

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2820	9/22/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001552600	261	4	10	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	6	0	00000	1	000	4560
Land	Improvements	Total		Date of Sale Property Classification Code								
619,535		619,535		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	3.620	16,580		GRASSLAND 1G1								
1A				1G								
2A1	19.440	89,035		2G1								
2A	53.280	232,835		2G								
3A1				3G1								
3A				3G								
4A1	0.270	1,140		4G1								
4A	58.460	247,285		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	0.080	200		Accretion								
2D1	1.360	3,365		Waste		3.770		755				
2D	6.840	14,875		Other								
3D1				<b>AG LAND TOTAL</b>		<b>155.920</b>		<b>619,535</b>				
3D				Roads		1.970						
4D1	0.510	780		Farm Sites								
4D	8.290	12,685		Home Sites								
Dwellings				Recreation								
Outbuildings				Other								
				<b>Non-AG TOTAL</b>		<b>1.970</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; HIGHWAY PURPOSES	
<b>Comments from</b>	<b>Comments:</b>
001552600	

(Continue on back)

Real Estate Transfer Statement

261

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 22 Yr. 2021
4 Date of Deed Mo. 09 Day 22 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) See Exhibit A Attached
6 Grantee's Name, Address, and Telephone (Please Print) The State of Nebraska, Dept of Transportation
City Lincoln State NE Zip Code 68509
Phone Number (402) 471-4567
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: Improved, Unimproved, IOLL
(B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt
(C) Mobile Home

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

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

11 Was ownership transferred in full? (If No, explain the division.) Yes, No
12 Was real estate purchased for same use? (If No, state the intended use.) Yes, No 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.) 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? \$2,310
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 1540 Highland Drive Hastings, NE 68901-2421
18a No address assigned 18b Vacant land
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

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

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

Table with 2 columns: Question (22-24) and Amount. 22 Total purchase price, including any liabilities assumed \$ 2,310.00. 23 Was non-real property included in the purchase? \$ 0.00. 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 2,310.00.

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. Karla Smith (402) 479-3985 Print or Type Name of Grantee or Authorized Representative Phone Number sign here Karla Smith Signature of Grantee or Authorized Representative ROW Project Manager Title 10/15/2021 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 \$ Exempt # 2
28 Recording Data BK 2021, pg 2820

Exhibit A  
To Form 521 - Real Estate Transfer Statement

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

Cindy Gottsch Family, LLC ;  
1540 Highland Drive Hastings  
Hastings, NE 68901-2421

Phone No.: (402) 460-0143

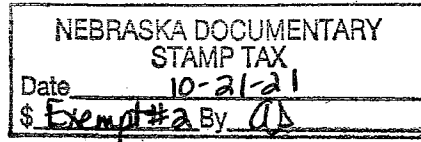
**Field No. 20:** Legal Description

ROW1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 2707.67 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 30 MINUTES, 51 SECONDS RIGHT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 089 DEGREES, 29 MINUTES, 09 SECONDS RIGHT, A DISTANCE OF 142.35 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 026 DEGREES, 51 MINUTES, 33 SECONDS LEFT, A DISTANCE OF 206.18 FEET; THENCE WESTERLY DEFLECTING 026 DEGREES, 49 MINUTES, 18 SECONDS RIGHT, A DISTANCE OF 42.00 FEET; THENCE NORTHWESTERLY DEFLECTING 042 DEGREES, 40 MINUTES, 59 SECONDS RIGHT, A DISTANCE OF 122.43 FEET; THENCE WESTERLY DEFLECTING 042 DEGREES, 40 MINUTES, 59 SECONDS LEFT, A DISTANCE OF 284.00 FEET; THENCE WESTERLY DEFLECTING 005 DEGREES, 48 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 217.12 FEET; THENCE WESTERLY DEFLECTING 015 DEGREES, 08 MINUTES, 48 SECONDS RIGHT, A DISTANCE OF 201.67 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 009 DEGREES, 17 MINUTES, 37 SECONDS LEFT, A DISTANCE OF 1550.23 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 20 MINUTES, 32 SECONDS RIGHT, A DISTANCE OF 33.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 2.69 ACRES, MORE OR LESS, WHICH INCLUDES 2.05 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 21 day of Oct A.D., 20 21, at 8:56 o'clock a.M. Recorded in Book 2021 on Page 2820-2823  
Paule Petsch County Clerk  
28.00 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: 9

**KNOW ALL PERSONS BY THESE PRESENTS:**

THAT: **Cindy Gottsch Family, LLC, a Nebraska limited liability company**

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 NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 2707.67 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 30 MINUTES, 51 SECONDS RIGHT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 089 DEGREES, 29 MINUTES, 09 SECONDS RIGHT, A DISTANCE OF 142.35 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 026 DEGREES, 51 MINUTES, 33 SECONDS LEFT, A DISTANCE OF 206.18 FEET; THENCE WESTERLY DEFLECTING 026 DEGREES, 49 MINUTES, 18 SECONDS RIGHT, A DISTANCE OF 42.00 FEET; THENCE NORTHWESTERLY DEFLECTING 042 DEGREES, 40 MINUTES, 59 SECONDS RIGHT, A DISTANCE OF 122.43 FEET; THENCE WESTERLY DEFLECTING 042 DEGREES, 40 MINUTES, 59 SECONDS LEFT, A DISTANCE OF 284.00 FEET; THENCE WESTERLY DEFLECTING



**WARRANTY DEED****PROJECT: 281-1(118)****C.N.: 42815****TRACT: 9**

005 DEGREES, 48 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 217.12 FEET; THENCE WESTERLY DEFLECTING 015 DEGREES, 08 MINUTES, 48 SECONDS RIGHT, A DISTANCE OF 201.67 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 009 DEGREES, 17 MINUTES, 37 SECONDS LEFT, A DISTANCE OF 1550.23 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 20 MINUTES, 32 SECONDS RIGHT, A DISTANCE OF 33.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 2.69 ACRES, MORE OR LESS, WHICH INCLUDES 2.05 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: 9

Duly executed this 22<sup>nd</sup> day of September, A.D. 2021.

Cindy Gottsch Family, LLC, a Nebraska limited liability company

[Signature]

Authorized Member, Manager, or Agent

Zachary L Gottsch, Member

Print name of Authorized Agent Title

STATE OF Nebraska )  
COUNTY OF Adams ) ss.

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of September,  
A.D., 2021, by Zachary L Gottsch  
(Printed Name of Individual who appeared before Notary)

Member on behalf of Cindy Gottsch Family, LLC.  
(Member, manager or agent) (Name of Limited Liability Company)

[Signature]

Notary Public



State of Nebraska - General Notary  
NO. DAVIDA. LUTH MP HERE  
My Commission Expires  
April 10, 2023

# NEBRASKA

Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

## STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION

### Affidavit

I, Zachary L Gottsch, the undersigned, swear or affirm that the following is true and accurate to the best of my knowledge:

- I am the Member (title) for Cindy Gottsch Family, LLC (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 Operating Agreement (governing body) dated December 23, 2012 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 22<sup>nd</sup> day of September, 2021.

Zachary L Gottsch  
Signature

Zachary L Gottsch  
Print Name

State of Nebraska )  
 ) ss  
 County of Adams )

Subscribed and sworn before me this 22<sup>nd</sup> day of September, 2021.

State of Nebraska - General Notary  
 DAVID A. LUTH  
 My Commission Expires  
 April 10, 2023

David A. Luth  
 Notary Public

Project No.: 281-1(118)  
 Project Name: Red Cloud North and Cowles Spur  
 Control Number: 42815  
 Tract No.: 9

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2824	9/24/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001903600	262	4	10	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	1	0	00000	1	000	8225
Land	Improvements	Total		Date of Sale Property Classification Code								
619,060		619,060		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	37.610	172,255		GRASSLAND 1G1	6.770	8,770						
1A				1G								
2A1				2G1	4.940	6,395						
2A	54.200	236,855		2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A	39.230	165,945		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	7.360	18,180		Accretion								
2D1				Waste								
2D	4.900	10,660		Other								
3D1				<b>AG LAND TOTAL</b>	<b>155.010</b>	<b>619,060</b>						
3D				Roads	1.980							
4D1				Farm Sites								
4D				Home Sites								
Dwellings				Recreation								
Outbuildings				Other								
				<b>Non-AG TOTAL</b>	<b>1.980</b>							

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; HIGHWAY PURPOSES	
<b>Comments from</b>	<b>Comments:</b>
001903600	
(Continue on back)	

Real Estate Transfer Statement

262

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 24 Yr. 2021
4 Date of Deed Mo. 09 Day 24 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached
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) 471-4567
Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes 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: Improved, Unimproved, IOLL
(B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt
(C) Mobile Home

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

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

11 Was ownership transferred in full? (If No, explain the division.) Yes, No
12 Was real estate purchased for same use? (If No, state the intended use.) Yes, No 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.) 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? \$1,300
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 1631 Road 3025 Edgar, NE 68935-3105
18a No address assigned, 18b Vacant land
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

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

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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 1,300.00. Row 23: Was non-real property included in the purchase? \$ 0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 1,300.00.

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.

Karla Smith (402) 479-3985
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative ROW Project Manager 10/15/2021
Title 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 \$ Exempt # 2
28 Recording Data BK 2021, Pg 2824

Exhibit A  
To Form 521 - Real Estate Transfer Statement

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

Lazy T Milliron, Inc. ;  
1631 Road 3025 Edgar  
Edgar, NE 68935-3105

Phone No.: (402) 224-4615

**Field No. 20:** Legal Description

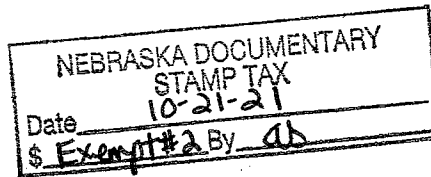
ROW1

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 11 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 2638.01 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 59 MINUTES, 39 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 079 DEGREES, 33 MINUTES, 21 SECONDS LEFT, A DISTANCE OF 296.62 FEET; THENCE EASTERLY DEFLECTING 013 DEGREES, 31 MINUTES, 03 SECONDS LEFT, A DISTANCE OF 304.72 FEET; THENCE EASTERLY DEFLECTING 011 DEGREES, 23 MINUTES, 20 SECONDS LEFT, A DISTANCE OF 101.62 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 015 DEGREES, 27 MINUTES, 24 SECONDS RIGHT, A DISTANCE OF 1072.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 010 DEGREES, 32 MINUTES, 29 SECONDS RIGHT, A DISTANCE OF 128.21 FEET; THENCE EASTERLY DEFLECTING 009 DEGREES, 49 MINUTES, 52 SECONDS LEFT, A DISTANCE OF 208.02 FEET; THENCE EASTERLY DEFLECTING 011 DEGREES, 52 MINUTES, 18 SECONDS LEFT, A DISTANCE OF 134.49 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 011 DEGREES, 09 MINUTES, 41 SECONDS RIGHT, A DISTANCE OF 405.42 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 49 MINUTES, 08 SECONDS LEFT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING CONTAINING 2.65 ACRES, MORE OR LESS, WHICH INCLUDES 2.00 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.



State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Oct A.D., 20 21, at 8:59 o'clock A M. Recorded in Book 2021 on Page 2824-2827  
Louise Petch County Clerk  
28.00 00 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: 7

**KNOW ALL PERSONS BY THESE PRESENTS:**

THAT: **Lazy T Milliron, 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 1, TOWNSHIP 2 NORTH, RANGE 11 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 2638.01 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 59 MINUTES, 39 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 079 DEGREES, 33 MINUTES, 21 SECONDS LEFT, A DISTANCE OF 296.62 FEET; THENCE EASTERLY DEFLECTING 013 DEGREES, 31 MINUTES, 03 SECONDS LEFT, A DISTANCE OF 304.72 FEET; THENCE EASTERLY DEFLECTING 011 DEGREES, 23 MINUTES, 20 SECONDS LEFT, A DISTANCE OF 101.62 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 015 DEGREES, 27 MINUTES, 24 SECONDS RIGHT, A DISTANCE OF 1072.00 FEET ALONG SAID RIGHT OF WAY LINE;

## WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 7

THENCE EASTERLY DEFLECTING 010 DEGREES, 32 MINUTES, 29 SECONDS RIGHT, A DISTANCE OF 128.21 FEET; THENCE EASTERLY DEFLECTING 009 DEGREES, 49 MINUTES, 52 SECONDS LEFT, A DISTANCE OF 208.02 FEET; THENCE EASTERLY DEFLECTING 011 DEGREES, 52 MINUTES, 18 SECONDS LEFT, A DISTANCE OF 134.49 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 011 DEGREES, 09 MINUTES, 41 SECONDS RIGHT, A DISTANCE OF 405.42 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 49 MINUTES, 08 SECONDS LEFT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING CONTAINING 2.65 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: 7

Duly executed this 24 day of September, A.D. 2021.

Lazy T Milliron, Inc., a Nebraska corporation  
by

Dale Shuck

Authorized Officer or Agent

Dale Shuck, President

Print name of Authorized Officer or Agent and Title

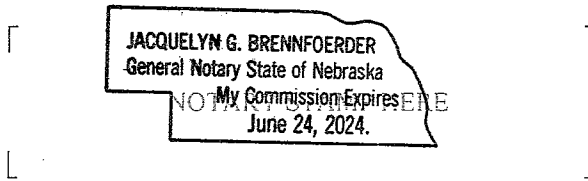
STATE OF Nebraska)  
COUNTY OF Clay) ss.

The foregoing instrument was acknowledged before me this 24 day of September,

A.D., 2021, by Dale Shuck, President,  
(Printed Name of Individual who appeared before Notary) (Title of officer or agent)

of Lazy T Milliron, Inc., on behalf of the corporation.  
(Name of Corporation)

Jacquelyn Brenfoerder  
Notary Public



# NEBRASKA

Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

## STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION

### Affidavit

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

- I am the President (title) for Lozy T Milliron (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 June 1, 2015, 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 24 day of September, 2021.

[Signature]  
Signature

Dale Shuck  
Print Name

State of Nebraska )  
 ) ss  
 County of Clay )

Subscribed and sworn before me this 24 day of September, 2021.

JACQUELYN G. BRENNFOERDER  
 General Notary State of Nebraska  
 My Commission Expires  
 June 24, 2024.

[Signature]  
 Notary Public

Project No.: 281-1(118)  
 Project Name: Red Cloud North and Cowles Spur  
 Control Number: 42815  
 Tract No.: 7

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2828	9/24/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001612500		263		4 10		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	31	0	00000	1	000	5915		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,681,805		83,290		2,765,095		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	25.770		118,025		GRASSLAND	1G1							
	1A	40.630		186,085			1G							
	2A1	65.850		301,595			2G1							
	2A	224.340		980,365			2G							
	3A1						3G1							
	3A						3G							
	4A1	7.740		32,740			4G1							
	4A	231.380		978,735			4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	4.930		12,180		Accretion								
	2D1	2.090		5,175		Waste								
	2D	16.860		36,670		Other								
	3D1					<b>AG LAND TOTAL</b>		<b>633.700</b>		<b>2,673,155</b>				
	3D					Roads		9.920						
	4D1					Farm Sites		1.000		8,650				
	4D	14.110		21,585		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			83,290		<b>Non-AG TOTAL</b>		<b>10.920</b>		<b>8,650</b>				

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; HIGHWAY PURPOSES	
<b>Comments from</b>	<b>Comments:</b>
001612500	

(Continue on back)

Real Estate Transfer Statement

263.

- 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 24 Yr. 2021 4 Date of Deed Mo. 09 Day 24 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 Exhibit A Attached Street or Other Mailing Address 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 State Zip Code Lincoln NE 68509

Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? 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) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other 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 Auction Easement Gift Life Estate Sale Trustee to Beneficiary Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No 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.) 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? \$200 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 1631 Road 3025 Edgar, NE 68935-3105 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

Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 200.00. Row 23: Was non-real property included in the purchase? \$ 0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 200.00.

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 10/15/2021 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 21 Yr. 21 27 Value of Stamp or Exempt Number \$ Exempt #2 28 Recording Data BK 2021, Pg 2828



Exhibit A  
To Form 521 - Real Estate Transfer Statement

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

Lazy T Milliron, Inc. ;  
1631 Road 3025 Edgar  
Edgar, NE 68935-3105

Phone No.: (402) 224-4615

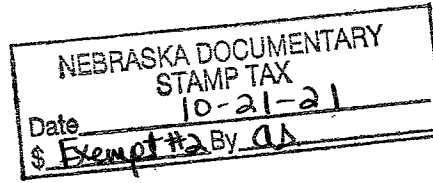
**Field No. 20:** Legal Description

ROW1

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 2707.67 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 40 MINUTES, 58 SECONDS LEFT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 19 MINUTES, 02 SECONDS LEFT, A DISTANCE OF 290.87 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 089 DEGREES, 57 MINUTES, 44 SECONDS RIGHT, A DISTANCE OF 27.87 FEET; THENCE WESTERLY DEFLECTING 067 DEGREES, 22 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 52.00 FEET; THENCE SOUTHWESTERLY DEFLECTING 046 DEGREES, 28 MINUTES, 50 SECONDS LEFT, A DISTANCE OF 118.09 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 023 DEGREES, 53 MINUTES, 54 SECONDS RIGHT, A DISTANCE OF 475.44 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHWESTERLY DEFLECTING 042 DEGREES, 09 MINUTES, 07 SECONDS RIGHT, A DISTANCE OF 9.11 FEET; THENCE WESTERLY DEFLECTING 043 DEGREES, 12 MINUTES, 03 SECONDS LEFT, A DISTANCE OF 10.85 FEET; THENCE SOUTHWESTERLY DEFLECTING 036 DEGREES, 39 MINUTES, 47 SECONDS LEFT, A DISTANCE OF 9.67 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 037 DEGREES, 43 MINUTES, 22 SECONDS RIGHT, A DISTANCE OF 1760.15 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 45 MINUTES, 37 SECONDS LEFT, A DISTANCE OF 33.33 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 2.16 ACRES, MORE OR LESS, WHICH INCLUDES 2.06 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

State of Nebraska } ss.  
 County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Oct A.D., 2021, at 9:03 o'clock A.M. Recorded in Book 2021 on Page 2828-2831  
of Doree Patsch County Clerk  
28.00 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: 8

**KNOW ALL PERSONS BY THESE PRESENTS:**

THAT: **Lazy T Milliron, 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 SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 2707.67 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 40 MINUTES, 58 SECONDS LEFT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 19 MINUTES, 02 SECONDS LEFT, A DISTANCE OF 290.87 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 089 DEGREES, 57 MINUTES, 44 SECONDS RIGHT, A DISTANCE OF 27.87 FEET; THENCE WESTERLY DEFLECTING 067 DEGREES, 22 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 52.00 FEET; THENCE SOUTHWESTERLY DEFLECTING 046 DEGREES, 28 MINUTES, 50 SECONDS LEFT, A DISTANCE OF 118.09 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B

**WARRANTY DEED****PROJECT: 281-1(118)****C.N.: 42815****TRACT: 8**

RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 023 DEGREES, 53 MINUTES, 54 SECONDS RIGHT, A DISTANCE OF 475.44 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHWESTERLY DEFLECTING 042 DEGREES, 09 MINUTES, 07 SECONDS RIGHT, A DISTANCE OF 9.11 FEET; THENCE WESTERLY DEFLECTING 043 DEGREES, 12 MINUTES, 03 SECONDS LEFT, A DISTANCE OF 10.85 FEET; THENCE SOUTHWESTERLY DEFLECTING 036 DEGREES, 39 MINUTES, 47 SECONDS LEFT, A DISTANCE OF 9.67 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 037 DEGREES, 43 MINUTES, 22 SECONDS RIGHT, A DISTANCE OF 1760.15 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 45 MINUTES, 37 SECONDS LEFT, A DISTANCE OF 33.33 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 2.16 ACRES, MORE OR LESS, WHICH INCLUDES 2.06 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: 8

Duly executed this 24 day of September, A.D. 2021.

