	2A1						2G1	32.390		35,320				
	2A						2G	0.850		1,090				
	3A1						3G1	0.950		1,230				
	3A						3G							
	4A1						4G1	28.750		24,715				
	4A	1.010		2,860			4G	8.400		1,680				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	40.020		98,850		Accretion		5.930						
	2D1	4.190		10,370		Waste		22.180		4,435				
	2D	17.230		37,475		Other								
	3D1	7.900		17,185		AG LAND TOTAL		601.640		1,160,545				
	3D					Roads		9.190						
	4D1	77.820		119,065		Farm Sites		2.000		17,300				
	4D	83.170		127,255		Home Sites		1.000		15,000				
						Recreation								
	Dwellings			14,570		Other								
	Outbuildings			58,540		Non-AG TOTAL		12.190		32,300				

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

265

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number, 8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?

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

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

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

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

14 What is the current market value of the real property?, 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.), 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent, 18a No address assigned, 18b Vacant land

20 Legal Description (Attach additional pages, if needed.), 21 If agricultural, list total number of acres transferred in this transaction

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

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. John C. Ehrich, Attorney at Law, sign here, Signature of Grantee or Authorized Representative, Title, Date

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

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

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^{east} 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 corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred? Yes No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred? Yes No

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.

Grantors (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Marion A. Arneson, Trustee of the Aleda M. Arneson Revocable Trust	1 - Self

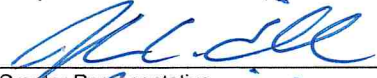
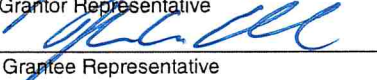
Grantees (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Arneson Farms, LLC	
(Members - Mardon A. Arneson, Mark A. Arneson, Gleanys Diane Strobl, Sarah J. Arneson)	1 - Self (Marion) 2 - Brothers & Sisters

Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all of the relevant details of the conveyance information described above.

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

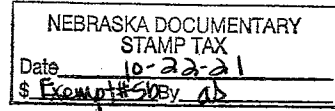
sign here

	Attorney at Law	10/18/21
Grantor or Grantor Representative	Title	Date
	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 Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of Oct A.D., 2021, at 10:19 o'clock AM. Recorded in Book 2021 on Page 2857
Laure Peterk County Clerk
10.00 AB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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 North^{east} 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:

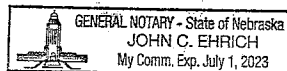
- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record.
- (2) has legal power and lawful authority to convey the same.
- (3) warrants and will defend title to the real estate against the lawful claims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

Executed this 19 day of March, 2021.

Marion A. Arneson
Marion A. Arneson, Trustee of the Aleck M. Arneson Revocable Trust, dated March 11, 2000

STATE OF NEBRASKA, COUNTY OF DAKOTA, ss.

The foregoing instrument was acknowledged before me on March 19, 2021, by Marion A. Arneson, Trustee of the Aleck M. Arneson Revocable Trust dated March 11, 2000, GRANTOR.



John C. Ehrich
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2872	9/21/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002304300	266	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	31	3	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
374,040		374,040		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	29.280	103,210		GRASSLAND 1G1	39.610	51,295						
1A	28.990	102,190		1G								
2A1				2G1	12.050	15,605						
2A				2G								
3A1				3G1								
3A				3G								
4A1	20.390	64,025		4G1								
4A	3.310	10,395		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	6.100	15,070		Accretion								
2D1				Waste								
2D	2.880	6,265		Other								
3D1				AG LAND TOTAL		146.520	374,040					
3D				Roads		1.970						
4D1	3.790	5,800		Farm Sites								
4D	0.120	185		Home Sites								
				Recreation								
Dwellings				Other		6.800						
Outbuildings				Non-AG TOTAL		8.770						

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

Real Estate Transfer Statement

206

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 09 Day 21 Yr. 2021 4 Date of Deed Mo. 10 Day 11 Yr. 2021

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller) See Attached Grantee's Name (Buyer) James Farms, Inc., a Nebraska Corporation

Street or Other Mailing Address 102 19th Avenue N Street or Other Mailing Address 1261 - 41 Road

City Hopkins State MN Zip Code 55343-6920 City Riverton State NE Zip Code 68972

Phone Number (612) 554-9837 Phone Number (308) 470-1085 Is the grantee a 501(c)(3) organization? Yes No

Email Address Email Address

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

(A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home

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

9 Was transfer part of IRS like-kind exchange... 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death

11 Was ownership transferred in full? 12 Was real estate purchased for same use?

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

14 What is the current market value of the real property? \$400,000 15 Was the mortgage assumed?

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

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.) SW 1/4 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 155.29

Table with 3 columns: Item Number, Description, Amount. Row 22: Total purchase price, \$400,000.00. Row 23: Non-real property included, \$0. Row 24: Adjusted purchase price, \$400,000.00.

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

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

Signature block for Henry C. Schenker, Attorney, dated 10/15/2021.

Register of Deed's Use Only For Dept. Use Only

26 Date Deed Recorded Mo. 10 Day 22 Yr. 21 27 Value of Stamp or Exempt Number \$ 900.00 28 Recording Data BK 2021, Pg 2872

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

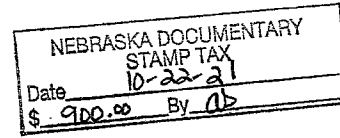
Attachment to Nebraska Form 521

5. Grantor's Name:

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

State of Nebraska } ss.
 County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of Oct A.D., 2021, at 10:46 o'clock A.M. Recorded in Book 2021 on Page 2812-2813
Louise Petroch County Clerk
16.00 Deputy
 Ind ___ Comp ___ Assessor ___ Carded ___



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,

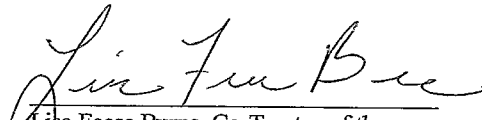
the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Webster County, Nebraska:

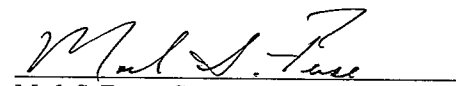
The Southwest Quarter of Section Thirty-one (31), Township Two (2), North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska in Deed Book 25, Page 342 and to the State of Nebraska, Department of Transportation in Book 2018, Page 2518.

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

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

Executed: October 11, 2021.


 Lisa Feese Burns, Co-Trustee of the Sandra M. Feese Trust.


 Mark S. Feese, Co-Trustee of the Sandra M. Feese Trust.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2892	9/30/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001551900		267		4	11	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4373	2	10	5	4	00000	1	000	4530
Land		Improvements		Total		Date of Sale Property Classification Code								
1,334,180				1,334,180		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 10		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		30.430	139,370		GRASSLAND 1G1									
1A		77.340	354,215		1G									
2A1						2G1								
2A		66.920	292,440		2G									
3A1						3G1								
3A						3G		0.020			5			
4A1						4G1		4.900			980			
4A		121.250	512,885		4G		3.360			670				
DRYLAND 1D1						Shelterbelt/Timber								
1D		2.310	5,705		Accretion									
2D1						Waste								
2D		6.170	13,420		Other									
3D1						AG LAND TOTAL		322.170			1,334,180			
3D						Roads		2.000						
4D1						Farm Sites								
4D		9.470	14,490		Home Sites									
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		2.000						

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

(Continue on back)

Real Estate Transfer Statement

267

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 09 Day 30 Yr. 2021	4 Date of Deed Mo. 09 Day 30 Yr. 2021
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska, Dept of Transportation Street or Other Mailing Address P.O. Box 94759	
City	State	Zip Code	City Lincoln
			State NE
			Zip Code 68509
Phone Number	Phone Number (402) 471-4567	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
		Yes	No
		Yes	No
Email Address NA	Email Address NA		

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$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.)
 Yes No

18 Address of Property
1010 E Bismark Road Grand Island, NE 68801-8108

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Nebraska, Dept of Transportation
PO. Box 94759
Lincoln, NE 68509-4759

18a No address assigned 18b Vacant land

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

See Attached Exhibit A

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

22 Total purchase price, including any liabilities assumed	\$	2,270.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	2,270.00

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

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

sign here	Print or Type Name of Grantee or Authorized Representative Karla Smith	ROW Project Manager	(402) 479-3985
	Signature of Grantee or Authorized Representative <i>Karla Smith</i>	Title	Phone Number 10/22/2021
			Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 25 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK 2021, Pg 2892	

Grantee—Retain a copy of this document 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

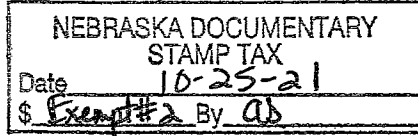
Field No. 20: Legal Description

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 }
County of Webster } ss.