Lazy T Milliron, Inc., a Nebraska corporation  
by

Dale Shuck  
Authorized Officer or Agent

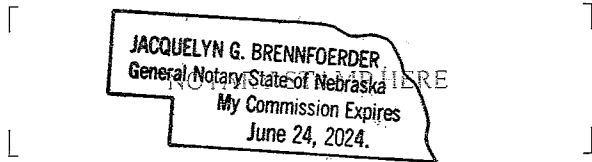
Dale Shuck, President  
Print name of Authorized Officer or Agent and Title

STATE OF Nebraska )  
COUNTY OF Clay )ss.

The foregoing instrument was acknowledged before me this 24 day of September,  
A.D., 2021, by Dale Shuck, President,  
(Printed Name of Individual who appeared before Notary) (Title of officer or agent)

of Lazy T Milliron, Inc., on behalf of the corporation.  
(Name of Corporation)

Jacquelyn G. Brenfoerder  
Notary Public





# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2913	10/27/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002309300		272		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4369	2	12	22	4	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,367,320				1,367,320		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	18.440		65,000		GRASSLAND	1G1	199.480		258,325				
	1A	86.230		303,955			1G	0.290		375				
	2A1						2G1	138.460		179,305				
	2A	17.740		58,455			2G							
	3A1	17.560		55,755			3G1	6.450		8,355				
	3A						3G							
	4A1	13.830		43,425			4G1							
	4A	42.090		132,160			4G	164.500		148,630				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	7.650		18,895		Accretion								
	2D1	16.000		39,600		Waste		14.810		2,960				
	2D	7.790		16,945		Other								
	3D1	1.980		4,305		<b>AG LAND TOTAL</b>		<b>773.480</b>		<b>1,367,320</b>				
	3D					Roads		9.800						
	4D1	9.750		14,920		Farm Sites								
	4D	10.430		15,955		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>9.800</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
002309300 002311000 002312500 002312700	
(Continue on back)	



# Real Estate Transfer Statement

272

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 <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>27</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>10</u> Day <u>22</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Cynthia Shannon, TR Miton Tupper and Barbara Tupper Trust</b> Street or Other Mailing Address <b>5711 Clear Creek Dr</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68516</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Cynthia Shannon</b> Street or Other Mailing Address <b>5711 Clear Creek Dr</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68516</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

<input type="checkbox"/> 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 the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes  No

10 Type of Transfer

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

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

Yes  No see book 79 of Deeds. 1357

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

Yes  No

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

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

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

**\$1,582,030**

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

See attached

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

Same as Grantee

18a  No address assigned    18b  Vacant land

20 Legal Description

See attached

21 If agricultural, list total number of acres 861 +/-

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

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

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

*[Signature]* Attorney  
Signature of Grantee or Authorized Representative Title  
Date 10/27/21

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>27</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #20</u>	28 Recording Data <u>BK2021, Pg 2913</u>

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

The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty-two (22), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The East Half (E $\frac{1}{2}$ ) of Section Twenty-seven (27), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Thirty-two (32), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 25, page 355; and EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 2019, page 538;

The Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirty-three (33), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING:

The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Thirty-five (35), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT for any interest conveyed in Book 79 of Deeds at Page 1357 to Bridgett Wilson, Cynthia Tupper, and Steve Terry.

State of Nebraska }  
County of Webster } ss.

BOOK 2021 PAGE 2913

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 2:27  
o'clock PM. Recorded in Book 2021  
on Page 2913-2914  
Yvonne Pitzer County Clerk  
16.00 AD Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>10-27-21</u>
\$ Exempt/Rate	<u>05</u>

## WARRANTY DEED

Cynthia Shannon, Successor Trustee of the Milton Tupper Trust u/a/d April 7, 1993 and Successor Trustee of the Barbara Tupper Trust u/a/d April 7, 1993, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Cynthia Shannon, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty-two (22), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The East Half (E $\frac{1}{2}$ ) of Section Twenty-seven (27), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Thirty-two (32), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 25, page 355; and EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 2019, page 538;

The Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirty-three (33), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

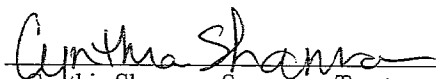
AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING:

The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Thirty-five (35), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT for any interest conveyed in Book 79 of Deeds at Page 1357 to Bridgett Wilson, Cynthia Tupper, and Steve Terry.

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

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

MILTON TUPPER TRUST and  
BARBARA TUPPER TRUST

  
Cynthia Shannon, Successor Trustee

STATE OF NEBRASKA, COUNTY OF Lancaster ss.

The foregoing instrument was acknowledged before me on October 22, 2021, by Cynthia Shannon, Successor Trustee of the Milton Tupper Trust and Successor Trustee of the Barbara Tupper Trust.

Comm. expires 07/05/2023

Emily A Post  
Notary Public

State of Nebraska - General Notary EMILY A POST My Commission Expires July 5, 2023
---

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2915	10/27/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002314500		273		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4369	2	12	35	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
753,410		48,410		801,820		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	17.750		77,020		GRASSLAND	1G1	97.700		126,525				
	1A	40.190		158,795			1G	42.510		55,050				
	2A1						2G1	12.990		16,820				
	2A	57.710		204,260			2G							
	3A1	6.770		28,840			3G1	1.150		1,490				
	3A						3G							
	4A1						4G1	4.250		3,870				
	4A	13.510		55,830			4G							
DRYLAND	1D1	1.600		3,950		Shelterbelt/Timber								
	1D	2.470		6,100		Accretion								
	2D1					Waste								
	2D	0.180		390		Other								
	3D1	1.460		3,175		<b>AG LAND TOTAL</b>		<b>301.970</b>		<b>744,760</b>				
	3D					Roads		6.840						
	4D1					Farm Sites		1.000		8,650				
	4D	1.730		2,645		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			48,410		<b>Non-AG TOTAL</b>		<b>7.840</b>		<b>8,650</b>				

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
002314500 002316000	
(Continue on back)	

Real Estate Transfer Statement

273

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed

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

Grantor's Name (Seller), Grantee's Name (Buyer)

Street or Other Mailing Address

City, State, Zip Code

Phone Number, Is the grantee a 501(c)(3) organization?

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

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

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

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

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

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

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

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

21 If agricultural, list total number of acres

Table with 2 columns: Item Number, Amount. Rows 22-24.

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

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

Signature of Kory J McCracken, Attorney, Date 10/27/21

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.



The East Half of the Northeast Quarter ( $E\frac{1}{2}NE\frac{1}{4}$ ) and the North Half of the Southeast Quarter ( $N\frac{1}{2}SE\frac{1}{4}$ ), including all that part of the  $N\frac{1}{2}SE\frac{1}{4}$  lying East of the public road and a tract on the West side of said public road one rod square where the well is located, it being the intention of grantors to convey all of their right, title and interest in the North Half of the Southeast Quarter ( $N\frac{1}{2}SE\frac{1}{4}$ ) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

All of the land located North of the US Highway 136 right-of-way, except a 16.57 acre tract of dryland cropland, plus or minus, located within a parcel of land more particularly described as the South Half of the Northwest Quarter ( $S\frac{1}{2}NW\frac{1}{4}$ ) and the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT Railroad right-of-way; EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 25, page 338; EXCEPT a tract conveyed to Charles Ernst by Deed in Book 74, page 505; EXCEPT a tract conveyed to Bridgett Wilson, Steven Terry and Cyndi Wentworth in Book 82, page 735; EXCEPT a tract South of the Railroad right-of-way conveyed in Book 2010, page 1580; and EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 2019, page 1452; and

AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING:

The Southeast Quarter ( $SE\frac{1}{4}$ ) of Section Thirty-five (35), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT for any interest conveyed in Book 79 of Deeds at Page 1357 to Bridgett Wilson, Cynthia Tupper, and Steve Terry.

State of Nebraska } ss.  
County of Webster }

BOOK 2021 PAGE 2915

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 2:30  
o'clock P.M. Recorded in Book 2021  
on Page 2915-2916  
Clarence Peterson County Clerk  
16.00 Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>10-27-21</u>
Exempt #	<u>20</u> By <u>AB</u>

## WARRANTY DEED

Cynthia Shannon, Successor Trustee of the Milton Tupper Trust u/a/d April 7, 1993 and Successor Trustee of the Barbara Tupper Trust u/a/d April 7, 1993, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Bridgett Wilson, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ ) and the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$ ), including all that part of the N $\frac{1}{2}$ SE $\frac{1}{4}$  lying East of the public road and a tract on the West side of said public road one rod square where the well is located, it being the intention of grantors to convey all of their right, title and interest in the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; All of the land located North of the US Highway 136 right-of-way, except a 16.57 acre tract of dryland cropland, plus or minus, located within a parcel of land more particularly described as the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$ ) and the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT Railroad right-of-way; EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 25, page 338; EXCEPT a tract conveyed to Charles Ernst by Deed in Book 74, page 505; EXCEPT a tract conveyed to Bridgett Wilson, Steven Terry and Cyndi Wentworth in Book 82, page 735; EXCEPT a tract South of the Railroad right-of-way conveyed in Book 2010, page 1580; and EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 2019, page 1452; and

AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING:

The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Thirty-five (35), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT for any interest conveyed in Book 79 of Deeds at Page 1357 to Bridgett Wilson, Cynthia Tupper, and Steve Terry.

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

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

MILTON TUPPER TRUST and  
BARBARA TUPPER TRUST

Cynthia Shannon  
Cynthia Shannon, Successor Trustee

STATE OF NEBRASKA, COUNTY OF Lancaster ss.

The foregoing instrument was acknowledged before me on October 22, 2021, by Cynthia Shannon, Successor Trustee of the Milton Tupper Trust and Successor Trustee of the Barbara Tupper Trust.

Comm. expires 07/05/2023

Emily A Post  
Notary Public

State of Nebraska – General Notary  
EMILY A POST  
My Commission Expires  
July 5, 2023

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2917	10/27/2021	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002316003		274		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						0000	2	12	36	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
361,910				361,910		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: PIVOT / WELL						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	14.150	64,805	GRASSLAND	1G1	85.230	110,375							
	1A				1G	12.440	16,110							
	2A1				2G1	44.230	57,275							
	2A	3.190	13,940		2G	5.490	7,110							
	3A1				3G1									
	3A				3G									
	4A1				4G1									
	4A	0.470	1,990		4G	23.000	20,930							
DRYLAND	1D1	9.140	22,575		Shelterbelt/Timber									
	1D	4.790	11,830		Accretion									
	2D1				Waste									
	2D	15.960	34,710		Other									
	3D1				<b>AG LAND TOTAL</b>	<b>218.260</b>	<b>361,910</b>							
	3D				Roads	5.950								
	4D1				Farm Sites									
	4D	0.170	260		Home Sites									
					Recreation									
	Dwellings				Other									
	Outbuildings				<b>Non-AG TOTAL</b>	<b>5.950</b>								

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
002316003 002309600	
(Continue on back)	

# Real Estate Transfer Statement

274

FORM  
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 10 Day 27 Yr. 2021		Mo. 10 Day 22 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Cynthia Shannon, TR Miton Tupper and Barbara Tupper Trust				Grantee's Name (Buyer) Steve Terry <i>Steven L. Terry</i>			
Street or Other Mailing Address 5711 Clear Creek Dr				Street or Other Mailing Address 10095 Rafferty Ave			
City Lincoln		State NE		Zip Code 68516		City Englewood	
						State FL	
						Zip Code 34224	
Phone Number				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				Email Address			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input 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	
<input type="checkbox"/> Death Certificate - Transfer on Death					

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$340,187

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  
See attached

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
See attached

21 If agricultural, list total number of acres 182 +/-

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

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

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

10/27/21  
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 \$ Exempt #20	28 Recording Data BK 2021, Pg 2917

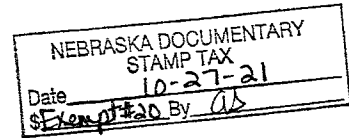
The Northwest Quarter (NW¼) of Section Twenty-three (23), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

A 16.57 acre tract of dryland cropland, plus or minus, located North of the US Highway 136 right-of-way and all of the parcel located South of the US Highway 136 right-of-way and located within a parcel of land more particularly described as the Southwest Quarter (SW¼) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT Railroad right-of-way; EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 25, page 338; EXCEPT a tract conveyed to Charles Ernst by Deed in Book 74, page 505; EXCEPT a tract conveyed to Bridgett Wilson, Steven Terry and Cyndi Wentworth in Book 82, page 735; EXCEPT a tract South of the Railroad right-of-way conveyed in Book 2010, page 1580; and EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 2019, page 1452.

State of Nebraska } ss.  
County of Webster }

BOOK 2021 PAGE 2917

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 2:32  
o'clock P.M. Recorded in Book 2021  
on Page 2917-2918  
Yvonne Petzsch County Clerk  
16.00 AS Deputy  
Ind Comp Assessor Carded



## WARRANTY DEED

Cynthia Shannon, Successor Trustee of the Milton Tupper Trust u/a/d April 7, 1993 and Successor Trustee of the Barbara Tupper Trust u/a/d April 7, 1993, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Steven L. Terry, a married person who along with his spouse are domiciled in the State of Florida, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty-three (23), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

A 16.57 acre tract of dryland cropland, plus or minus, located North of the US Highway 136 right-of-way and all of the parcel located South of the US Highway 136 right-of-way and located within a parcel of land more particularly described as the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT Railroad right-of-way; EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 25, page 338; EXCEPT a tract conveyed to Charles Ernst by Deed in Book 74, page 505; EXCEPT a tract conveyed to Bridgett Wilson, Steven Terry and Cyndi Wentworth in Book 82, page 735; EXCEPT a tract South of the Railroad right-of-way conveyed in Book 2010, page 1580; and EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 2019, page 1452.

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

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

MILTON TUPPER TRUST and  
BARBARA TUPPER TRUST

Cynthia Shannon  
Cynthia Shannon, Successor Trustee

STATE OF NEBRASKA, COUNTY OF Lancaster ss.

The foregoing instrument was acknowledged before me on October 22, 2021, by Cynthia Shannon, Successor Trustee of the Milton Tupper Trust and Successor Trustee of the Barbara Tupper Trust.

Comm. expires 07/05/2023

Emily A Post  
Notary Public

State of Nebraska - General Notary  
EMILY A POST  
My Commission Expires  
July 5, 2023



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2936	10/28/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001904400	280	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	3	0	00000	1	000	8265
Land	Improvements	Total		Date of Sale Property Classification Code								
17,640	226,395	244,035		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 7	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	0.960	1,240						
1A				1G	1.080	1,400						
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				<b>AG LAND TOTAL</b>	<b>2.040</b>	<b>2,640</b>						
3D				Roads	0.210							
4D1				Farm Sites								
4D				Home Sites	1.000	15,000						
				Recreation								
Dwellings			108,275	Other								
Outbuildings			118,120	<b>Non-AG TOTAL</b>	<b>1.210</b>	<b>15,000</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
001904400	

(Continue on back)

# Real Estate Transfer Statement

FORM  
**521**

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

280

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

1 County Name <b>WEBSTER - 91</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>09</b> Day <b>28</b> Yr. <b>2021</b>	4 Date of Deed Mo. <b>09</b> Day <b>28</b> Yr. <b>2021</b>
--------------------------------------	------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Richard L. Armstrong and Karen L. Armstrong</b> Street or Other Mailing Address <b>609 North Jefferson Street</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3928</b> Email Address <b>NA</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Justin L. Armstrong and Ana L. Armstrong</b> Street or Other Mailing Address <b>1207 Road 1100</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3963</b> Email Address <b>NA</b>	
		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 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?  
**\$238,839**

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  
**1207 Road 1100 Red Cloud, NE 68970**

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

18a  No address assigned 18b  Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction **3.26**.

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

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

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

**Justin L. Armstrong**  
Print or Type Name of Grantee or Authorized Representative

**(402) 746-3963**  
Phone Number

**Grantee**  
Signature of Grantee or Authorized Representative Title

**10/28/21**  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>10</b> Day <b>29</b> Yr. <b>21</b>	27 Value of Stamp or Exempt Number \$ <b>Exempt #5a</b>	28 Recording Data <b>BK2021 Pg 2936</b>

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 29 day of Oct A.D., 2021 at 2:51 o'clock P.M. Recorded in Book 2021 on Page 2936  
Loisice Petch County Clerk  
10.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-29-21  
\$ Exempt By AS

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

WARRANTY DEED

Richard L. Armstrong and Karen L. Armstrong, husband and wife, Grantors, in consideration of love and affection, received from Grantees, Justin L. Armstrong and Ana L. Armstrong, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southeast Quarter (SE1/4) of Section Three (3), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast Corner of the Southeast Quarter (SE1/4) of said Section Three (3); thence N01°43'21"W (assumed bearing) on the East line of said Section Three (3), a distance of 750.00 feet to the point of beginning; thence continuing N01°43'21"W, on said East line, a distance of 283.00 feet; thence S88°16'39"W, perpendicular to said East line, a distance of 510.00 feet; thence S05°13'59"E, a distance of 283.55 feet; thence N88°16'39"E, perpendicular to said East line, a distance of 492.64 feet to the point of beginning containing 3.26 acres more or less, including 0.21 acres of county road right-of-way, more or less.

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

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

Executed October 28, 2021.

Richard L. Armstrong  
Richard L. Armstrong

Karen L. Armstrong  
Karen L. Armstrong

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on October 28, 2021 by Richard L. Armstrong and Karen L. Armstrong, 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	2946	10/21/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000507900		283		1		GeoCde	Twon	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131				00	0	30015		002	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
530		3,190		3,720		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1		B) 01		C) 1		D) 1		E) 7		F) 1

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple. Improvements. :	Multiple. Improvements. :
<b>Construction Date:</b>	Construction Date :	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. :	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost :	Cost :
<b>Single Family Style:</b>	<b>Residential Condition:</b>	<b>Commercial Occupancy Code:</b>
(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	<b>Commercial Construction Class:</b>
(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
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality:</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(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

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD	
<b>Comments from</b>	<b>Comments:</b>
000507900	
(Continue on back)	



# Real Estate Transfer Statement

283

• 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 <b>Webster</b>	2 County Number Select County & County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>10</b> Day <b>21</b> Yr. <b>2021</b>	4 Date of Deed Mo. <b>10</b> Day <b>21</b> Yr. <b>2021</b>
---------------------------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Bruno Irmer</b> Street or Other Mailing Address <b>646 N Webster St.</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number <b>(402) 460-9244</b> Email Address <b>brunoirmer@gmail.com</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Scott Bokelman</b> Street or Other Mailing Address <b>610 N Main St.</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	
---	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input 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?  
**\$500**

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

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

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

18 Address of Property  
**325 West Mariel  
 Bladen, NE 68928**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Scott Bokelman  
 610 N Main St.  
 Bladen, NE 68928**

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**0 4 11 LOT 12 BLK 2 BLADEN SPENCES ADDITION**

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

22 Total purchase price, including any liabilities assumed	\$	10.00
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)	\$	10.00

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

**Scott Bokelman**  
 Print or Type Name of Grantee or Authorized Representative

*Scott Bokelman*  
 Signature of Grantee or Authorized Representative

**Owner**  
 Title

**(307) 321-0989**  
 Phone Number

**10/22/2021**  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>11</b> Day <b>1</b> Yr. <b>21</b>	27 Value of Stamp or Exempt Number \$ <b>2.25</b>	28 Recording Data <b>BK 2021, 19 2946</b>

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of Nov A.D. 2021 at 10:13 o'clock AM. Recorded in Book 2021 on Page 2946-2947  
Laure Peterh County Clerk  
16.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

Prepared By:  
Ms. Gretchen Lockhart Mastrodonato  
603 N Main St  
Bladen, Nebraska 68928

After Recording Return To:  
Mr. Scott Bokelman  
610 N Main St  
Bladen, Nebraska 68928

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>11-1-21</u>
\$ <u>2.25</u>	By <u>AS</u>

TAX PARCEL ID #: 000507900

### QUIT CLAIM DEED

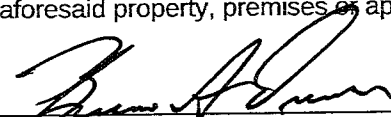
**BE IT KNOWN BY ALL**, that Mr. Bruno Irmer, ("Grantor") whose address is 646 N Webster St. , Bladen, Nebraska 68928, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Mr. Scott Bokelman ("Grantee"), whose address is 610 N Main St, Bladen, Nebraska 68928, all right, title, interest and claim to the following real estate property located at 325 W. Mariel St. in the City/Township of Bladen, located in the County of Webster and State of Nebraska and ZIP code of 68928, to-wit:

Property having Lot No., with the Section No., and having the following description: 0 4 11 LOT 12 BLK 2 BLADEN SPENCES ADDITION.

**FOR VALUABLE CONSIDERATION**, in the amount of \$10.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

**BE IT FURTHER KNOWN**, that this transfer shall be effective as of 10/21/2021, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

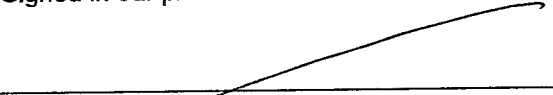
  
\_\_\_\_\_  
(Grantor's Signature)


Mr. Bruno Irmer  
\_\_\_\_\_  
(Grantor's Printed Name)

  
\_\_\_\_\_  
(Grantee's Signature)

Mr. Scott Bokelman  
\_\_\_\_\_  
(Grantee's Printed Name)

Signed in our presence:

  
\_\_\_\_\_  
(Witness #1 Signature)

  
\_\_\_\_\_  
(Witness #2 Signature)

STATE OF NEBRASKA  
COUNTY OF WEBSTER

)  
) ss.  
)

The foregoing Quit Claim Deed was acknowledged before me on October 25, 2021 by Mr. Bruno Irmer, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

**IN WITNESS THEREOF**, to this Quit Claim Deed, I set my hand and seal.

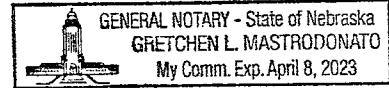
Signed, sealed and delivered in the presence of:

*Gretchen L. Mastrodonato*

(Signature of Notary)

Gretchen L. Mastrodonato.

(Printed Notary Name) Webster, Nebraska



My Commission expires: 4-8, 2023

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2948	10/21/2021	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002503500	284	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	25	1	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
772,265	11,045	783,310		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	38.000	49,210						
1A				1G	54.000	69,930						
2A1				2G1	24.000	31,080						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	163.000	402,610		Shelterbelt/Timber								
1D	28.000	69,160		Accretion								
2D1	10.000	24,750		Waste	7.000	1,400						
2D	9.000	19,575		Other								
3D1	6.000	13,050		<b>AG LAND TOTAL</b>	<b>389.000</b>	<b>757,265</b>						
3D				Roads	10.000							
4D1	50.000	76,500		Farm Sites								
4D				Home Sites	1.000	15,000						
Dwellings			10,370	Recreation								
Outbuildings			675	Other								
				<b>Non-AG TOTAL</b>	<b>11.000</b>	<b>15,000</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
TRUSTEE'S DEED; BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
002503500 002001200	
(Continue on back)	



# Real Estate Transfer Statement

284

• 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 <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>21</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>10</u> Day <u>21</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Sandra L. Diehl, Trustee, Mary E. Smith Revocable Trust</b> Street or Other Mailing Address <b>PO Box 22068</b> City <b>Flagstaff</b> State <b>AZ</b> Zip Code <b>86002</b> Phone Number <b>(928) 890-7564</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Sandra L. Diehl &amp; Terrence A. Smith</b> Street or Other Mailing Address <b>PO Box 22068</b> City <b>Flagstaff</b> State <b>AZ</b> Zip Code <b>86002</b> Phone Number <b>(928) 890-7564</b> 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 <b>n/a</b>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
<b>(A) Status</b>		<b>(B) Property Type</b>				<b>(C)</b>	
<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"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input checked="" type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer					
		<input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> 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.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____							

14 What is the current market value of the real property? <b>\$778,010</b>		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Sandra L. Diehl PO Box 22068 Flagstaff, AZ 86002</b>	
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 (NE 1/4) of Section 25, Township 4, Range 12, Webster County, Nebraska. AND  
The East one-half (E 1/2), Southwest Quarter (SW 1/4) and the Southeast Quarter (SE 1/4) of Section 7, Township 3, Range 11, Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 400.

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

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

**sign here** Daniel D. McMahon (402) 834-2022  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney for Trust 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>11</u> Day <u>1</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5b</u>	28 Recording Data <u>BK2021, Pg 2948</u>	



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2951	10/29/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001800901		285		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	2	2	00000	1	000	6732		
Land		Improvements		Total		Date of Sale Property Classification Code								
24,305				24,305		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 6					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A	4.620		21,160			1G	2.430			3,145			
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		<b>7.050</b>			<b>24,305</b>			
	3D					Roads								
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>								

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
CONSERVATOR'S JOINT TENANCY DEED	
<b>Comments from</b>	<b>Comments:</b>
001800901	

(Continue on back)

# Real Estate Transfer Statement

285

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 29 Yr. 2021	4 Date of Deed Mo. 10 Day 29 Yr. 2021
-------------------------------	-----------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Christian Hinderlie, Cons. of Est of Norma Jean Hinderlie Street or Other Mailing Address 48441 Urrsa Dr City Fremont State CA Zip Code 94539 Phone Number (610) 673-0616 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Troy Lammers and Tracy Lammers Street or Other Mailing Address City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4319 Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No	
--	--	--	--

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.				
(A) Status		(B) Property Type		(C)
<input type="checkbox"/> Improved	<input 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? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> 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"/> Trustee to Beneficiary
	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)

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

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

14 What is the current market value of the real property? \$17,500	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 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 Grantees
-----------------------------------	--

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 7.05+-

22 Total purchase price, including any liabilities assumed	22	\$	9,000.00
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	\$	9,000.00

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.

Troy Lammers (402) 746-4319  
Print or Type Name of Grantee or Authorized Representative Phone Number

sign here *Troy Lammers* Grantee Date  
Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 2 Yr. 21	27 Value of Stamp or Exempt Number \$ 20.25	28 Recording Data BK 2021, Pg 2951

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

## EXHIBIT "A"

### Legal Description

A part of County Surveyor's Lot 1 in the East Half of the Northwest Quarter (E1/2NW1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, described as follows: Commencing at the N1/4 corner of said Section 2, thence S0°25'59"W, 338.50 feet to the point of beginning, thence continuing S0°25'59"W 953.84 feet to the E 1/16 corner of the NW1/4 of said Section 2; thence N89°37'9"W 342.40 feet to a point; thence N0°25'59"E 951.70 feet to a point; thence S89°59'19" E 337.59 feet more or less to the point of beginning, EXCEPT a tract described as follows: Commencing at the N1/4 corner of said Section 2; thence S0°25'59"W, 338.50 feet to the point of beginning; thence continuing S0°25'59"W 150.00 feet; thence N89°59'19"W 150.00 feet; thence N0°25'59"W 150.00 feet; thence S89°59'19"E 150.00 feet to the point of beginning.

Along with a 30 foot wide easement for ingress and egress, the center line of said easement being described as follows: Beginning at a point 323.50 feet South of the N1/4 corner of said Section 2, said point being on the east line of Lot 1 in said Section, thence running N89°59'19"W 170.00 feet to the point of termination.

That portion of Tract Three (3), County Surveyor's Lot 1, in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the North Quarter corner of said Section Two (2); thence S0°25'59"W, 338.50 feet to a point of beginning; thence N89°59'19"W, 337.59 feet, more or less, to a point on the West line of said County Surveyor's Lot 1; thence N0°43'23"E, 20.18 feet to a point; thence S89°58'17"E, 150 feet; thence North 9.82 feet; thence East 186.81 feet, more or less, to the East line of said County Surveyor's Lot 1; thence South 30 feet to the point of beginning; EXCEPT the east 13 feet thereof, which was dedicated to the City of Red Cloud for an alley.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Nov A.D., 2021, at 9:56 o'clock A M. Recorded in Book 2021 on Page 2951-2954  
Louise Peterson County Clerk  
28.00 AB Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-2-21  
\$ 20.25 By AB

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

CONSERVATOR'S JOINT TENANCY DEED

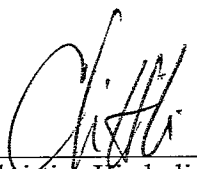
Christian Hinderlie, Conservator of the Person and Estate of Norma Jean Hinderlie aka Norma Jean Long, pursuant to the power therein, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Troy Lammers and Tracy Lammers, husband and wife as joint tenants and not as tenants in common, conveys to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

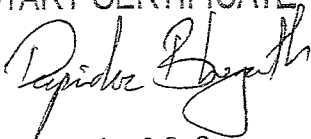
See Attached Exhibit "A"

subject to easements and restrictions of record.

Grantor covenants with Grantees that Grantor has legal power and lawful authority to convey the same.

Executed October 29, 2021.

  
\_\_\_\_\_  
Christian Hinderlie, Conservator of the Person and Estate of Norma Jean Hinderlie aka Norma Jean Long

PLEASE SEE ATTACHED  
NOTARY CERTIFICATE  
  
10.29.2021

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
County of Alameda )

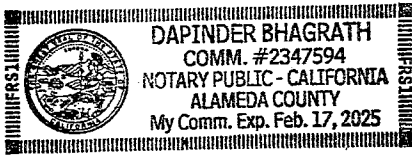
On OCT. 29, 2021 before me, DAPINDER BHAGRATH, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared CHRISTIAN HINDERLIE  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Dapinder Bhagrath  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: Consentative Joint Tenancy Deed  
Document Date: 10.29.2021 Number of Pages: 2  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

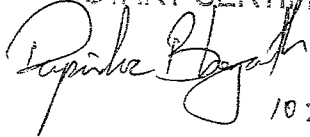
Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

STATE OF )  
 ) ss.  
COUNTY OF )

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2021  
by Christian Hinderlie, Conservator of the Estate of Norma Jean Hinderlie aka Norma Jean Long.

PLEASE SEE ATTACHED  
NOTARY CERTIFICATE

  
10.29.2021

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_



## EXHIBIT "A"

## Legal Description

A part of County Surveyor's Lot 1 in the East Half of the Northwest Quarter (E1/2NW1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, described as follows: Commencing at the N1/4 corner of said Section 2, thence S0°25'59"W, 338.50 feet to the point of beginning, thence continuing S0°25'59"W 953.84 feet to the E 1/16 corner of the NW1/4 of said Section 2; thence N89°37'9"W 342.40 feet to a point; thence N0°25'59"E 951.70 feet to a point; thence S89°59'19" E 337.59 feet more or less to the point of beginning, EXCEPT a tract described as follows: Commencing at the N1/4 corner of said Section 2; thence S0°25'59"W, 338.50 feet to the point of beginning; thence continuing S0°25'59"W 150.00 feet; thence N89°59'19"W 150.00 feet; thence N0°25'59"W 150.00 feet; thence S89°59'19"E 150.00 feet to the point of beginning.

Along with a 30 foot wide easement for ingress and egress, the center line of said easement being described as follows: Beginning at a point 323.50 feet South of the N1/4 corner of said Section 2, said point being on the east line of Lot 1 in said Section, thence running N89°59'19"W 170.00 feet to the point of termination.

That portion of Tract Three (3), County Surveyor's Lot 1, in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the North Quarter corner of said Section Two (2); thence S0°25'59"W, 338.50 feet to a point of beginning; thence N89°59'19"W, 337.59 feet, more or less, to a point on the West line of said County Surveyor's Lot 1; thence N0°43'23"E, 20.18 feet to a point; thence S89°58'17"E, 150 feet; thence North 9.82 feet; thence East 186.81 feet, more or less, to the East line of said County Surveyor's Lot 1; thence South 30 feet to the point of beginning; EXCEPT the east 13 feet thereof, which was dedicated to the City of Red Cloud for an alley.

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2955	10/29/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001800901		286		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	2	2	00000	1	000	6732		
Land		Improvements		Total		Date of Sale Property Classification Code								
24,305				24,305		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 6					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A	4.620		21,160			1G	2.430				3,145		
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		<b>7.050</b>				<b>24,305</b>		
	3D					Roads								
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>								

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
JTWD	
<b>Comments from</b>	<b>Comments:</b>
001800901	

(Continue on back)

# Real Estate Transfer Statement

286

FORM  
521

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

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

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

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Thomas R Hinderlie		Grantee's Name (Buyer) Troy Lammers and Tracy Lammers	
Street or Other Mailing Address 48441 Ursa Dr		Street or Other Mailing Address 1006 N Franklin St	
City Fremont	State CA	City Red Cloud	State NE
Zip Code 94539		Zip Code 68970	
Phone Number (610) 673-0616	Phone Number (402) 746-4319	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		

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"/> 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?

\$17,500

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

18a  No address assigned 18b  Vacant land

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

Grantees

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

See Attached

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

7.05+-

22 Total purchase price, including any liabilities assumed	22	\$	8,500.00
23 Was non-real property included in the purchase?	23	\$	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24	\$	8,500.00

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.

Troy Lammers (402) 746-4319  
Phone Number

sign here

Troy Lammers  
Signature of Grantee or Authorized Representative

Grantee

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
Mo. 11 Day 2 Yr. 21	\$ 20.25	BK2021, Pg 2955

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

## EXHIBIT "A"

### Legal Description

A part of County Surveyor's Lot 1 in the East Half of the Northwest Quarter (E1/2NW1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, described as follows: Commencing at the N1/4 corner of said Section 2, thence S0°25'59"W, 338.50 feet to the point of beginning, thence continuing S0°25'59"W 953.84 feet to the E 1/16 corner of the NW1/4 of said Section 2; thence N89°37'9"W 342.40 feet to a point; thence N0°25'59"E 951.70 feet to a point; thence S89°59'19" E 337.59 feet more or less to the point of beginning, EXCEPT a tract described as follows: Commencing at the N1/4 corner of said Section 2; thence S0°25'59"W, 338.50 feet to the point of beginning; thence continuing S0°25'59"W 150.00 feet; thence N89°59'19"W 150.00 feet; thence N0°25'59"W 150.00 feet; thence S89°59'19"E 150.00 feet to the point of beginning.

Along with a 30 foot wide easement for ingress and egress, the center line of said easement being described as follows: Beginning at a point 323.50 feet South of the N1/4 corner of said Section 2, said point being on the east line of Lot 1 in said Section, thence running N89°59'19"W 170.00 feet to the point of termination.

That portion of Tract Three (3), County Surveyor's Lot 1, in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the North Quarter corner of said Section Two (2); thence S0°25'59"W, 338.50 feet to a point of beginning; thence N89°59'19"W, 337.59 feet, more or less, to a point on the West line of said County Surveyor's Lot 1; thence N0°43'23"E, 20.18 feet to a point; thence S89°58'17"E, 150 feet; thence North 9.82 feet; thence East 186.81 feet, more or less, to the East line of said County Surveyor's Lot 1; thence South 30 feet to the point of beginning; EXCEPT the east 13 feet thereof, which was dedicated to the City of Red Cloud for an alley.



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
County of Alameda )

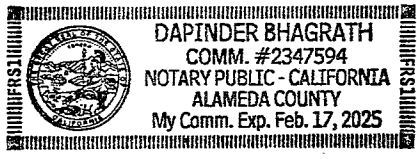
On OCT. 29, 2021 before me, DAPINDER BHAGRATH, NOTARY PUBLIC  
*Date Here Insert Name and Title of the Officer*

personally appeared THOMAS R. HINDERLIE  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
Signature *Dapinder Bhagrath*  
*Signature of Notary Public*



*Place Notary Seal Above*

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: Joint Tenancy Warranty Deed  
Document Date: 10.29.2021 Number of Pages: - 1 -  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

## EXHIBIT "A"

## Legal Description

A part of County Surveyor's Lot 1 in the East Half of the Northwest Quarter (E1/2NW1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, described as follows: Commencing at the N1/4 corner of said Section 2, thence S0°25'59"W, 338.50 feet to the point of beginning, thence continuing S0°25'59"W 953.84 feet to the E 1/16 corner of the NW1/4 of said Section 2; thence N89°37'9"W 342.40 feet to a point; thence N0°25'59"E 951.70 feet to a point; thence S89°59'19" E 337.59 feet more or less to the point of beginning, EXCEPT a tract described as follows: Commencing at the N1/4 corner of said Section 2; thence S0°25'59"W, 338.50 feet to the point of beginning; thence continuing S0°25'59"W 150.00 feet; thence N89°59'19"W 150.00 feet; thence N0°25'59"W 150.00 feet; thence S89°59'19"E 150.00 feet to the point of beginning.