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 P.M. Recorded in Book 2021 on Page 2892-2895
Paula Petach County Clerk
28.00 AB Deputy
Ind Comp. Assessor Carded



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 Sept, A.D. 2021.

Nikodym Implement, Inc.,
a Nebraska corporation
by

[Signature]
Authorized Officer or Agent

John Nikodym, President
Print name of Authorized Officer or Agent and Title

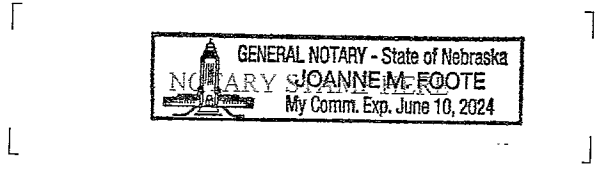
STATE OF Nebraska)
COUNTY OF Hall) ss.

The foregoing instrument was acknowledged before me this 30 day of September,

A.D., 20 21, by John NIKodym, President,
(Printed Name of Individual who appeared before Notary) (Title of officer or agent)

of Nikodym Implement, Inc., a Nebraska corporation, on behalf of the corporation.
(Name of Corporation)

[Signature]
Notary Public



Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

STATE OF NEBRASKA
DEPARTMENT OF TRANSPORTATION

Affidavit

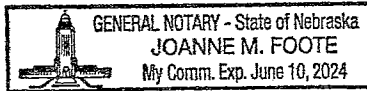
I, John Nikodym, the undersigned, swear or affirm that the following is true and accurate to the best of my knowledge:

- I am the President for Nikodym Trst, Inc.
(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
- In that capacity or by resolution of the Board of Directors
(governing body)
dated 9-28, 21, I 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 this 30 day of Sept, 20 21.

[Signature]
Signature
John Nikodym
Print Name

State of Nebraska)
County of Hall) ss



Subscribed and sworn before me this 30 day of September, 20 21.

[Signature]
Notary Public

Project No.: 281-1(118)
Project Name: Red Cloud North and Cowles Spur
Control Number: 42815
Tract No.: 14

Real Estate Transfer Statement

268

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>12</u> Yr. <u>21</u>	4 Date of Deed Mo. <u>10</u> Day <u>12</u> Yr. <u>21</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) William M. Auer Street or Other Mailing Address PO Box 842 City Oak Creek State CO Zip Code 80467 Phone Number (970) 736-0197 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached Street or Other Mailing Address City State Zip Code Phone Number (402) 440-1788 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

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

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

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

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

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

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

14 What is the current market value of the real property? \$12,500	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18 Address of Property 524 East State Street, Guide Rock, NE 68942 528 East State	19 Name and Address of Person to Whom the Tax Statement Should be Sent Ann Kile 524 E. State Street 528 East State St Guide Rock, NE 68942

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$ 12,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 12,500.00

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

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

Don E. Theobald (402) 746-2774
 Print or Type Name of Grantee or Authorized Representative Phone Number

sign here Attorney Date

Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>26</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>29.25</u>	28 Recording Data <u>BL 2021, Pg 2896</u>

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 (SW $\frac{1}{4}$) 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 SW $\frac{1}{4}$, thence West along the South line of said SW $\frac{1}{4}$, 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 SW $\frac{1}{4}$; thence left 90°00'00" along the South line of said SW $\frac{1}{4}$ 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

BOOK 2021 PAGE 2896

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of Oct A.D., 2021, at 10:27 o'clock A M. Recorded in Book 2021 on Page 2896

Louise Petch County Clerk
10.00 10 Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-26-21
\$ 29.25 By 10

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

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 12, 2021.