Along with a 30 foot wide easement for ingress and egress, the center line of said easement being described as follows: Beginning at a point 323.50 feet South of the N1/4 corner of said Section 2, said point being on the east line of Lot 1 in said Section, thence running N89°59'19"W 170.00 feet to the point of termination.

That portion of Tract Three (3), County Surveyor's Lot 1, in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the North Quarter corner of said Section Two (2); thence S0°25'59"W, 338.50 feet to a point of beginning; thence N89°59'19"W, 337.59 feet, more or less, to a point on the West line of said County Surveyor's Lot 1; thence N0°43'23"E, 20.18 feet to a point; thence S89°58'17"E, 150 feet; thence North 9.82 feet; thence East 186.81 feet, more or less, to the East line of said County Surveyor's Lot 1; thence South 30 feet to the point of beginning; EXCEPT the east 13 feet thereof, which was dedicated to the City of Red Cloud for an alley.

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2960	11/1/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000301400		287		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005			002	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
2,365		41,360		43,725		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : 1900				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,214				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 112,215				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 25</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(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						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(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				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
WD														
<b>Comments from</b>						<b>Comments:</b>								
000301400														
(Continue on back)														



# Real Estate Transfer Statement

287

• 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 <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>01</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>10</u> Day <u>28</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Marge Kort f/k/a Marge McNeely &amp; David Kort</b> Street or Other Mailing Address <b>2158 Road 1700</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>N.A.</b> Email Address <b>N.A.</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Threefold Cord Holdings, LLC</b> Street or Other Mailing Address <b>P.O. Box 193</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-3113</b> 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 <b>N.A.</b>			

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"/> 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?  
**\$50,000**

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  
**605 W. Cass St.  
 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  
**See Grantee**

20 Legal Description (Attach additional pages, if needed.)  
**Lot Three (3) and the East Half (E½) of Lot Four (4), Block Two (2), Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.**

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

22 Total purchase price, including any liabilities assumed .....	22	\$ 50,000.00
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	\$ 50,000.00

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

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

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

**Danielle L. Kelley** Escrow Closing Agent  
 Signature of Grantee or Authorized Representative Title Date  
**11-01-2021**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>3</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>112.50</u>	28 Recording Data <b>BK2021 Pg 2960</b>

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 11/03/21  
\$ 112.50 By AS

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 03 day of November A.D., 2021, at 12:50 o'clock PM. Recorded in Book 2021 on Page 2960

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

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

### Warranty Deed

The Grantor, **MARGE KORT F/K/A MARGE MCNEELY AND DAVID KORT, WIFE AND HUSBAND**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **THREEFOLD CORD HOLDINGS, LLC**, a Nebraska Limited Liability Company, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

**Lot Three (3) and the East Half (E½) of Lot Four (4), Block Two (2), Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.**

GRANTOR covenants with GRANTEE that GRANTOR:

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

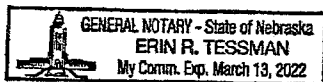
Executed 10/28, 2021.

*Marge Kort f/k/a Marge McNeely BY: David A. Kort*  
Marge Kort f/k/a Marge McNeely BY: David A. Kort, attorney-in-fact

*David A. Kort*  
David A. Kort

STATE OF NEBRASKA }  
COUNTY OF Adams } ss

On this 28 day of October, 2021, before me personally appeared **David A. Kort**, as individual and as attorney in fact for **Marge Kort f/k/a Marge McNeely and David Kort**.



*Erin R. Tessman*  
Notary Public - Erin R. Tessman

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2982	10/1/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001552400	288	4	10	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	6	1	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
631,805		631,805		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	11.550			14,955				
1A	25.190	115,370		1G	5.120			6,630				
2A1	32.700	149,765		2G1	2.940			3,805				
2A	70.400	307,650		2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A	7.950	33,630		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				<b>AG LAND TOTAL</b>		<b>155.850</b>	<b>631,805</b>					
3D				Roads		1.960						
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>		<b>1.960</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD ; HIGHWAY PURPOSES	
<b>Comments from</b>	<b>Comments:</b>
001552400	
(Continue on back)	

# Real Estate Transfer Statement

288

• 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 01 Yr. 2021		4 Date of Deed Mo. 10 Day 01 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		City		State	
		Zip Code		Lincoln		NE 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 <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<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			

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<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?  
\$2,210

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  
1105 Road GH Red Cloud, NE 68970-7007

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	22	\$	2,210.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	2,210.00

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**  
Print or Type Name of Grantee or Authorized Representative

*Karla Smith*  
Signature of Grantee or Authorized Representative

ROW Project Manager  
Title

(402) 479-3985  
Phone Number

10/28/2021  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 4 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK 2021, Pg 2982

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

RBK., LLC ;  
1105 Road GH Red Cloud  
Red Cloud, NE 68970-7007

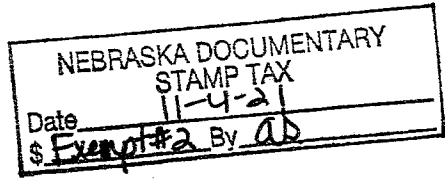
Phone No.: (402) 746-3856

**Field No. 20:** Legal Description

ROW1

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, 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 2631.90 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 29 MINUTES, 10 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 084 DEGREES, 39 MINUTES, 14 SECONDS LEFT, A DISTANCE OF 248.79 FEET; THENCE EASTERLY DEFLECTING 012 DEGREES, 38 MINUTES, 05 SECONDS LEFT, A DISTANCE OF 215.32 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 006 DEGREES, 46 MINUTES, 29 SECONDS RIGHT, A DISTANCE OF 913.21 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 006 DEGREES, 07 MINUTES, 17 SECONDS RIGHT, A DISTANCE OF 225.51 FEET; THENCE EASTERLY DEFLECTING 005 DEGREES, 24 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 646.93 FEET; THENCE EASTERLY DEFLECTING 003 DEGREES, 36 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 353.25 FEET; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 33.07 FEET TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 086 DEGREES, 09 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 45.71 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 2.81 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 4 day  
of Nov A.D., 2021, at 10:46  
o'clock AM. Recorded in Book 2021  
on Page 2982-2985  
Louise Peterson 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: 10

**KNOW ALL PERSONS BY THESE PRESENTS:**

THAT : **RBK, LLC, a Nebraska limited liability company**

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

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, 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 2631.90 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 29 MINUTES, 10 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 084 DEGREES, 39 MINUTES, 14 SECONDS LEFT, A DISTANCE OF 248.79 FEET; THENCE EASTERLY DEFLECTING 012 DEGREES, 38 MINUTES, 05 SECONDS LEFT, A DISTANCE OF 215.32 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 006 DEGREES, 46 MINUTES, 29 SECONDS RIGHT, A DISTANCE OF 913.21 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 006 DEGREES, 07 MINUTES, 17 SECONDS RIGHT, A DISTANCE OF 225.51 FEET; THENCE EASTERLY DEFLECTING 005 DEGREES, 24 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 646.93 FEET; THENCE EASTERLY DEFLECTING 003 DEGREES, 36 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 353.25 FEET; THENCE EASTERLY DEFLECTING 000 DEGREES, 00

**WARRANTY DEED****PROJECT: 281-1(118)****C.N.: 42815****TRACT: 10**

MINUTES, 00 SECONDS, A DISTANCE OF 33.07 FEET TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 086 DEGREES, 09 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 45.71 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 2.81 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 HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

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

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

WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 10

Duly executed this 1st day of October, A.D. 2021.

RBK, LLC, a Nebraska limited liability company

Richard Kudana  
Authorized Member, Manager, or Agent

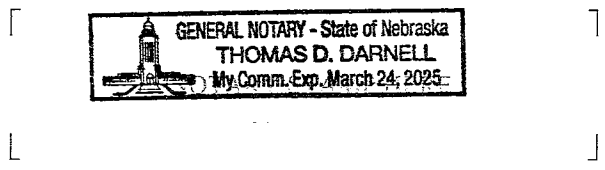
RICHARD KUDANA, MANAGER  
Print name of Authorized Agent Title

STATE OF Nebraska)  
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this 1 day of Oct,  
A.D., 2021, by RICHARD KUDANA  
(Printed Name of Individual who appeared before Notary)

MANAGER on behalf of RBK, LLC, a Nebraska limited liability company.  
(Member, manager or agent) (Name of Limited Liability Company)

Thomas D. Darnell  
Notary Public





# NEBRASKA

Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

## STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION

### Affidavit

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

1. I am the MANAGER for RBK LLC,  
(title) (name of organization)  
organized in accordance with the laws of the State of Nebr and/ or  
lawfully operating in the State of Nebraska; and

2. In that capacity or by resolution of the BOD  
(governing body)  
dated oct-14, 20, 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.

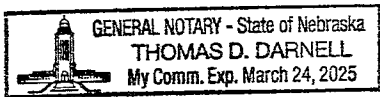
Dated this 1st day of October, 2021.

Richard Kudana  
Signature

RICHARD KUDANA  
Print Name

State of Nebraska )  
County of Webster ) ss

Subscribed and sworn before me this 1 day of Oct, 2021.



Th D Darnell  
Notary Public

Project No.: 281-1(118)  
Project Name: Red Cloud North and Cowles Spur  
Control Number: 42815  
Tract No.: 10

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2992	10/22/2021	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002300500	289	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	3	4	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,830,665		1,830,665		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	129.700	594,025		GRASSLAND 1G1	11.500	14,895						
1A				1G	5.000	6,475						
2A1	2.000	9,160		2G1								
2A	92.600	404,660		2G								
3A1				3G1								
3A				3G								
4A1	3.200	13,535		4G1								
4A	147.800	625,195		4G								
DRYLAND 1D1	16.800	41,495		Shelterbelt/Timber								
1D				Accretion								
2D1	3.700	9,160		Waste	4.000	800						
2D	38.000	82,655		Other								
3D1				<b>AG LAND TOTAL</b>	<b>473.000</b>	<b>1,830,665</b>						
3D				Roads	7.000							
4D1				Farm Sites								
4D	18.700	28,610		Home Sites								
Dwellings				Recreation								
Outbuildings				Other								
				<b>Non-AG TOTAL</b>	<b>7.000</b>							

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
CORRECTIVE WD; REFERS TO BK 2020, PG 2251	
<b>Comments from</b>	<b>Comments:</b>
002300500 002300400 002403200	
(Continue on back)	

Real Estate Transfer Statement

289

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

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

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

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

8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer

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

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

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

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

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

20 Legal Description, 21 If agricultural, list total number of acres

Table with 3 columns: Item Number, Description, Amount. Includes items 22, 23, 24.

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

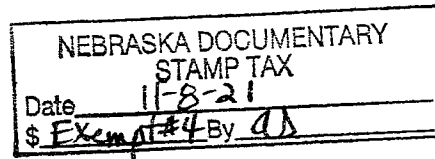
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Sidney A. Reitz

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.

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 8 day  
of Nov A.D., 2021, at 10:21  
o'clock A.M. Recorded in Book 2021  
on Page 2992-2993  
Louise Petach County Clerk  
16.00 Deputy  
Ind      Comp      Assessor      Carded     



Return to:

Sidney A. Reitz  
Hampton & Royce, L.C.  
PO Box 1247  
Salina, KS 67402-1247

### CORRECTION WARRANTY DEED

Dennis R. Schardt and Susan J. Schardt, his wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, CONVEYS AND WARRANTS to Brian Schardt and Thomas G. Peebles, as Trustees of the Dennis R. Schardt Trust No. 4, dated December 26, 2012, GRANTEE, mailing address: 2404 W. 48<sup>th</sup> Street Place, Kearney, Nebraska 68845, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

An undivided one-half interest in and to the Northwest Quarter (NW/4) of Section Twenty-Six (26), Township Three (3), Range Twelve (12) West and the Northwest Quarter (NW/4), West Half of the Northeast Quarter (W/2 NE/4), West Half of the Southeast Quarter (W/2 SE/4) of Section Three (3), Township Two (2), Range Twelve (12) West in Webster County, Nebraska;

GRANTOR covenants with GRANTEE that GRANTOR:

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

TO HAVE AND TO HOLD the same unto GRANTEE and unto GRANTEE'S successors and assigns forever, with all appurtenances thereunto belonging.



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2998	10/15/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001401500	290	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	3	4	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
929,820	141,950	1,071,770		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 7			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	105.340	482,455		GRASSLAND 1G1	3.040	3,935						
1A	2.020	9,250		1G	37.740	46,320						
2A1				2G1	1.520	1,600						
2A	53.860	235,365		2G	2.230	445						
3A1				3G1								
3A				3G								
4A1				4G1	45.230	38,820						
4A	41.350	18,510		4G	49.010	9,800						
DRYLAND 1D1				Shelterbelt/Timber								
1D	15.220	37,595		Accretion		11.290						
2D1				Waste		24.730	4,945					
2D	2.730	5,940		Other								
3D1				<b>AG LAND TOTAL</b>		<b>396.970</b>	<b>897,520</b>					
3D				Roads		8.280						
4D1	0.780	1,195		Farm Sites		2.000	17,300					
4D	0.880	1,345		Home Sites		1.000	15,000					
				Recreation								
Dwellings		107,430		Other								
Outbuildings		34,520		<b>Non-AG TOTAL</b>		<b>11.280</b>	<b>32,300</b>					

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; TRANSFER 1/2 INTEREST INTO TRUST	
<b>Comments from</b>	<b>Comments:</b>
001401500 001405000 001405200	
(Continue on back)	





# Real Estate Transfer Statement

290

FORM 521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 010 Day 15 Yr. 2016	4 Date of Deed Mo. 010 Day 15 Yr. 2016
---------------	---------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grant E. Tietjen Street or Other Mailing Address 2415 Tremont Avenue City Davenport State IA Zip Code 52803		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grant E. Tietjen & Emily A. Kingery, Co-Trustees, Grant E. Tietjen Street or Other Mailing Address 2415 Tremont Avenue City Davenport State IA Zip Code 52803	
Telephone Number (563) 359-7112		Telephone Number (563) 359-7112	
Email Address n/a		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes No Yes No	
Email Address n/a		Email Address n/a	

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

(A) Status	(B) Property Type		(C)
<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"/> 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 the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

Yes  No

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

14 What is the current market value of the real property?  
\$650,000

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

Yes  No \$ \_\_\_\_\_ %

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

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

18 Address of Property  
rural property

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
see attached

21 If agricultural, list total number of acres 280 +/-

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.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4

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

David B. Garwood (402) 746-3613

Print of Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative Attorney Title

Phone Number 11-5-21

Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 9 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 4	28 Recording Data BK2021, Pg 299B

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 9 day of Nov A.D., 2021, at 2:34 o'clock P.M. Recorded in Book 2021 on Page 2998  
Gaule Petach County Clerk  
10.00 Deputy  
Ind. \_\_\_ Comp. \_\_\_ Assessor \_\_\_ Carded \_\_\_

BOOK 2021 PAGE 2998

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-9-21  
\$ Exempt #4 By DL

**WARRANTY DEED**

Grant E. Tietjen, a resident of the State of Iowa, GRANTOR, in consideration of ONE DOLLAR (\$1.00), and transfer to a trust for benefit of Grantor, receipt of which is hereby acknowledged, conveys to Grant E. Tietjen and Emily A. Kingery, Co-Trustees of the Grant E. Tietjen Trust dated September 10, 2021, GRANTEES, an undivided one-half (1/2) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE1/4) of Section Ten (10); Government Lots Two (2), Seven (7) and Eight (8) in the Northeast Quarter (NE1/4) of Section Ten (10); The South Half (S1/2) of Government Lot Three (3) in Section Three (3); and all that part of the Southwest Quarter (SW1/4) of Section Eleven (11) lying South of the Republican River as now located containing 70 acres more or less, ALL IN Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT that part lying SOUTH of the County Road running across the southern portion thereof; **SUBJECT TO the life estate reserved by Larry and Glenda Tietjen in Warranty Deed recorded in Book 2016, page 61.**

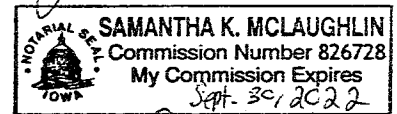
GRANTOR covenants with the GRANTEES that GRANTOR:

- (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 8th, 2021.

Grant E. Tietjen  
Grant E. Tietjen,

STATE OF IOWA, COUNTY OF Scott ) ss.



The foregoing instrument was acknowledged before me on October 8, 2021, by Grant E. Tietjen.

Comm. expires September 30, 2022

Samantha K. McLaughlin  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	2999	10/23/2021	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000501800	291	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30005		002	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,410	64,095	65,505		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: <b>BLADEN (BLA)</b>				A) 1	B) 01	C) 1	D) 1	E) 7	F) 3			
				<b>Residential</b>				<b>Commercial</b>				
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :				
<b>Construction Date:</b>				Construction Date : 1910				Construction Date :				
<b>Floor:</b>				Floor Sq. Ft. : 1,764				Floor Sq. Ft. :				
<b>Building Cost New:</b>				Cost : 208,400				Cost :				
<b>Single Family Style: 104</b>				<b>Residential Condition: 30</b>				<b>Commercial Occupancy Code:</b>				
(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				<b>Commercial Construction Class:</b>				
(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 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				
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 40</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>		
(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		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>												
<b>Assessor Comments and Reason for Adjustment:</b>												
DEED OF DISTRIBUTION FROM TRUST; BETWEEN PARENT & CHILD												
<b>Comments from</b>						<b>Comments:</b>						
000501800												
(Continue on back)												

# Real Estate Transfer Statement

291

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

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>23</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>10</u> Day <u>23</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Dianne M. Danehey, Trustee, Geneva Lewis Family Trust</b> Street or Other Mailing Address <b>14065 W Silverlake Road</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kurt Lewis and Dianne M. Danehey</b> Street or Other Mailing Address <b>14065 W Silverlake Rd</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b>			
Phone Number <b>(402) 469-0590</b>		Phone Number <b>(402) 984-5136</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address <b>daneheyfarms@gmail.com</b>				Email Address <b>daneheyfarms@gmail.com</b>			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input checked="" 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 type="checkbox"/> Warranty

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$110,000**

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  
**402 North Main  
 Bladen, NE 68928**

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 Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Two (2), Original Town of Bladen, Webster County, Nebraska.**

21 If agricultural, list total number of acres \_\_\_\_\_

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **50**

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

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

*[Signature]* Attorney  
 Signature of Grantee or Authorized Representative Title **11-9-21**  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>9</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <b>Exempt #20</b>	28 Recording Data <b>BK 2021, Pg 2999</b>

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 9 day of Nov A.D., 2021, at 3:45 o'clock P.M. Recorded in Book 2021 on Page 2999  
Jawie Petach County Clerk  
10.00 AD Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-9-21  
\$ Exempt #20 By AD

**DEED OF DISTRIBUTION FROM TRUST**

Dianne M. Danehey, Trustee of the Lewis Family Trust under agreement dated May 3, 2002, as Amended, GRANTOR, pursuant to the Delegation of Authority by Trustee, Kurt S. Lewis, duly filed in Book 2020, page 1655, and in consideration of ONE AND NO/100 DOLLARS (\$1.00) and distribution from trust, receipt of which is hereby acknowledged, conveys to Kurt S. Lewis and Dianne M. Danehey, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Two (2), Original Town of Bladen, Webster County, Nebraska.

GRANTOR covenants with the GRANTEES that GRANTOR:

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

Executed October 23, 2021.

Dianne M. Danehey  
Dianne M. Danehey, Trustee

STATE OF Nebraska COUNTY OF Webster ) ss.

The foregoing instrument was acknowledged before me on October 23, 2021, by Dianne M. Danehey, Trustee of the Lewis Family Trust Trust.

Comm. expires 3-27-25

Cindy J. Timm  
Notary Public

GENERAL NOTARY - State of Nebraska  
CINDY J. TIMM  
My Comm. Exp. March 27, 2025

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3000	11/4/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000601200		292		4 09		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40005		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
385		4,465		4,850		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2					

		Residential	Commercial
<b>Multiple Improvements:</b>		Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>		Construction Date : 1890	Construction Date :
<b>Floor:</b>		Floor Sq. Ft. : 858	Floor Sq. Ft. :
<b>Building Cost New:</b>		Cost : 113,515	Cost :
<b>Single Family Style: 101</b>		<b>Residential Condition: 10</b>	<b>Commercial Occupancy Code:</b>
(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	<b>Commercial Construction Class:</b>	
(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	
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 40</b>	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b>	<b>Condition:</b>
(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

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD; TITLE CORRECTION	
<b>Comments from</b>	<b>Comments:</b>
000601200	
(Continue on back)	



# Real Estate Transfer Statement

212

• 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. 11 Day 14 Yr. 2021	4 Date of Deed Mo. 11 Day 14 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Chelsea E. Ziska Street or Other Mailing Address FCI Aliceville City P.O. Box 4000 State AL Zip Code 35442		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Douglas Pierce Street or Other Mailing Address PO Box 148 City Orleans State NE Zip Code 68966	
Phone Number		Phone Number (916) 201-5600	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		Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$4,000

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  
150 E Grant St  
Guide Rock, NE 68942

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
Lots Six (6) and Seven (7), Block Four (4), Original Town of Guide Rock, Webster County, Nebraska.

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4.

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

David B. Garwood (402) 746-3613

Print or Type Name of Grantee or Authorized Representative

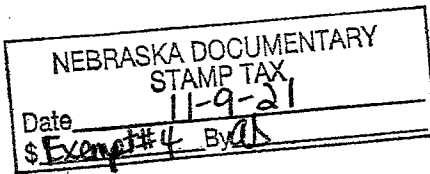
Signature of Grantee or Authorized Representative \_\_\_\_\_ Title Attorney \_\_\_\_\_ Phone Number 11-9-21  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 9 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 4	28 Recording Data BK 2021, Pg 3000

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 9 day of Nov A.D., 2021, at 3:48 o'clock p M. Recorded in Book 2021 on Page 3000  
Louise Petch County Clerk  
10.00 (1) Deputy  
Ind      Comp      Assessor      Carded     



**QUITCLAIM DEED**

Chelsea E. Ziska, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Doug Pierce, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6) and Seven (7), Block Four (4), Original Town of Guide Rock, Webster County, Nebraska.

Executed 11/4, 2021.

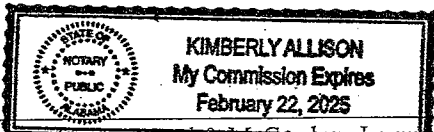
Chelsea E. Ziska

Alabama  
STATE OF ~~IOWA~~, COUNTY OF Pickers ) ss.

The foregoing instrument was acknowledged before me on 11/4, 2021, by Chelsea E. Ziska, a single person.

Comm. expires 02/22/2025

Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3010	11/5/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000152300		293		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10065		002	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
600		7,115		7,715		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : 1880	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 864	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 89,045	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 20</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(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
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(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

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
JTWD	
<b>Comments from</b>	<b>Comments:</b>
000152300	
(Continue on back)	



Real Estate Transfer Statement

293

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.

(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?

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.) The South Five feet (S5') of Lot Three (3), and all of Lots Four (4) and Five (5), Block Two (2), Railroad Addition 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: Item Number, Amount. Rows 22-24 showing purchase price, non-real property included, and adjusted purchase price.

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

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



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 12 day of Nov A.D., 2021, at 1:51 o'clock P M. Recorded in Book 2021 on Page 3010  
James Derek Henry County Clerk  
10.00 Deputy  
 ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
 STAMP TAX  
 Date 11-12-21  
 \$ 24.75 By JD

**JOINT TENANCY WARRANTY DEED**

Parthena M. Sidlo, surviving spouse of Duaine L. Sidlo and still a single person, GRANTOR, in consideration of TEN THOUSAND THREE HUNDRED SEVENTY-EIGHT AND AND 75/100 DOLLARS (\$10,378.75) receipt of which is hereby acknowledged, convey to James Derek Henry and Jill Henry, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Five feet (S5') of Lot Three (3), and all of Lots Four (4) and Five (5), 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 November 5<sup>th</sup>, 2021.

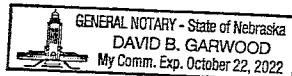
Parthena M. Sidlo  
 Parthena M. Sidlo

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November 5<sup>th</sup>, 2021, by Parthena M. Sidlo, a single person.

Comm. expires 10-22-2022

David B. Garwood  
 Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3013	11/12/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000132900		294		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		020	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,940		10,655		12,595		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
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : 1900	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 1,132	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 125,100	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 20</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(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
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(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

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
000132900	
(Continue on back)	

# Real Estate Transfer Statement

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FORM  
521

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>10</b> Day <b>12</b> Yr. <b>21</b>		4 Date of Deed Mo. <b>9</b> Day <b>22</b> Yr. <b>21</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Celine M. Zlomke and Brian C. Zlomke</b> Street or Other Mailing Address <b>4116 W. Faidley Avenue</b> City <b>Grand Island</b> State <b>NE</b> Zip Code <b>68803</b> Phone Number <b>(308) 383-1888</b> Email Address <b>NA</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Jim Richards</b> Street or Other Mailing Address <b>141 West 8th Avenue</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3476</b> 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 <b>NA</b>			

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 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 type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$ 3000.00**

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  No

18 Address of Property  
**1026 North Cedar Street, Red Cloud, NE 68970**

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

18a  No address assigned    18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**Lots 13-19, Block 20, 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	\$ 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 \_\_\_\_\_.

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.

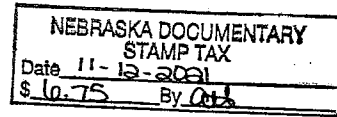
Print or Type Name of Grantee or Authorized Representative: **Don E Theobald**    Phone Number: **(402) 746-3476**

Signature of Grantee or Authorized Representative: *[Signature]*    Title: **Attorney**    Date: **11/12/2021**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>11</b> Day <b>12</b> Yr. <b>21</b>	27 Value of Stamp or Exempt Number \$ <b>6.75</b>	28 Recording Data <b>BK 2021, Pg 3013</b>

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 17<sup>th</sup> day of November A.D., 2021, at 2:25 o'clock     M. Recorded in Book 2021 on Page 3013  
Louise Fetsch County Clerk  
\$10.00 Oct Deputy  
Ind     Comp     Assessor     Carded    



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

WARRANTY DEED

Celine M. Zlomke and Brian C. Zlomke, a married couple, Grantor, in consideration of Love and Affection and other valuable consideration, received from Grantee, Jim Richards, a married person, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), Block Twenty (20), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

Grantor covenants 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 September 22<sup>nd</sup>, 2021.

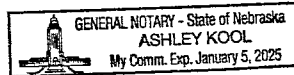
Celine M. Zlomke  
Celine M. Zlomke

Brian C. Zlomke  
Brian C. Zlomke

STATE OF NEBRASKA, COUNTY OF HALL, SS:

The foregoing instrument was acknowledged before me on September 22<sup>nd</sup>, 2021 by Celine M. Zlomke and Brian C. Zlomke, a married couple.

[Signature]  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3014	10/12/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000626400		295		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40010		010	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
210				210		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 2	B) 01	C) 1	D) 1	E) 7	F) 1					

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple. Improvements. :	Multiple. Improvements. :
<b>Construction Date:</b>	Construction Date :	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. :	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost :	Cost :
<b>Single Family Style:</b>	<b>Residential Condition:</b>	<b>Commercial Occupancy Code:</b>
(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	<b>Commercial Construction Class:</b>
(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
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality:</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(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

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
000626400	
(Continue on back)	

Real Estate Transfer Statement

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

2015

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, 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.

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...

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

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent

20 Legal Description (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

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

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

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

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



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2021	3015	10/7/2021	Base: 91-0002		Affiliated:		Unified:									
Location ID		Sale Number		Useability & Code #		Parcel Number											
001613202		296		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed Value				4243	3	10	33	0	00000	1	000	5980					
Land		Improvements		Total		Date of Sale Property Classification Code											
630,265				630,265		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		2.920		3,780							
1A		3.450		15,800		1G											
2A1		20.080		91,965		2G1											
2A		48.240		210,805		2G											
3A1						3G1											
3A						3G											
4A1						4G1											
4A		61.930		261,965		4G											
DRYLAND 1D1						Shelterbelt/Timber											
1D		1.360		3,355		Accretion											
2D1		0.100		250		Waste											
2D		10.710		23,295		Other											
3D1						<b>AG LAND TOTAL</b>		<b>161.240</b>		<b>630,265</b>							
3D						Roads		6.980									
4D1						Farm Sites											
4D		12.450		19,050		Home Sites											
						Recreation											
Dwellings						Other											
Outbuildings						<b>Non-AG TOTAL</b>		<b>6.980</b>									

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
TRUSTEE'S DEED; HIGHWAY PURPOSES	
<b>Comments from</b>	<b>Comments:</b>
001613202 001613200	

(Continue on back)



# Real Estate Transfer Statement

296

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 07 Yr. 2021	4 Date of Deed Mo. 10 Day 07 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	City	State
		Lincoln	NE
Zip Code		Zip Code	
		68509	
Phone Number	Phone Number	Is the grantee a 501(c)(3) organization?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	(402) 471-4567	If Yes, is the grantee a 509(a) foundation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address	Email Address		
NA	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"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	

8 Type of Deed

<input type="checkbox"/> 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 checked="" type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 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?  
\$1,260

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  
4495 Highway 8 Hardy, NE 68943-4237

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	\$	1,260.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1,260.00

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  
Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative: *Karla Smith*  
Title: ROW Project Manager

Phone Number: (402) 479-3985  
Date: 11/9/2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 15 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK 2021 Pg 3015

Exhibit A  
To Form 521 - Real Estate Transfer Statement

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

John A. Kaldahl and Mary K. Kaldahl, Trustees ;  
4495 Highway 8 Hardy  
Hardy, NE 68943-4237

Phone No.:

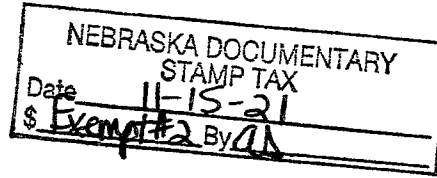
**Field No. 20:** Legal Description

ROW1

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 2642.42 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 29 MINUTES, 33 SECONDS LEFT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 30 MINUTES, 27 SECONDS LEFT, A DISTANCE OF 1119.51 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 007 DEGREES, 22 MINUTES, 50 SECONDS RIGHT, A DISTANCE OF 87.76 FEET; THENCE WESTERLY DEFLECTING 016 DEGREES, 05 MINUTES, 07 SECONDS LEFT, A DISTANCE OF 74.49 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 008 DEGREES, 42 MINUTES, 16 SECONDS RIGHT, A DISTANCE OF 676.36 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 015 DEGREES, 29 MINUTES, 23 SECONDS RIGHT, A DISTANCE OF 155.65 FEET; THENCE WESTERLY DEFLECTING 015 DEGREES, 29 MINUTES, 22 SECONDS LEFT, A DISTANCE OF 200.00 FEET; THENCE WESTERLY DEFLECTING 015 DEGREES, 53 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 151.80 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 015 DEGREES, 54 MINUTES, 08 SECONDS RIGHT, A DISTANCE OF 189.87 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 29 MINUTES, 14 SECONDS LEFT, A DISTANCE OF 33.03 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING CONTAINING 2.35 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 HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of Nov A.D., 2021 at 11:19 o'clock A M. Recorded in Book 2021 on Page 3015-3020  
Yvonne Petrick County Clerk  
40.00 AS Deputy  
ind Comp Assessor Carded



FOR REGISTER OF DEEDS USE ONLY  
Return to: Karla Smith  
Nebraska Dept. of Transportation, R.O.W. Division  
1500 Highway 2, Box 94759  
Lincoln, NE 68509-4759

TRUSTEE'S DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 15

KNOW ALL PERSONS BY THESE PRESENTS:

THAT John A. Kaldahl and Mary K. Kaldahl, Co-Trustees of the John A. Kaldahl Revocable Trust and John A. Kaldahl and Mary K. Kaldahl, Co-Trustees of the Mary K. Kaldahl Revocable Trust

for and in consideration of the sum of **ONE AND 00/100---(\$1.00)---DOLLAR AND OTHER VALUABLE CONSIDERATION** in hand paid, pursuant to the power and authority vested in the Grantor as said Trustee, do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real estate;

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 2642.42 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 29 MINUTES, 33 SECONDS LEFT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 30 MINUTES, 27 SECONDS LEFT, A DISTANCE OF 1119.51 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 007 DEGREES, 22 MINUTES, 50 SECONDS RIGHT, A DISTANCE OF 87.76 FEET; THENCE WESTERLY DEFLECTING 016 DEGREES, 05 MINUTES, 07 SECONDS LEFT, A DISTANCE OF 74.49 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 008 DEGREES, 42 MINUTES, 16 SECONDS RIGHT, A DISTANCE OF 676.36 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 015 DEGREES, 29 MINUTES, 23 SECONDS RIGHT, A DISTANCE OF 155.65 FEET; THENCE WESTERLY DEFLECTING 015 DEGREES, 29 MINUTES, 22 SECONDS LEFT, A DISTANCE OF 200.00 FEET; THENCE WESTERLY DEFLECTING 015 DEGREES, 53 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 151.80 FEET TO A

TRUSTEE'S DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 15

POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 015 DEGREES, 54 MINUTES, 08 SECONDS RIGHT, A DISTANCE OF 189.87 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 29 MINUTES, 14 SECONDS LEFT, A DISTANCE OF 33.03 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING CONTAINING 2.35 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 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 the Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

And trustee as Grantor does hereby covenant with said THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns that Grantor has not made, done, executed or suffered any act or thing whatsoever, whereby the above described premises or any part thereof now or at any time hereafter shall be imperiled, charged, or encumbered in any manner whatsoever; and Grantor as trustee, does hereby warrant and defend the title to said premises against all persons lawfully claiming the same from, through or under them.

TRUSTEE'S DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 15

Duly executed this 7<sup>th</sup> day of October, A.D. 2021.

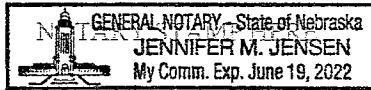
*John A. Kaldahl*

John A. Kaldahl, Co-Trustee  
of the John A. Kaldahl Revocable Trust

STATE OF Nebraska )  
 )ss.  
COUNTY OF Wickolls )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of October,  
A.D., 2021, by John A. Kaldahl, Trustee.  
(Printed Name of Individual who appeared before Notary)

*Jennifer M. Jensen*  
Notary Public





TRUSTEE'S DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 15

Duly executed this 7<sup>th</sup> day of October, A.D. 2021.

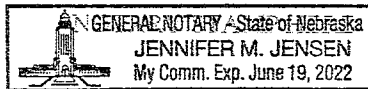
*John A. Kaldahl*

John A. Kaldahl, Co-Trustee  
of the Mary K. Kaldahl Revocable Trust

STATE OF Nebraska )  
 )ss.  
COUNTY OF Wickolls )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of October,  
A.D., 2021, by John A. Kaldahl, Trustee.  
(Printed Name of Individual who appeared before Notary)

*Jennifer M. Jensen*  
Notary Public



TRUSTEE'S DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 15

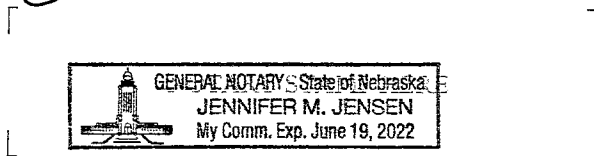
Duly executed this 7<sup>th</sup> day of October, A.D. 2021.

Mary K. Kaldahl  
Mary K. Kaldahl, Co-Trustees  
of the Mary K. Kaldahl Revocable Trust

STATE OF Nebraska )  
COUNTY OF Nuckolls )ss.

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of October,  
A.D., 2021, by Mary K. Kaldahl, Trustee.  
(Printed Name of Individual who appeared before Notary)

Jennifer M. Jensen  
Notary Public





# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3021	9/10/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001209300		297		4	05	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4241	3	9	21	4	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
586,845				586,845		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	72.000		93,240				
	1A						1G	16.960		21,965				
	2A1						2G1	12.960		16,785				
	2A						2G	15.000		19,425				
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	48.000		118,560		Shelterbelt/Timber								
	1D	82.000		202,540		Accretion								
	2D1					Waste		3.000		600				
	2D	30.000		65,250		Other								
	3D1	4.000		8,700		<b>AG LAND TOTAL</b>		<b>309.920</b>		<b>586,845</b>				
	3D					Roads		10.080						
	4D1					Farm Sites								
	4D	26.000		39,780		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>10.080</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
DEED OF DISTRIBUTION BY PR; BETWEEN AUNT, NIECE, SISTERS	
<b>Comments from</b>	<b>Comments:</b>
001209300 001209600	
(Continue on back)	

# Real Estate Transfer Statement

297

• 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 <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>10</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>8</u> Day <u>23</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Anna Elizabeth Borst &amp; Judy L. Thompson, Co-PR's Lois A. Kreutz Estate</b> Street or Other Mailing Address <b>PO Box 228</b> City <b>Aurora</b> State <b>NE</b> Zip Code <b>68818</b> Phone Number <b>(402) 694-3161</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Judy L. Thompson and Norma J. Kreutz</b> Street or Other Mailing Address <b>225 McDonald Ave.</b> City <b>North Platte,</b> State <b>NE</b> Zip Code <b>69101</b> Phone Number <b>(308) 534-3439</b> 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 <b>n/a</b>			

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"/> Mobile Home <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 checked="" type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

<input checked="" type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> 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 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?  
**\$275,935**

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  
**Grantee**

18a  No address assigned    18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
 An undivided one-third interest in and to the Southeast Quarter (SE1/4) of Section Twenty-one (21), and the Northwest Quarter (NW1/4) of Section Twenty-two (22), all in 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 1/3 int. in 320 ac.