William M. Auer
William M. Auer

STATE OF COLORADO, COUNTY OF Rowth) 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

Debbie Hoskinson
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2897	10/19/2021	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001206000		269		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	15	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
590,405		132,250		722,655		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	102.300		132,475				
	1A						1G	60.460		78,295				
	2A1						2G1	5.470		7,085				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	45.360		112,040		Shelterbelt/Timber								
	1D	90.190		222,770		Accretion								
	2D1					Waste		3.920		785				
	2D	2.670		5,805		Other								
	3D1					AG LAND TOTAL		315.270		566,755				
	3D					Roads		2.000						
	4D1					Farm Sites		1.000		8,650				
	4D	4.900		7,500		Home Sites		1.000		15,000				
						Recreation								
	Dwellings			85,965		Other								
	Outbuildings			46,285		Non-AG TOTAL		4.000		23,650				

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)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>19</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>10</u> Day <u>19</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Darrell J. Anderson Street or Other Mailing Address 2217 Road S City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-7833 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached Street or Other Mailing Address City State Zip Code Phone Number <input type="checkbox"/> Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$692,435 (assessed value 2021)

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

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

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

18 Address of Property
**2217 Road S
Blue Hill, NE 68930**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as no. 6 above.

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

The Northwest Quarter (NW¼) 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(4)

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

sign here Timothy F. Clare
Print or Type Name of Grantee or Authorized Representative

[Signature] Attorney for Grantee
Signature of Grantee or Authorized Representative Title

(402) 475-5100 Phone Number
10-20-21 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>26</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK 2021 Pg 2897

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

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

EXHIBIT A

The Northwest Quarter (NW¼) and the Southwest Quarter (SW¼), Section Fifteen (15), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

39542.000.000/4842-2186-3151, v. 1

Real Estate Transfer Statement

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

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

1 County Name ADAMS - 1		2 County Number		3 Date of Sale/Transfer Mo. 10 Day 25 Yr. 2021		4 Date of Deed Mo. 10 Day 25 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Travis J. Lowery and Sara E. Lowery Street or Other Mailing Address 1016 Saunders Ave. City Hastings State NE Zip Code 68901				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeffrey M. Morgan Street or Other Mailing Address 321 W. Mariel St. City Bladen State NE Zip Code 68928			
Phone Number 402-705-4279				Phone Number 402-432-1405		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address N.A.				Email Address N.A.		Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$80,000

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

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

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

18 Address of Property
321 W. Mariel St.
Bladen, NE 68928

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	80,000.00

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

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

sign here Danielle L. Kelley
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Escrow Closing Agent
 Title
 (402) 463-4198
 Phone Number
 10-25-2021
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 27 Yr. 21	27 Value of Stamp or Exempt Number \$ 180. ⁰⁰	28 Recording Data BK2021, Pg 2901	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/27/21
\$ 180.00 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of October A.D., 2021, at 01:40 o'clock PM. Recorded in Book 2021 on Page 2901

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

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

Warranty Deed

The 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.

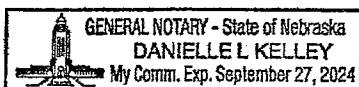
Executed October 25, 2021.

[Signature]
Travis J. Lowery

[Signature]
Sara E. Lowery

STATE OF NEBRASKA }
COUNTY OF Adams } ss

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



[Signature]
Notary Public - *Danielle L. Kelley*

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	2910	10/22/2021	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
002314200		271	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	34	4	00000		000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
33,400		5,870		39,270		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 6				
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:			
IRRIGATED 1A1						GRASSLAND 1G1							
1A						1G							
2A1						2G1							
2A						2G							
3A1						3G1							
3A						3G							
4A1						4G1							
4A						4G							
DRYLAND 1D1						Shelterbelt/Timber							
1D						Accretion							
2D1						Waste							
2D						Other							
3D1						AG LAND TOTAL							
3D						Roads							
4D1						Farm Sites		1.000		8,650			
4D						Home Sites		6.000		24,750			
						Recreation							
Dwellings				3,820		Other							
Outbuildings				2,050		Non-AG TOTAL		7.000		33,400			

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

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, City, State, Zip Code, Phone Number, Email Address.