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

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

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

**Scott D. Grafton** (402) 694-3161  
 Print or Type Name of Grantee or Authorized Representative Phone Number

**Scott D. Grafton** Attorney 11/11/2021  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>15</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 15</u>	28 Recording Data <u>BK 2021 Pg 3021</u>	

State of Nebraska }  
County of Webster } ss.

BOOK 2021 PAGE 3021

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of NOV A.D., 2021, at 11:33 o'clock A.M. Recorded in Book 2021 on Page 3021-3022  
Joune Peterson County Clerk  
16.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-15-21  
\$ Exempt #5 By dh

Return to:  
WNMOG  
PO Box 228  
Aurora, NE 68818

**DEED OF DISTRIBUTION BY  
PERSONAL REPRESENTATIVE**

Anna Elizabeth Borst and Judy L. Thompson, Co-Personal Representatives of the Estate of Lois A. Kreutz, Deceased, pursuant to the appointment by the County Court of Hamilton County, Nebraska, at Case No. PR20-23, GRANTOR, conveys and releases to Judy L. Thompson and Norma J. Kreutz, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

An undivided one-third interest in and to the Southeast Quarter (SE¼) of Section Twenty-one (21), and the Northwest Quarter (NW¼) of Section Twenty-two (22), all in Township Three (3) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska,

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

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

Dated this 23<sup>rd</sup> day of August, 2021.

Estate of Lois A. Kreutz, Deceased

By: Anna Elizabeth Borst Co Pers Rep  
Anna Elizabeth Borst, Co-Personal Representative  
of the Estate of Lois A. Kreutz, Deceased

STATE OF TENNESSEE )  
County of Bradley )

The foregoing instrument was sworn to and acknowledged before me on this 10 day of September, 2021, by Anna Elizabeth Borst, Co-Personal Representative of the Estate of Lois A. Kreutz, Deceased.



Sharon Welch  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3023	9/10/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001209300		298		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	21	4	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
586,845				586,845		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	72.000		93,240				
	1A						1G	16.960		21,965				
	2A1						2G1	12.960		16,785				
	2A						2G	15.000		19,425				
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	48.000		118,560		Shelterbelt/Timber								
	1D	82.000		202,540		Accretion								
	2D1					Waste		3.000		600				
	2D	30.000		65,250		Other								
	3D1	4.000		8,700		<b>AG LAND TOTAL</b>		<b>309.920</b>		<b>586,845</b>				
	3D					Roads		10.080						
	4D1					Farm Sites								
	4D	26.000		39,780		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>10.080</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
DEED OF DISTRIBUTION BY PR; BETWEEN AUNT & NIECE	
<b>Comments from</b>	<b>Comments:</b>
001209300 001209600	
(Continue on back)	



# Real Estate Transfer Statement <sup>298</sup>

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 <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>10</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>8</u> Day <u>27</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Judy L. Thompson, PR. of Norma J. Kreutz Estate</b> Street or Other Mailing Address <b>PO Box 228</b> City <b>Aurora</b> State <b>NE</b> Zip Code <b>68818</b> Phone Number <b>(402) 694-3161</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Judy L. Thompson</b> Street or Other Mailing Address <b>225 McDonald Ave.</b> City <b>North Platte,</b> State <b>NE</b> Zip Code <b>69101</b> Phone Number <b>(308) 534-3439</b> 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 <b>n/a</b>			

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 checked="" type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

<input checked="" type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> 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 type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$413,903**

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  
**Grantee**

18a  No address assigned    18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
 All of decedent's undivided interest in and to the Southeast Quarter (SE1/4) of Section Twenty-one (21), and the Northwest Quarter (NW1/4) of Section Twenty-two (22), all in 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 1/2 int. in 320 ac.

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

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

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

**sign here** **Scott D. Grafton** (402) 694-3161  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Signature of Grantee or Authorized Representative Attorney Title 11/11/2021  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>15</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #15</u>	28 Recording Data <u>BK2021, 3023</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 15 day of NOV A.D., 2021, at 11:30 o'clock A.M. Recorded in Book 2021 on Page 3023  
Maize Petrich County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-15-21  
\$ Exempt # 5 By AB

Return to:  
WNMOG  
PO Box 228  
Aurora, NE 68818

**DEED OF DISTRIBUTION BY  
PERSONAL REPRESENTATIVE**

Judy L. Thompson, Personal Representative of the Estate of Norma J. Kreutz, Deceased, pursuant to the appointment by the County Court of Hamilton County, Nebraska, at Case No. PR20-55, GRANTOR, conveys and releases to Judy L. Thompson, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

All of decedent's undivided interest in and to the Southeast Quarter (SE¼) of Section Twenty-one (21), and the Northwest Quarter (NW¼) of Section Twenty-two (22), all in Township Three (3) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska,

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

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

Dated this 27 day of Aug, 2021.

Estate of Norma J. Kreutz, Deceased

By: Judy L. Thompson  
Judy L. Thompson, Personal Representative  
of the Estate of Norma J. Kreutz, Deceased

STATE OF NEBRASKA )  
County of Hamilton )

The foregoing instrument was sworn to and acknowledged before me on this 27<sup>th</sup> day of August, 2021, by Judy L. Thompson Personal Representative of the Estate of Norma J. Kreutz, Deceased.

GENERAL NOTARY - State of Nebraska  
SHERRI L. MILLER  
My Comm. Exp. April 21, 2023

Sherril L. Miller  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3024	9/10/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001209300		299		4	05	GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4241	3	9	21	4	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
586,845				586,845		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	72.000		93,240				
	1A						1G	16.960		21,965				
	2A1						2G1	12.960		16,785				
	2A						2G	15.000		19,425				
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	48.000		118,560		Shelterbelt/Timber								
	1D	82.000		202,540		Accretion								
	2D1					Waste		3.000		600				
	2D	30.000		65,250		Other								
	3D1	4.000		8,700		<b>AG LAND TOTAL</b>		<b>309.920</b>		<b>586,845</b>				
	3D					Roads		10.080						
	4D1					Farm Sites								
	4D	26.000		39,780		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>10.080</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
JTWD; BETWEEN SPOUSE	
<b>Comments from</b>	<b>Comments:</b>
001209300 001209600	

(Continue on back)



# Real Estate Transfer Statement

299

• 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 <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>10</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>8</u> Day <u>27</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Judy L. Thompson and Charles E. Thompson, Wife &amp; Husband</b> Street or Other Mailing Address <b>225 McDonald Ave.</b> City <b>North Platte</b> State <b>NE</b> Zip Code <b>69101</b> Phone Number <b>(308) 534-3439</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Judy L. Thompson and Charles E. Thompson, Wife &amp; Husband</b> Street or Other Mailing Address <b>225 McDonald Ave.</b> City <b>North Platte,</b> State <b>NE</b> Zip Code <b>69101</b> Phone Number <b>(308) 534-3439</b> 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 <b>n/a</b>			

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 type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Other (Explain) <b>JTWD</b>

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?  
**\$827,805**

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  
**Grantees**

18a  No address assigned    18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**The Southeast Quarter (SE1/4) of Section Twenty-one (21), and the Northwest Quarter (NW1/4) of Section Twenty-two (22), all in 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 320 acres.

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

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

**Scott D. Grafton** (402) 694-3161  
Print or Type Name of Grantee or Authorized Representative Phone Number

**Attorney** 11/11/2021  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>15</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5a</u>	28 Recording Data <u>BKadai, Pg 3024</u>

sign here



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3025	11/1/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000129700		300		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020			016	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
555		11,380		11,935		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : 1966	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 672	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 35,280	Cost :
<b>Single Family Style: 100</b>	<b>Residential Condition: 10</b>	<b>Commercial Occupancy Code:</b>
(100) <input checked="" 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	<b>Commercial Construction Class:</b>
(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
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 20</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
000129700	
(Continue on back)	



Real Estate Transfer Statement

300

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. 11 Day 1 Yr. 2021 4 Date of Deed Mo. 11 Day 1 Yr. 2021

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

Grantor's Name (Seller) Bruce O. Wilcoxson and Dovie Wilcoxson Grantee's Name (Buyer) Susan R. Schulz

Street or Other Mailing Address 1816 H St 1128 Hwy 136

City Ord State NE Zip Code 68862 City Red Cloud State NE Zip Code 68970

Phone Number (308) 730-2525 Phone Number (402) 746-4216 Is the grantee a 501(c)(3) organization? Yes No

Email Address n/a Email Address n/a

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

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

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 Auction Easement Gift Life Estate Sale Trustee to Beneficiary

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

14 What is the current market value of the real property? \$2,000 15 Was the mortgage assumed? 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? Yes No

18 Address of Property 941 N Cedar 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.) Lots One (1) and Two (2), Block Sixteen (16), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 2,000.00. 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) \$ 2,000.00.

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Susan R. Schulz (402) 746-4216

Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Mo. 11 Day 15 Yr. 21 27 Value of Stamp or Exempt Number \$ 4.50 28 Recording Data BY 2021, Pg 3025

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 15 day of Nov A.D., 2011, at 3:47 o'clock P. M. Recorded in Book 2021 on Page 3025  
Louise Patsch County Clerk  
10.00 LD Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-15-21  
\$ 4.50 By LD

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

WARRANTY DEED

Bruce O. Wilcoxson and Dovie Wilcoxson, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Susan R. Schulz, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Block Sixteen (16), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

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

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

Executed November 1, 2021.

Bruce O. Wilcoxson  
Bruce O. Wilcoxson

Dovie Wilcoxson  
Dovie Wilcoxson

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF WEBSTER    )

The foregoing instrument was acknowledged before me on November 1, 2021 by Bruce O. Wilcoxson and Dovie Wilcoxson, husband and wife.

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

Teresa L. Theobald  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3028	11/15/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000329800		301		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	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
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : 1954	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 928	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 133,525	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 35</b>	<b>Commercial Occupancy Code:</b>
(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	<b>Commercial Construction Class:</b>
(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
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(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

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
000329800	
(Continue on back)	

# Real Estate Transfer Statement

301

• 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 <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>15</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>11</u> Day <u>01</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Veronica Beach</b> Street or Other Mailing Address <b>3153 Huckaby Bridge Road SW</b> City <b>Hartselle</b> State <b>NE AL</b> Zip Code <b>35640</b> Phone Number <b>(256) 702-0429</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Ryan Magill and Kristie Magill</b> Street or Other Mailing Address <b>310 N. Pine St.</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(541) 429-1303</b> 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 <b>n/a</b>			

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

(A) Status	(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> 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"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
			<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?  
**\$126,000**

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  
**310 N. Pine St.  
Blue Hill, NE 68930**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantee (#6)**

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**Lot 3, Block 1, Busch's Subdivision of Rohrer's Addition to Blue Hill, Webster County, NE.**

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

22 Total purchase price, including any liabilities assumed	22	\$ 126,000.00
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	\$ 126,000.00

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** **Dusty S. McKenna** (402) 463-4198  
Print or Type Name of Grantee or Authorized Representative Phone Number  
**Dusty S. McKenna** Title/Escrow Agent 11-15-2021  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>16</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>283.50</u>	28 Recording Data <b>BK2021, Pg 3028</b>	







# Real Estate Transfer Statement

302

- 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. 11 Day 16 Yr. 21		Mo. 11 Day 16 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Jim Richards and Sara Richards				Grantee's Name (Buyer) Van Beber Properties, LLC			
Street or Other Mailing Address 141 West 8th Avenue				Street or Other Mailing Address 2117 Glenfair Road			
City Red Cloud		State NE		City Greeley		State CO	
Zip Code 68970				Zip Code 80631			
Phone Number (402) 460-0228		Phone Number (254) 718-9674		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address NA				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"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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  
1026 North Cedar Street, Red Cloud, NE 68970

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

18a  No address assigned    18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), Block Twenty (20), 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	\$ 3,000.00
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	\$ 3,000.00

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

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

sign here

<p><u>Don E Theobald</u> Print or Type Name of Grantee or Authorized Representative</p> <p><u>Don E Theobald</u> Signature of Grantee or Authorized Representative</p>	<p><u>Attorney</u> Title</p> <p><u>4027962774</u> Phone Number</p> <p><u>11-16-2021</u> Date</p>
--	--

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 17 Yr. 21	27 Value of Stamp or Exempt Number \$ 6.75	28 Recording Data BK 2021, Pg 318

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

State of Nebraska } ss.  
County of Webster }

BOOK 2021 PAGE 3118

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of Nov A.D., 2021, at 10:57 o'clock A M. Recorded in Book 2021 on Page 3118  
Louise Patsch County Clerk  
10-00 V.D. Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-17-21  
\$ 6.75 By VD

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

### WARRANTY DEED

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

Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), Block Twenty (20), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

Grantor covenants 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 November 16, 2021.

Jim Richards  
Jim Richards

Sara Richards  
Sara Richards

STATE OF NEBRASKA, COUNTY OF WEBSTER, SS:

The foregoing instrument was acknowledged before me on ~~October~~ November 16, 2021 by Jim Richards and Sara Richards, a married couple.

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

Don E. Theobald  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2021	3129	11/11/2021	Base: 01-0123			Affiliated:		Unified:								
Location ID		Sale Number		Useability & Code #		Parcel Number											
002405900		303		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed Value						4247	3	12	6	3	00000	1	000	0000			
Land		Improvements		Total		Date of Sale Property Classification Code											
336,375				336,375		Status	Property Type	Zoning	Location	City Size	Parcel Size						
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9						
LCG			ACRES:			VALUE:			LCG			ACRES:			VALUE:		
IRRIGATED	1A1					GRASSLAND	1G1										
	1A						1G										
	2A1						2G1										
	2A						2G										
	3A1						3G1										
	3A						3G										
	4A1						4G1										
	4A						4G										
DRYLAND	1D1	5.000		12,350		Shelterbelt/Timber											
	1D	117.000		288,990		Accretion											
	2D1					Waste		2.010						400			
	2D	5.000		10,875		Other											
	3D1	6.000		13,050		<b>AG LAND TOTAL</b>		142.010						336,375			
	3D					Roads		4.000									
	4D1					Farm Sites											
	4D	7.000		10,710		Home Sites											
						Recreation											
	Dwellings					Other											
	Outbuildings					<b>Non-AG TOTAL</b>		4.000									

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
DEED OF DISTRIBUTION BY CO-PR; BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
002405900	
(Continue on back)	



# Real Estate Transfer Statement

303

FORM  
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 11 Day 11 Yr. 2021		Mo. 11 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) Estate of Betty E. Koch				Grantee's Name (Buyer) Linda Ridenour and Dennis Koch			
Street or Other Mailing Address 119 State Street, Box 63				Street or Other Mailing Address 119 State Street, Box 63			
City Brady		State NE		City Brady		State NE	
Zip Code 69123		Zip Code 69123		Phone Number (308) 870-2401		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Phone Number						Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address lindaridenour1972@gmail.com			

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

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

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

Yes  No

10 Type of Transfer

<input checked="" type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> 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 type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

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

Yes  No

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

Yes  No

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

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

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

\$285,000

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

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

Linda Ridenour and Dennis Koch  
119 State Street, Box 63  
Brady, NE 69123

18a  No address assigned    18b  Vacant land

20 Legal Description

The Southwest Quarter (SW¼) of Section Six (6), Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 146.01

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.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0.00

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

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

sign here Cheryl C. Marsh  
Print or Type Name of Grantee or Authorized Representative

*Cheryl C. Marsh*  
Signature of Grantee or Authorized Representative

(308) 872-6833  
Phone Number

Attorney  
Title

Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 18 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK 2021, Pg 3129

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



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3130	11/15/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002306800		304		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	10	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,217,645				1,217,645		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	36.200	165,795	GRASSLAND	1G1	37.000	47,915							
	1A	4.300	19,695		1G	5.000	6,475							
	2A1	1.500	6,870		2G1	11.000	14,245							
	2A	95.400	416,900		2G									
	3A1				3G1									
	3A				3G									
	4A1	1.000	4,230		4G1									
	4A	126.600	535,520		4G									
DRYLAND	1D1			Shelterbelt/Timber										
	1D			Accretion										
	2D1			Waste										
	2D			Other										
	3D1			<b>AG LAND TOTAL</b>		<b>318.000</b>	<b>1,217,645</b>							
	3D			Roads		2.000								
	4D1			Farm Sites										
	4D			Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			<b>Non-AG TOTAL</b>		<b>2.000</b>								

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
CORRECTIVE WD; BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
002306800	
(Continue on back)	

# Real Estate Transfer Statement

304

• 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 <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>15</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>11</u> Day <u>15</u> Yr. <u>2021</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>See Attachment</b> Street or Other Mailing Address <b>P.O. Box 141</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>(402) 756-8505</b> Email Address <b>N/A</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>See Attachment</b> Street or Other Mailing Address <b>1314 Road 100</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>(402) 756-8000</b> Email Address <b>N/A</b>	
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

(A) Status	(B) Property Type			(C)
<input type="checkbox"/> Improved	<input 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 checked="" type="checkbox"/> Corrective Bk 2020, Pg 3360-3361	<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 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 checked="" type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input 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 trustee and beneficiary relatives? (If Yes, check the appropriate box.)