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

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

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

11 Was ownership transferred in full? 12 Was real estate purchased for same use?

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

14 What is the current market value of the real property? 15 Was the mortgage assumed? \$45,250, Yes/No, \$, %.

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

18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent, 18a No address assigned, 18b Vacant land.

20 Legal Description: See attached.

21 If agricultural, list total number of acres.

Table with 2 columns: Item Number, Amount. 22 Total purchase price, including any liabilities assumed: \$36,900.00. 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate: \$36,900.00.

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

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

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

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

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

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

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 2910

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of Oct A.D., 2021, at 2:22 o'clock P.M. Recorded in Book 2021 on Page 2910
Jessie Peterson County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-27-21
\$ 83.25 By AS

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, GRANTEE, 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 (SE 1/4) 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 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.

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 22, 2021.

Melba Dell
Melba Dell

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 22, 2021, by Melba Dell, a single person.

Comm. expires



Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2923	10/28/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002110507		275		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
18,495		43,990		62,485		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 1	B) 01	C) 1	D) 3	E) 0	F) 5					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	0.360		465				
	1A						1G	2.340		3,030				
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		2.700		3,495				
	3D					Roads		0.280						
	4D1					Farm Sites								
	4D					Home Sites		1.000		15,000				
						Recreation								
	Dwellings			43,990		Other								
	Outbuildings					Non-AG TOTAL		1.280		15,000				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; BETWEEN GRANDPARENT & GRANDCHILD	
Comments from	Comments:
002110507	

(Continue on back)

Real Estate Transfer Statement

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

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

1. County Name: WEBSTER - 91. 3 Date of Sale/Transfer: Mo. 10 Day 28 Yr. 2021. 4 Date of Deed: Mo. 10 Day 28 Yr. 2021. 5 Grantor's Name: Berns Family Farms, L.L.C. 6 Grantee's Name: Trevor Serna and Jocelyn L. Serna. 7 Property Classification: Improved, Single Family, Agricultural. 8 Type of Deed: Warranty. 9 Was transfer part of IRS like-kind exchange? No. 10 Type of Transfer: Sale. 11 Was ownership transferred in full? Yes. 12 Was real estate purchased for same use? No to become a home site. 13 Was the transfer between relatives? No. 14 Current market value: \$90,000. 15 Was the mortgage assumed? No. 16 Does this conveyance divide a current parcel of land? Yes. 17 Was transfer through a real estate agent or a title company? No. 18 Address of Property: Bladen, NE 68928. 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Trevor and Jocelyn L. Serna, 900 Road X, Bladen, NE 68928.

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status: Improved, Unimproved, IOLL. (B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt, Mobile Home. (C) Mobile Home. 8 Type of Deed: Conservator, Bill of Sale, Corrective, Cemetery, Death Certificate - Transfer on Death, Distribution, Easement, Executor, Mineral, Land Contract/Memo, Lease, Quit Claim, Partition, Personal Rep., Sheriff, Trust/Trustee, Warranty, Other. 9 Was transfer part of IRS like-kind exchange (L.R.C. § 1031 Exchange) by buyer or seller? Buyer, Seller, No. 10 Type of Transfer: Auction, Court Decree, Exchange, Distribution, Easement, Grantor Trust, Foreclosure, Gift, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other (Explain). 11 Was ownership transferred in full? (If No, explain the division.) Yes. 12 Was real estate purchased for same use? (If No, state the intended use.) No to become a home site. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) No. 14 What is the current market value of the real property? \$90,000. 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) No. 16 Does this conveyance divide a current parcel of land? 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.) No. 18 Address of Property. 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Trevor and Jocelyn L. Serna, 900 Road X, Bladen, NE 68928. 18a No address assigned. 18b Vacant land.

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.

Table with 2 columns: Question, Amount. Row 22: Total purchase price, including any liabilities assumed. \$ 90,000.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23). \$ 90,000.00.

25 If this transfer is exempt from the documentary stamp tax, list the exemption number. Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Trevor Serna OR Jocelyn L. Serna. Print or Type Name of Grantee or Authorized Representative. Signature of Grantee or Authorized Representative: Jocelyn L. Serna. Title: Grantee. Phone Number: (785) 346-4413. Date: 10/28/2021.

Register of Deed's Use Only. 26 Date Deed Recorded: Mo. 10 Day 28 Yr. 21. 27 Value of Stamp or Exempt Number: \$ 202.50. 28 Recording Data: BK 2021, Pg 2923. For Dept. Use Only.

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 (SW $\frac{1}{4}$) 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.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/28/21
\$ 202.50 By AS

Bk 2021, Pg 2923

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of October A.D., 2021, at 11:37 o'clock AM. Recorded in Book 2021 on Pages 2923-2924

Louise Petsch 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:

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

Dated: October 28, 2021.

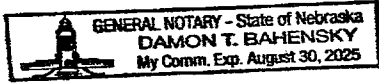
Berns Family Farms, L.L.C., a Nebraska Limited Liability Company

By: *David K. Berns*
David K. Berns, Manager

By: *Sharon G. Berns*
Sharon G. Berns, Manager

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

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.



Damon T. Bahensky

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2925	10/28/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002108800		276		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	8	0	00000	1	000	0210		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,341,225		106,625		1,447,850		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	104.300		477,695		GRASSLAND	1G1							
	1A	78.290		358,570			1G							
	2A1	28.000		128,240			2G1							
	2A	1.300		5,680			2G							
	3A1						3G1							
	3A	14.100		60,065			3G							
	4A1						4G1							
	4A	42.800		181,045			4G							
DRYLAND	1D1	11.500		28,405		Shelterbelt/Timber								
	1D	37.600		92,875		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		317.890		1,332,575				
	3D					Roads		4.000						
	4D1					Farm Sites		1.000		8,650				
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			106,625		Non-AG TOTAL		5.000		8,650				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; CORRECTION	
Comments from	Comments:
002108800 002109000	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, City, State, Zip Code, Phone Number, Email Address

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

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

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

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

18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent, 18a No address assigned, 18b Vacant land

20 Legal Description (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, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate

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

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

David K. Berns OR Sharon G. Berns, Print or Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, Title, Grantee, Date

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

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

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2926	10/28/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002108800		277		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	8	0	00000	1	000	0210		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,341,225		106,625		1,447,850		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	104.300		477,695		GRASSLAND		1G1						
	1A	78.290		358,570				1G						
	2A1	28.000		128,240				2G1						
	2A	1.300		5,680				2G						
	3A1							3G1						
	3A	14.100		60,065				3G						
	4A1							4G1						
	4A	42.800		181,045				4G						
DRYLAND	1D1	11.500		28,405		Shelterbelt/Timber								
	1D	37.600		92,875		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		317.890		1,332,575				
	3D					Roads		4.000						
	4D1					Farm Sites		1.000		8,650				
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			106,625		Non-AG TOTAL		5.000		8,650				

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 back)	

Real Estate Transfer Statement

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

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

1 County Name: WEBSTER - 91; 2 County Number: WEBSTER - 91; 3 Date of Sale/Transfer: Mo. 10 Day 29 Yr. 2021; 4 Date of Deed: Mo. 10 Day 28 Yr. 2021

5 Grantor's Name, Address, and Telephone (Please Print): David K. Berns and Sharon G. Berns; 6 Grantee's Name, Address, and Telephone (Please Print): Berns Family Farms, L.L.C.; 912 Road X, Bladen, NE 68928

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

8 Type of Deed: Warranty; 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? No

10 Type of Transfer: Other (Explain) To Family LLC; 11 Was ownership transferred in full? Yes; 12 Was real estate purchased for same use? No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? Yes; 14 What is the current market value of the real property? \$15,000

15 Was the mortgage assumed? No; 16 Does this conveyance divide a current parcel of land? Yes; 17 Was transfer through a real estate agent or a title company? No

18 Address of Property: 912 Road X, Bladen, NE 68928; 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Berns Family Farms, L.L.C., 912 Road X, 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, including any liabilities assumed: \$0.00; 23 Was non-real property included in the purchase? No; 24 Adjusted purchase price paid for real estate (line 22 minus line 23): \$0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number (5)(b); Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David K. Berns, Manager OR Sharon G. Berns, Manager

Register of Deed's Use Only: 26 Date Deed Recorded: Mo. 10 Day 28 Yr. 21; 27 Value of Stamp or Exempt Number: \$ Exempt #50; 28 Recording Data: BK 2021, Pg 2926

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

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 corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred?