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

14 What is the current market value of the real property?  
**\$1,044,415**

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

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

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

18 Address of Property

18a  No address assigned    18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Nelson P. Trambly, trustee**  
**1314 Road 100**  
**Campbell, NE 68932**

20 Legal Description (Attach additional pages, if needed.)  
**Northwest Quarter (NW1/4) and the Southwest Quarter (SW1/4) of Section 10, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska**

21 If agricultural, list total number of acres transferred in this transaction 320a

22 Total purchase price, including any liabilities assumed	\$ 0 <sup>00</sup>
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 <sup>00</sup>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number: 4

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

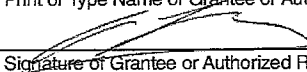
**Andrew M. Loudon (Bar Id # 21511)**

(402) 420-6091

Print or Type Name of Grantee or Authorized Representative

Phone Number

**sign here**

 Signature of Grantee or Authorized Representative

Attorney

11.18.2021

Title

Date

**Register of Deed's Use Only**

**For Dept. Use Only**

26 Date Deed Recorded Mo. <u>11</u> Day <u>18</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <b>Exempt # 4</b>	28 Recording Data <b>BK2021, Pg 3130</b>	
--	--	---	--



**Form 521 Real Estate Transfer Statement – Attachment**

**5. Grantor Name:**

Nelson F. Trambly and Maryetta E. Trambly, as Trustees of the Nelson F. Trambly Revocable Trust Agreement dated May 20, 2014 and Maryetta E. Trambly and Nelson F. Trambly, as Trustees of the Maryetta E. Trambly Revocable Trust Agreement dated May 20, 2014

**6. Grantees Name:**

Nelson P. Trambly, as trustee of the Nelson P. Trambly Irrevocable Trust dated the 14<sup>th</sup> day of December, 2016

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 11/18/21  
\$ Ex004 By AS

**Bk 2021, Pg 3130**

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 November A.D., 2021, at 10:02 o'clock AM. Recorded in Book 2021 on Pages 3130-3131

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

RETURN TO:  
Andrew M. Loudon, Esq.  
Ball, Loudon, Ebert, & Brostrom, LLC  
5733 S. 34<sup>th</sup> Street, Suite 500  
Lincoln, NE 68516  
402.420.6091

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### CORRECTIVE WARRANTY DEED

**This corrective warranty deed replaces the warranty deed to trust recorded on the 30<sup>th</sup> day of December, 2020, at instrument on Bk 2020, Pg 3360-3361 in the office of the Webster County Register of Deeds, Webster County, Nebraska.**

Nelson F. Trambly and Maryetta E. Trambly, as Trustees of the Nelson F. Trambly Revocable Trust Agreement dated May 20, 2014 and Maryetta E. Trambly and Nelson F. Trambly, as Trustees of the Maryetta E. Trambly Revocable Trust Agreement dated May 20, 2014, Grantors, in consideration of One Dollar and other good and valuable consideration received from Grantee, Nelson P. Trambly, as Trustee of the Nelson P. Trambly Irrevocable Trust dated the 14<sup>th</sup> day of December, 2016, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Northwest Quarter (NW1/4) and the Southwest Quarter (SW1/4) of Section 10, Township 2 North, Range 12 West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Grantors covenants with Grantees that Grantors:

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



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3132	11/15/2021	Base: 01-0123			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002512200		305		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	25	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,252,490				1,252,490		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	19.400	88,850	GRASSLAND	1G1									
	1A	51.700	236,785		1G									
	2A1	48.900	223,960		2G1									
	2A	86.400	377,570		2G									
	3A1				3G1									
	3A				3G									
	4A1	45.900	194,155		4G1									
	4A	3.500	14,805		4G									
DRYLAND	1D1	15.600	38,530	Shelterbelt/Timber										
	1D	8.700	21,490	Accretion										
	2D1	5.600	13,860	Waste										
	2D	11.160	24,275	Other										
	3D1			<b>AG LAND TOTAL</b>										
	3D			Roads								308.760		1,252,490
	4D1	10.600	16,220	Farm Sites								9.000		
	4D	1.300	1,990	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			<b>Non-AG TOTAL</b>								9.000		

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
CORRECTIVE WD - BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
002512200	

(Continue on back)

Real Estate Transfer Statement

305

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

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

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

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

8 Type of Deed, 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

West Half (W1/2) of Section 25, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska

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

Table with 2 columns: Question number, Amount. Rows 22-24.

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

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

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

**Form 521 Real Estate Transfer Statement – Attachment**

**5. Grantor Name:**

Nelson F. Trambly and Maryetta E. Trambly, as Trustees of the Nelson F. Trambly Revocable Trust Agreement dated May 20, 2014 and Maryetta E. Trambly and Nelson F. Trambly, as Trustees of the Maryetta E. Trambly Revocable Trust Agreement dated May 20, 2014

**6. Grantees Name:**

Maggie L. Kothe, as trustee of the Maggie L. Kothe Irrevocable Trust dated the 29<sup>th</sup> day of December, 2020

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 11/18/21  
\$ Ex004 By AS

**Bk 2021, Pg 3132**

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 November A.D., 2021, at 10:03 o'clock AM. Recorded in Book 2021 on Pages 3132-3133

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

RETURN TO:  
Andrew M. Loudon, Esq.  
Ball, Loudon, Ebert, & Brostrom, LLC  
5733 S. 34<sup>th</sup> Street, Suite 500  
Lincoln, NE 68516  
402.420.6091

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### CORRECTIVE WARRANTY DEED

**This corrective warranty deed replaces the warranty deed to trust recorded on the 30<sup>th</sup> day of December, 2020, at instrument on Bk 2020, Pg 3362-3363 in the office of the Webster County Register of Deeds, Webster County, Nebraska.**

Nelson F. Trambly and Maryetta E. Trambly, as Trustees of the Nelson F. Trambly Revocable Trust Agreement dated May 20, 2014 and Maryetta E. Trambly and Nelson F. Trambly, as Trustees of the Maryetta E. Trambly Revocable Trust Agreement dated May 20, 2014, Grantors, in consideration of One Dollar and other good and valuable consideration received from Grantee, Maggie L. Kothe, as Trustee of the Maggie L. Kothe Irrevocable Trust dated the 29<sup>th</sup> of December, 2020, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

West Half (W1/2) of Section 25, Township 4 North, Range 12 West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Grantors covenants with Grantees that Grantors:

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





# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3134	11/15/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002503200		306		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	23	4	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
651,140				651,140		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	81.200	371,895	GRASSLAND	1G1									
	1A	1.000	4,580		1G									
	2A1				2G1									
	2A	48.500	211,945		2G	1.310					1,695			
	3A1				3G1									
	3A				3G									
	4A1				4G1									
	4A	0.600	2,540		4G									
DRYLAND	1D1	12.100	29,885	Shelterbelt/Timber										
	1D	5.000	12,350	Accretion										
	2D1			Waste										
	2D	7.400	16,095	Other										
	3D1			<b>AG LAND TOTAL</b>		157.210					651,140			
	3D			Roads		3.000								
	4D1			Farm Sites										
	4D	0.100	155	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			<b>Non-AG TOTAL</b>		3.000								

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
002503200	
(Continue on back)	

Real Estate Transfer Statement

304

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. 11 Day 15 Yr. 2021), 4 Date of Deed (Mo. 11 Day 15 Yr. 2021)

5 Grantor's Name, Address, and Telephone (Please Print) See Attachment

6 Grantee's Name, Address, and Telephone (Please Print) See Attachment

Street or Other Mailing Address P.O. Box 141

City, State, Zip Code Campbell NE 68932, Roseland NE 68973

Phone Number (402) 756-8505, (402) 461-1047, Is the grantee a 501(c)(3) organization? 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, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt, Mobile Home.

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer, Seller, No. 10 Type of Transfer: Distribution, Auction, Court Decree, Exchange, Foreclosure, Easement, 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/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, 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? \$651,140. 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: Maggie L. Kothe, trustee, 11615 Church Street, Roseland, NE 68973. 18a No address assigned, 18b Vacant land.

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

Southeast Quarter (SE1/4) of Section 23, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 160.21

Table with 2 columns: Item Number, Amount. 22 Total purchase price, including any liabilities assumed \$ 0.00. 23 Was non-real property included in the purchase? Yes/No (If Yes, enter dollar amount and attach itemized list.) \$ 0.00. 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00.

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Andrew M. Loudon (Bar Id # 21511) (402) 420-6091, Attorney, 11.18.2021

sign here

Register of Deed's Use Only: 26 Date Deed Recorded (Mo. 11 Day 18 Yr. 21), 27 Value of Stamp or Exempt Number \$ Exempt # 5a, 28 Recording Data BK2021, 9 3134. For Dept. Use Only

**Form 521 Real Estate Transfer Statement – Attachment**

**5. Grantor Name:**

Nelson F. Trambly and Maryetta E. Trambly, as Trustees of the Nelson F. Trambly Revocable Trust Agreement dated May 20, 2014 and Maryetta E. Trambly and Nelson F. Trambly, as Trustees of the Maryetta E. Trambly Revocable Trust Agreement dated May 20, 2014

**6. Grantees Name:**

Maggie L. Kothe, as trustee of the Maggie L. Kothe Irrevocable Trust dated the 29<sup>th</sup> day of December, 2020

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 11/18/21  
\$ Ex004 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 November A.D., 2021, at 10:03  
o'clock AM. Recorded in Book 2021  
on Pages 3134-3135  
*Louise Petsch* County Clerk  
Fee: \$16.00 By: AS Deputy  
Electronically Recorded

RECORD AND RETURN TO:  
Andrew M. Loudon, Esq.  
Ball, Loudon, Ebert, & Brostrom, LLC  
5733 S. 34<sup>th</sup> Street, Suite 500  
Lincoln, Nebraska 68516  
402.420.6091

**WARRANTY DEED TO TRUST**

Nelson F. Trambly and Maryetta E. Trambly, as Trustees of the Nelson F. Trambly Revocable Trust Agreement dated May 20, 2014 and Maryetta E. Trambly and Nelson F. Trambly, as Trustees of the Maryetta E. Trambly Revocable Trust Agreement dated May 20, 2014, Grantors, for good and valuable consideration conveys to Maggie L. Kothe, as trustee of the Maggie L. Kothe Irrevocable Trust dated the 29<sup>th</sup> day of December, 2020, Grantee, including all amendments thereto, and to the trustees' successors in trust without further conveyance, all of Grantor's right, title, and interest in the following described real estate:

Southeast Quarter (SE1/4) of Section 23, Township 4 North, Range 12 West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Any deed, conveyance or other instrument executed by a trustee or any successor in trust shall be conclusive evidence in favor of any person relying or claiming under such instrument that at the time of delivery the trust was in effect, the instrument was executed in accordance with proper authority and within the terms of the trust (including power of sale), and that the instrument is binding on all beneficiaries of the trust.

Legal title to all property conveyed to the trustee shall be vested in the trustee or trustees who are serving from time to time as trustee without any conveyance or transfer to, by, or from any succeeding or retiring trustee or the personal representative of a deceased trustee.

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3136	11/15/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002307900		307		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	15	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
572,775				572,775		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	19.190	87,890	GRASSLAND	1G1	14.010	18,140							
	1A	0.910	4,170		1G	21.500	27,845							
	2A1	1.130	5,175		2G1	0.520	675							
	2A	35.460	154,960		2G									
	3A1				3G1									
	3A				3G									
	4A1	7.910	33,460		4G1									
	4A	56.820	240,350		4G									
DRYLAND	1D1			Shelterbelt/Timber										
	1D			Accretion										
	2D1			Waste		0.560	110							
	2D			Other										
	3D1			<b>AG LAND TOTAL</b>		<b>158.010</b>	<b>572,775</b>							
	3D			Roads		0.120								
	4D1			Farm Sites										
	4D			Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			<b>Non-AG TOTAL</b>		<b>0.120</b>								

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
002307900	
(Continue on back)	

Real Estate Transfer Statement

307

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. 11 Day 15 Yr. 2021
4 Date of Deed: Mo. 11 Day 15 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print): See Attachment
6 Grantee's Name, Address, and Telephone (Please Print): See Attachment
Street or Other Mailing Address: PO Box 141 / 1314 Road 100
City: Campbell State: NE Zip Code: 68932
Phone Number: (402) 756-8505 / (402) 756-8000
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: [X] Unimproved
(B) Property Type: [X] Agricultural
(C) Mobile Home

8 Type of Deed: [X] Warranty
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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? [X] No
10 Type of Transfer: [X] Revocable Trust
Distribution, Foreclosure, Irrevocable 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.) [X] Yes
12 Was real estate purchased for same use? (If No, state the intended use.) [X] Yes

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
[X] 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? \$572,775
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) [X] No

16 Does this conveyance divide a current parcel of land? [X] 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.) [X] No

18 Address of Property
18a [ ] No address assigned 18b [X] Vacant land
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Nelson P. Trambly, trustee, 1314 Road 100, Campbell, NE 68932

20 Legal Description (Attach additional pages, if needed.)
Northwest Quarter (NW1/4) of Section 15, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 158.13

22 Total purchase price, including any liabilities assumed \$ 0.00
23 Was non-real property included in the purchase? [X] 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 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.
Andrew M. Loudon (Bar Id # 21511) (402) 420-6091
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Attorney Title Date

Register of Deed's Use Only For Dept. Use Only
26 Date Deed Recorded: Mo. 11 Day 16 Yr. 21
27 Value of Stamp or Exempt Number: \$ Exempt # 5a
28 Recording Data: BKadali, 3136

**Form 521 Real Estate Transfer Statement – Attachment**

**5. Grantor Name:**

Nelson F. Trambly and Maryetta E. Trambly, as Trustees of the Nelson F. Trambly Revocable Trust Agreement dated May 20, 2014 and Maryetta E. Trambly and Nelson F. Trambly, as Trustees of the Maryetta E. Trambly Revocable Trust Agreement dated May 20, 2014

**6. Grantees Name:**

Nelson P. Trambly, as trustee of the Nelson P. Trambly Irrevocable Trust dated the 14<sup>th</sup> day of December, 2016



Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 11/18/21  
\$ Ex004 By AS

**Bk 2021, Pg 3136**

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 November A.D., 2021, at 10:03 o'clock AM. Recorded in Book 2021 on Pages 3136-3137

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

RECORD AND RETURN TO:  
Andrew M. Loudon, Esq.  
Ball, Loudon, Ebert, & Brostrom, LLC  
5733 S. 34<sup>th</sup> Street, Suite 500  
Lincoln, Nebraska 68516  
402.420.6091

---

### WARRANTY DEED TO TRUST

Nelson F. Trambly and Maryetta E. Trambly, as Trustees of the Nelson F. Trambly Revocable Trust Agreement dated May 20, 2014 and Maryetta E. Trambly and Nelson F. Trambly, as Trustees of the Maryetta E. Trambly Revocable Trust Agreement dated May 20, 2014, Grantors, for good and valuable consideration conveys to Nelson P. Trambly, as trustee of the Nelson P. Trambly Irrevocable Trust dated the 14<sup>th</sup> day of December, 2016, Grantee, including all amendments thereto, and to the trustees' successors in trust without further conveyance, all of Grantor's right, title, and interest in the following described real estate:

Northwest Quarter (NW1/4) of Section 15, Township 2 North, Range 12 West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Any deed, conveyance or other instrument executed by a trustee or any successor in trust shall be conclusive evidence in favor of any person relying or claiming under such instrument that at the time of delivery the trust was in effect, the instrument was executed in accordance with proper authority and within the terms of the trust (including power of sale), and that the instrument is binding on all beneficiaries of the trust.

Legal title to all property conveyed to the trustee shall be vested in the trustee or trustees who are serving from time to time as trustee without any conveyance or transfer to, by, or from any succeeding or retiring trustee or the personal representative of a deceased trustee.

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3140	10/27/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000135900		308		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025			001	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
390		10,280		10,670		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					

		Residential	Commercial
<b>Multiple Improvements:</b>		Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>		Construction Date : 1900	Construction Date :
<b>Floor:</b>		Floor Sq. Ft. : 1,056	Floor Sq. Ft. :
<b>Building Cost New:</b>		Cost : 115,845	Cost :
<b>Single Family Style: 101</b>		<b>Residential Condition: 20</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>	
(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	
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b>	<b>Condition:</b>
(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

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
000135900	
(Continue on back)	

# Real Estate Transfer Statement

308

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 <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>27</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>11</u> Day <u>18</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Connie Rae Brumbaugh</b> Street or Other Mailing Address <b>40 N Cedar St</b> City <b>RED CLOUD</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-2221</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Courtney Crowley</b> Street or Other Mailing Address <b>PO Box 343</b> City <b>RED CLOUD</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(512) 552-7229</b> Email Address <b>n/a</b>			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mobile Home
	<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 checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<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 **Montgomery Auction & R**  No

**18 Address of Property**  
**420 N Chestnut St**  
**Red Cloud, NE 68970**

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

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

**20 Legal Description (Attach additional pages, if needed.)**  
**The West 100 feet of Lots Nineteen (19) and Twenty (20), in Block One (1), LeDuc's Addition to Red Cloud, Webster County, Nebraska.**

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

<b>22 Total purchase price, including any liabilities assumed</b> .....	<b>22</b>	\$ 25,200.00
<b>23 Was non-real property included in the purchase?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	<b>23</b>	\$ 0.00
<b>24 Adjusted purchase price paid for real estate (line 22 minus line 23)</b> .....	<b>24</b>	\$ 25,200.00

**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 Nov. 18 2021  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
<b>26 Date Deed Recorded</b> Mo. <u>11</u> Day <u>19</u> Yr. <u>21</u>	<b>27 Value of Stamp or Exempt Number</b> \$ <u>58.50</u>	<b>28 Recording Data</b> <u>BK 2021, Pg 3140</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 19 day  
of Nov A.D., 2021 at 9:38  
o'clock a.M. Recorded in Book 2021  
on Page 3140  
Joanne Petrich County Clerk  
10.00 as Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-19-21  
\$ 58.50 By as

**WARRANTY DEED**

Connie Rae Brumbaugh formerly known as Connie Knehans, a single person, GRANTOR, in consideration of TWENTY-FIVE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$25,200.00) receipt of which is hereby acknowledged, convey to Courtney Crowley, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West 100 feet of Lots Nineteen (19) and Twenty (20), in Block One (1), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed November 18, 2021.

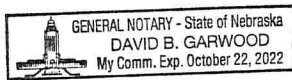
Connie Brumbaugh  
Connie Rae Brumbaugh

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November 18, 2021, by Connie Rae Brumbaugh, a single person.

Comm. expires 10-22-2022

David B. Garwood  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3157	11/22/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000146900		309		4 05		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10035		007	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
6,495				6,495		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 2	B) 01	C) 1	D) 1	E) 6	F) 3					

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date :	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. :	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost :	Cost :
<b>Single Family Style:</b>	<b>Residential Condition:</b>	<b>Commercial Occupancy Code:</b>
(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	<b>Commercial Construction Class:</b>
(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
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality:</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(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

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
JTWD ; BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
000146900	
(Continue on back)	



# Real Estate Transfer Statement

309

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

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

<b>1</b> County Name		<b>2</b> County Number WEBSTER - 91		<b>3</b> Date of Sale/Transfer Mo. 11 Day 22 Yr. 2021		<b>4</b> Date of Deed Mo. 11 Day 22 Yr. 2021	
<b>5</b> Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Elizabeth L. Rasser Street or Other Mailing Address 632 Rd H City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2754 Email Address n/a				<b>6</b> Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cal & Stacy Rasser Street or Other Mailing Address 1643 HWY 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2304 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<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 the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

**10 Type of Transfer**

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

**14** What is the current market value of the real property?  
\$2,615

**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  
So. HWY 281  
Red Cloud, NE 68970

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

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

**20** Legal Description  
Lots One (1) to Twenty-four (24), both inclusive, in Block Seven (7), Kaley and Jackson's Addition to Red Cloud, Webster County, Nebraska.