Yes No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred?

Yes No

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.

Grantors (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
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 or Grantor (see Table of Kindred)
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	

Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all of the relevant details of the conveyance information described above.

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

sign here

David K. Berns
Grantor or Grantor Representative

Grantor
Title

10/28/2021
Date

David K. Berns
Grantee or Grantee Representative

Trustee, Grantee
Title

10/28/2021
Date

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2934	11/30/2012	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001201400		278		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	4	4	00000	1	000	6183		
Land		Improvements		Total		Date of Sale Property Classification Code								
296,620		3,855		300,475		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	35.000		45,325				
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	37.000		91,390		Accretion								
	2D1					Waste		2.000		400				
	2D	59.000		128,325		Other								
	3D1					AG LAND TOTAL		153.000		296,040				
	3D					Roads		6.000						
	4D1					Farm Sites		1.000		8,650				
	4D	20.000		30,600		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			3,855		Non-AG TOTAL		7.000		8,650				

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

(Continue on back)

Real Estate Transfer Statement

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

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THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMENT IS SIGNED AND ITEMS 1-25 ARE ACCURATELY COMPLETED

1 County Name WEBSTER	2 County Number 91.	3 Date of Sale Mo 11. Day 30. Yr. 2012	4 Date of Deed Mo 12. Day 17. Yr. 2012
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert A. Faimon and Roy F. Faimon, Conservator for Maureen Faimon Street or Other Mailing Address 1781 HWY 78 City State Zip Code Blue Hill NE 68930 Telephone Number (402) 756-7703		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Roy F. and Peggy S. Faimon Street or Other Mailing Address 1781 HWY 78 City State Zip Code Blue Hill NE 68930 Telephone Number (402) 756-7703	

7 PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C also if property is mobile home.

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

8 Type of Deed: Warranty, Quit Claim, Corrective, Sheriff, Conservator, Land Contract, Executor, Partition, Personal Rep., Mineral, Trust, Bill of Sale, Cemetery, Other. 9 1031 Exchange? (was transfer an IRS like-kind exchange) Yes No

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

11 Ownership Transferred in Full? (if No, explain division) YES NO

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

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

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

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

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

17 Was transfer through a real estate agent? (if Yes, name of agent) YES NO

18 Address of Property 1781 HWY 78 BLUE HILL, NE 68930	19 Name and Address of Person to Whom Tax Statement Should be Sent (SAME AS GRANTEES)
--	---

20 Legal Description
 The Southeast Quarter (SE¼) 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.

21 If agricultural, list total number of acres 160+-

22 Total purchase price, including any liabilities assumed	22	\$	148,175.00
23 Was nonreal property included in purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (if Yes, enter amount and attach itemized list)	23	\$	NONE
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	148,175.00

25 If this transfer was exempt from the documentary stamp tax, list the exemption number N/A

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

sign here > David B. Garwood _____ Telephone Number 402-746-3613
 Print or Type Name of Grantee or Authorized Representative
 > [Signature] _____ Attorney 12-17-2012
 Signature of Grantee or Authorized Representative. Title Date 10-29-21

REGISTER OF DEEDS' USE ONLY			FOR NDR USE ONLY	
26 Date Deed Recorded Mo <u>10</u> Day <u>29</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>335.25</u>	28 Deed Book <u>BK 2021 Pg 2934</u>	29 Deed Page	30

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 2934

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of Oct A.D., 2021, at 10:25 o'clock A.M. Recorded in Book 2021 on Page 2934
Aimee Peterson County Clerk
10.00 AD Deputy
ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-29-21
\$ 335.25 By AD

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.

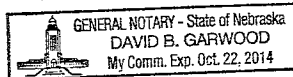
Executed December 17, 2012.

Roy F. Faimon
Roy F. Faimon, Conservator
for Maureen Faimon

Robert A. Faimon
Robert A. 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.



Comm. expires 10-22-2014

David B. Garwood
Notary Public

Real Estate Transfer Statement

279

**FORM
521**

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>29</u> Yr. <u>21</u>	4 Date of Deed Mo. <u>10</u> Day <u>29</u> Yr. <u>21</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles Meyers and Kayleen Meyers Street or Other Mailing Address 141 North Cedar Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2775 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brenda Garcia Street or Other Mailing Address 137 North Walnut Street City Red Cloud State NE Zip Code 68970 Phone Number (623) 295-4294 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA	
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$5,000

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

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

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

18 Address of Property
137 North Walnut, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The 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 Total purchase price, including any liabilities assumed	22	\$	5,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	5,000.00

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

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

Don E. Theobald (402) 746-2774
Print or Type Name of Grantee or Authorized Representative Phone Number

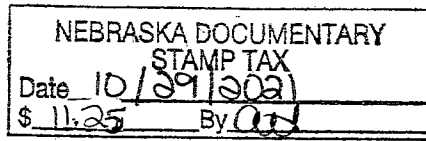
[Signature] Attorney 10/29/21
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>29</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>11.25</u>	28 Recording Data <u>BK 2021, Pg 2935</u>

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 29th day of October A.D., 2021, at 1:40 o'clock P. M. Recorded in Book 2021 on Page 2935
Louise Petsch County Clerk
\$10.00 AK Deputy
Ind. Comp Assessor Carded



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.

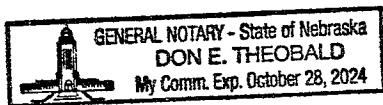
Executed October 29, 2021.

Charles W. Meyers
Charles W. Meyers

Kayleen R. Meyers
Kayleen R. Meyers

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.



Don E. Theobald
Notary Public

Real Estate Transfer Statement

281

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

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

1 County Name, 2 County Number (WEBSTER - 91), 3 Date of Sale/Transfer (Mo. 10 Day 29 Yr. 21), 4 Date of Deed (Mo. 12 Day 3 Yr. 20)

5 Grantor's Name, Address, and Telephone (Please Print) Les A. Parish, 213 North Walnut Street, Red Cloud, NE 68970. 6 Grantee's Name, Address, and Telephone (Please Print) Charles W. Meyers and Kayleen R. Meyers, 142 North Cedar Street, Red Cloud, NE 68970.

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

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

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

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

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

14 What is the current market value of the real property? \$5,355. 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property 137 North Walnut Street, Red Cloud, NE 68970. 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee.

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 3.

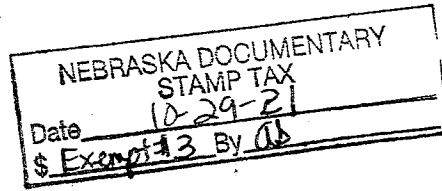
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Signatures: Don E. Theobald (Attorney), [Signature] (Grantee or Authorized Representative). Title: Attorney. Date: 10/29/21. Phone Number: (402) 746-2774.

Register of Deed's Use Only: 26 Date Deed Recorded (Mo. 10 Day 29 Yr. 21), 27 Value of Stamp or Exempt Number (\$ Exempt # 3), 28 Recording Data (BK 2021, Pg 2937). For Dept. Use Only.

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of Oct A.D., 2021, at 3:14 o'clock p M. Recorded in Book 2021 on Page 2937
Louise Patsch County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded



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

QUITCLAIM DEED

Les A. Parish, a married person, Grantor, conveys to Grantees, Charles W. Meyers and Kayleen R. Meyers the following described real estate (as defined in Neb. Rev. Stat. 76-201):

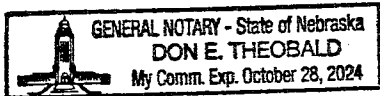
The East 158 feet of Annex Lot Twenty-eight (28) to the City of Red Cloud, Webster County, Nebraska.

Executed December 3, 2020.

[Signature]
Les A. Parish

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on December 3, 2020 by Les A. Parish, a married person.



[Signature]
Notary Public