**21** If agricultural, list total number of acres \_\_\_\_\_

<b>22</b> Total purchase price, including any liabilities assumed	<b>22</b>	\$	0.00
<b>23</b> 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.)	<b>23</b>	\$	0.00
<b>24</b> Adjusted purchase price paid for real estate (line 22 minus line 23)	<b>24</b>	\$	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**

David B. Garwood (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney  
 Signature of Grantee or Authorized Representative Title  
 Date 11-22-21

Register of Deed's Use Only			For Dept. Use Only
<b>26</b> Date Deed Recorded Mo. 11 Day 22 Yr. 21	<b>27</b> Value of Stamp or Exempt Number \$ Exempt #50	<b>28</b> Recording Data BL 2021, Pg 3157	

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 22 day of NOV. A.D., 2021, at 3:10 o'clock P. M. Recorded in Book 221 on Page 3157  
Louise Peters County Clerk  
10.00 Yes Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-22-21  
\$ 5.00 # 59 By LD

**JOINT TENANCY WARRANTY DEED**

Lizabeth L. Rasser, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, convey to Cal Rasser and Stacy Rasser, husband and wife as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) to Twenty-four (24), both inclusive, in Block Seven (7), Kaley and Jackson's Addition to Red Cloud, Webster County, 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 November 22, 2021.

Lizabeth L. Rasser  
Lizabeth L. Rasser

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November 22, 2021, by Lizabeth L. Rasser, a single person.

Comm. expires October 1, 2025

Dana L. Sutterfield  
Notary Public





# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3170	11/23/2021	Base: 01-0123			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002003700		310		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4245	3	11	20	4	00000	1	000	9645
Land		Improvements		Total		Date of Sale Property Classification Code								
250,630				250,630		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	36.000		46,620				
	1A						1G	3.000		3,885				
	2A1						2G1	43.000		55,685				
	2A						2G	23.000		29,785				
	3A1						3G1	11.000		14,245				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	38.500		95,095		Accretion								
	2D1					Waste		1.000		200				
	2D	2.000		4,350		Other								
	3D1					<b>AG LAND TOTAL</b>		<b>158.000</b>		<b>250,630</b>				
	3D					Roads		2.000						
	4D1					Farm Sites								
	4D	0.500		765		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>2.000</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
TRUSTEE 'S DEED	
<b>Comments from</b>	<b>Comments:</b>
002003700	
(Continue on back)	

Real Estate Transfer Statement

310

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. 11 Day 23 Yr. 2021
4 Date of Deed Mo. 11 Day 9 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Byron Jay Steinacher and Donna Lee Steinacher, Trustees
6 Grantee's Name, Address, and Telephone (Please Print) Holly A. Wehrman
Street or Other Mailing Address 1215 Road A
City Blanchard State ID Zip Code 83804
City Red Cloud State NE Zip Code 68970
Phone Number n/a
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, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt
(C) Mobile Home

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

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

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

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

14 What is the current market value of the real property? \$216,000
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 Aq West Land Brokers 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) of Section Twenty (20), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

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

Table with 3 columns: Question number, Description, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 216,000.00. 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) \$ 216,000.00

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.

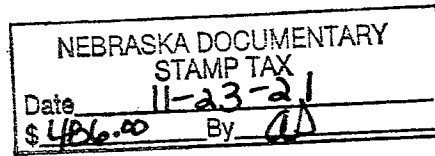
sign here Holly A. Wehrman
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Grantee
Phone Number 402-519-1782
Date 11/23/2021

Register of Deed's Use Only For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 23 Yr. 21
27 Value of Stamp or Exempt Number \$ 486.00
28 Recording Data BK 2021, 3170

State of Nebraska } ss.  
County of Webster }

BOOK 2021 PAGE 3170

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of Nov A.D., 20 21, at 2:36 o'clock P.M. Recorded in Book 2021 on Page 3170-3171.  
Joanne Petach County Clerk  
16.00 AS Deputy  
Ind. Comp. Assessor Carded



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

### TRUSTEE'S DEED

Byron Jay Steinacher and Donna Lee Steinacher, Trustees of the Byron and Donna Steinacher Living Trust dated July 28, 1997, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Holly A. Wehrman, convey to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE1/4) of Section Twenty (20), Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

Subject to easements and restrictions of record

GRANTORS covenant 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 any acts of the GRANTOR.

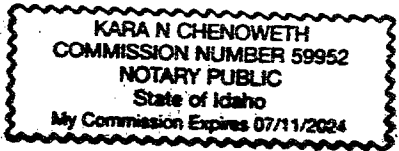
Executed Nov 9, 2021, 2021

Byron Jay Steinacher TTE  
Byron Jay Steinacher, Trustee

Donna Lee Steinacher TTE  
Donna Lee Steinacher, Trustee

STATE OF Idaho )  
 )ss.  
COUNTY OF Kootenai )

The foregoing instrument was acknowledged before me on November 9<sup>th</sup>, 2021,  
by Byron Jay Steinacher and Donna Lee Steinacher, Trustees of the Byron and Donna Steinacher  
Living Trust dated July 28, 1997.



Kara N Chenoweth  
Notary Public

My Commission Expires: July 11, 2024

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3172	11/23/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002003700		311		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	20	4	00000	1	000	9645		
Land		Improvements		Total		Date of Sale Property Classification Code								
250,630				250,630		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	36.000	46,620
1A			1G	3.000	3,885
2A1			2G1	43.000	55,685
2A			2G	23.000	29,785
3A1			3G1	11.000	14,245
3A			3G		
4A1			4G1		
4A			4G		
DRYLAND 1D1			Shelterbelt/Timber		
1D	38.500	95,095	Accretion		
2D1			Waste	1.000	200
2D	2.000	4,350	Other		
3D1			<b>AG LAND TOTAL</b>	<b>158.000</b>	<b>250,630</b>
3D			Roads	2.000	
4D1			Farm Sites		
4D	0.500	765	Home Sites		
			Recreation		
Dwellings			Other		
Outbuildings			<b>Non-AG TOTAL</b>	<b>2.000</b>	

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
002003700	

(Continue on back)



Real Estate Transfer Statement

311

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. 11 Day 23 Yr. 2021
4 Date of Deed Mo. 11 Day 9 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Judith Steinacher
6 Grantee's Name, Address, and Telephone (Please Print) Holly A. Wehrman
Street or Other Mailing Address 757 Tanager Circle
Street or Other Mailing Address 1215 Kasd Q
City Longmont State CO Zip Code 80504
City Red Cloud State NE Zip Code 68710
Phone Number n/a
Phone Number 462-519-1782
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
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, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt
(C) Mobile Home
8 Type of Deed: Conservator, Bill of Sale, Cemetery, Death Certificate - Transfer on Death, Distribution, Easement, Executor, Land Contract/Memo, Lease, Mineral, Partition, Personal Rep., Quit Claim, Sheriff, Trust/Trustee, Warrant, Other
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer, Seller, No
10 Type of Transfer: Distribution, Auction, Court Decree, Easement, Exchange, 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 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, 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? \$216,000
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 Aq West Land Brokers 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) of Section Twenty (20), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 216,000.00. Row 23: Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) \$ . Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 216,000.00

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

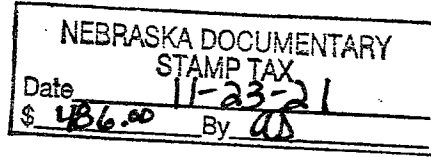
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Holly A. Wehrman
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title
Date 11/23/2021
Phone Number 462-519-1782

Register of Deed's Use Only
26 Date Deed Recorded Mo. 11 Day 23 Yr. 21
27 Value of Stamp or Exempt Number \$ 486.00
28 Recording Data BK 2021, Pg 3172
For Dept. Use Only

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of Nov A.D., 20 21, at 2:38 o'clock P.M. Recorded in Book 2021 on Page 3172  
Paulette Peterson County Clerk  
D. Co Deputy  
Ind      Comp      Assessor      Carded     



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

WARRANTY DEED

Judith Steinacher, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, ~~Suzanne Bowden~~, defined in Neb. Rev. Stat. 76-201):  
Holly A. Wehrman JW

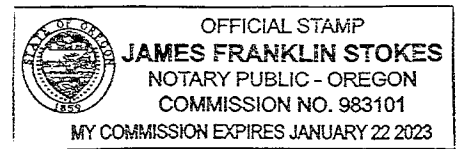
The Southeast Quarter (SE1/4) of Section Twenty (20), Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

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

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

Executed 11/05, 2021.

Judith Steinacher  
Judith Steinacher



STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss.

The foregoing instrument was acknowledged before me on November 05<sup>th</sup>, 2021 by Judith Steinacher, a single person.

James Franklin Stokes  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3183	11/18/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002204600		312		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4493	1	12	29	0	00000	1	470	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
536,255				536,255		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	21.800	28,230					
	1A						1G							
	2A1						2G1	3.280	4,250					
	2A						2G	4.610	5,970					
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	15.890	39,250			Accretion								
	2D1					Waste								
	2D	87.000	189,225			Other								
	3D1	28.860	62,770		<b>AG LAND TOTAL</b>		312.730		536,255					
	3D					Roads								
	4D1	27.490	42,060			Farm Sites								
	4D	105.070	160,755			Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings				<b>Non-AG TOTAL</b>		8.000							

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
TRUSTEE'S DEED; BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
002204600	

(Continue on back)



# Real Estate Transfer Statement

312

FORM  
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 11 Day 18 Yr. 2021		4 Date of Deed Mo. 11 Day 18 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marvin J. Nelssen Trust No. 1 Street or Other Mailing Address 1081 U Road City Lebanon State KS Zip Code 66952 Phone Number (785) 745-2500 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ronald L. Nelssen Street or Other Mailing Address 727 N. Jefferson City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2920 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> 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 checked="" type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$1,328

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  
 Ronald L. Nelssen  
 727 N. Jefferson  
 Red Cloud, Nebraska 68970

18a  No address assigned 18b  Vacant land

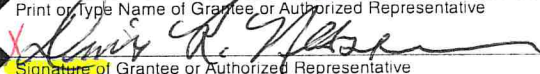
20 Legal Description  
 The West Half (W/2) of Section Twenty-Nine (29), Township One (1) North, Range Twelve (12) West of the 6th P.M., in Webster County, Nebraska

21 If agricultural, list total number of acres 320

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

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.

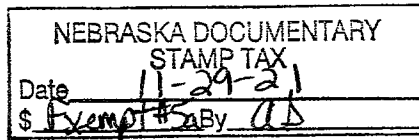
**sign here** **Dennis R. Nelssen, Trustee** (785) 745-2500  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Trustee  
 Signature of Grantee or Authorized Representative Title Date 11-15-2021

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

26 Date Deed Recorded Mo. 11 Day 29 Yr. 21 27 Value of Stamp or Exempt Number \$ Exempt # Sa 28 Recording Data BK 2021, Pg 3183

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 Nov A.D., 2021, at 11:27 o'clock A M. Recorded in Book 2021 on Page 3183-3185  
Louise Petric County Clerk  
22.00 Deputy  
 Ind      Comp      Assessor      Carded     



Return to:

*Sidney A. Reitz*  
 Hampton & Royce, L.C.  
 PO Box 1247  
 Salina, KS 67402-1247

**TRUSTEES' DEED**

THIS INDENTURE, Made and entered into this 18 day of November, 2021, between Ronald L. Nelssen and Dennis R. Nelssen, as Trustees of the Marvin J. Nelssen Trust No. 1, dated May 1, 1989, as Grantor, and Ronald L. Nelssen, as Grantee, mailing address: 727 N. Jefferson, Red Cloud, Nebraska 68970;

WITNESSETH:

WHEREAS, Marvin J. Nelssen established a trust known as the "Marvin J. Nelssen Trust No. 1" pursuant to a Trust Agreement dated May 1, 1989, and a First Supplemental Trust Agreement dated February 1, 2009; that Marvin J. Nelssen and M. Alwilda Nelssen were designated as the initial Trustees of the Marvin J. Nelssen Trust No. 1; and that Ronald L. Nelssen and Dennis R. Nelssen are currently the duly appointed, qualified and acting Trustees of the Marvin J. Nelssen Trust No. 1, dated May 1, 1989; and

WHEREAS, under the provisions of sub-paragraph (b) of Paragraph 11 of the Marvin J. Nelssen Trust No. 1, dated May 1, 1989, as amended, the Trustees of said trust are authorized to sell, grant, transfer and assign any real estate in said trust estate for such considerations and upon such terms as to credit or otherwise as the Trustees may determine:

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee all of the interest of Grantor in and to the following described real estate to-wit:

The West Half (W/2) of Section Twenty-Nine (29), Township One (1) North,  
Range Twelve (12) West of the 6th P.M., in Webster County, Nebraska;

EXCEPT AND SUBJECT to all prior mineral reservations, oil and gas leases, rights-of-way,  
easements and protective covenants of record, if any.

THE GRANTOR covenants that the trust remains in full force and effect at this time,  
and that the Trustees have authorization, without limitation, to sell and convey said real  
estate.

THE GRANTOR covenants with GRANTEE that GRANTOR:

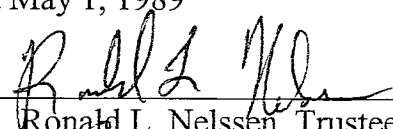
1. is lawfully seized of such real estate and that such real estate is free from  
encumbrances, EXCEPT subject to easements, reservations, and restrictions  
of record;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to the real estate against the lawful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

TO HAVE AND TO HOLD THE SAME, together with all and singular the  
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining  
forever.

IN WITNESS WHEREOF, the said Grantor has hereunto caused this Trustees' Deed  
to be executed on its behalf by its duly authorized Trustees on the day and year first above  
written.

MARVIN J. NELSSSEN TRUST NO. 1,  
dated May 1, 1989

By:

  
\_\_\_\_\_  
Ronald L. Nelssen, Trustee

By:

  
\_\_\_\_\_  
Dennis R. Nelssen, Trustee



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3189	11/30/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000141000		313		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371				00	0	10025		008	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
830		14,980		15,810		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
<b>Multiple Improvements:</b>		Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>		Construction Date : 1920	Construction Date :
<b>Floor:</b>		Floor Sq. Ft. : 1,050	Floor Sq. Ft. :
<b>Building Cost New:</b>		Cost : 155,030	Cost :
<b>Single Family Style: 101</b>		<b>Residential Condition: 20</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>	
(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	
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b>	<b>Condition:</b>
(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

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
JTWD	
<b>Comments from</b>	<b>Comments:</b>
000141000	

(Continue on back)





# Real Estate Transfer Statement

313

FORM 521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 11 Day 30 Yr. 2021		4 Date of Deed Mo. 05 Day 15 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Stephanie Johnson Street or Other Mailing Address 717 North Walnut City Red Cloud State NE Zip Code 68970 Telephone Number (402) 746-3681 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Patricia Y. Sosa Mendez and Jose D. Rodriguez Street or Other Mailing Address 717 N. Walnut City Red Cloud State NE Zip Code 68970 Telephone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

(A) Status	(B) Property Type		(C)
<input 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  Bill of Sale  Cemetery  Distribution  Land Contract/Memo  Partition  Sheriff  Other  Easement  Lease  Personal Rep.  Trust/Trustee  Executor  Mineral  Quit Claim  Warranty

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

10 Type of Transfer  Auction  Court Decree  Exchange  Distribution  Foreclosure  Grantor Trust  Irrevocable Trust  Partition  Revocable Trust  Life Estate  Sale  Satisfaction of Contract  Transfer on Death  Trustee to Beneficiary  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?  
\$18,495 \$20,000.00

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

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

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

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

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
Lot Four (4) and the North Half of Lot Five (5), Block Eight (8), LeDuc's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed	\$	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input 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)	\$	0.00

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

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

Print or Type Name of Grantee or Authorized Representative: Jose D. Rodriguez  
Signature of Grantee or Authorized Representative: [Signature]  
Title: Grantee  
Phone Number: 3082584092  
Date: 11-8-2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 30 Yr. 21	27 Value of Stamp or Exempt Number \$ 45.00	28 Recording Data BK 2021, Pg 3189

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of NOV A.D., 20 21, at 2:58 o'clock P M. Recorded in Book 2021 on Page 3189  
Louise Patsch County Clerk  
10.00 VS Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-30-21  
\$ 45.00 By VO

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

JOINT TENANCY WARRANTY DEED

Stephanie Johnson, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Patricia Y. Sosa Mendez and Jose D. Rodriguez, wife and husband, 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):

Lot Four (4) and the North Half of Lot Five (5), Block Eight (8), LeDuc's Addition to Red Cloud, Webster County, Nebraska

Grantors covenant, jointly and severally, 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 June 15, 2017.

Stephanie Johnson  
Stephanie Johnson

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on June 15, 2017 by Stephanie Johnson, a single person.

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

Don E. Theobald  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	MH 3	11/24/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002603500				1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	9	0	20055		002	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
		8,960		8,960		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 3	B) 01	C) 1	D) 1	E) 6	F) 0					

		Residential	Commercial
<b>Multiple Improvements:</b>		Multiple. Improvements. :	Multiple. Improvements. :
<b>Construction Date:</b>		Construction Date : 1990	Construction Date :
<b>Floor:</b>		Floor Sq. Ft. : 1,216	Floor Sq. Ft. :
<b>Building Cost New:</b>		Cost : 59,730	Cost :
<b>Single Family Style: 100</b>		<b>Residential Condition: 30</b>	<b>Commercial Occupancy Code:</b>
(100) <input checked="" 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	<b>Commercial Construction Class:</b>	
(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	
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b>	<b>Condition:</b>
(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

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
MANUFACTURED HOME	
<b>Comments from</b>	<b>Comments:</b>
002603500	
(Continue on back)	

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	MH 4	11/24/2021	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002601100				1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	9	0	20070		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
		6,000		6,000		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 3	B) 01	C) 1	D) 1	E) 6	F) 0					

		Residential	Commercial
<b>Multiple Improvements:</b>		Multiple Improvements :	Multiple Improvements :
<b>Construction Date:</b>		Construction Date : 1974	Construction Date :
<b>Floor:</b>		Floor Sq. Ft. : 924	Floor Sq. Ft. :
<b>Building Cost New:</b>		Cost : 43,480	Cost :
<b>Single Family Style: 100</b>		<b>Residential Condition: 10</b>	<b>Commercial Occupancy Code:</b>
(100) <input checked="" 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	<b>Commercial Construction Class:</b>	
(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	
<b>Townhouse or Duplex Style:</b>		<b>Residential Quality: 20</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b>	<b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
MANUFACTURED HOME	
<b>Comments from</b>	<b>Comments:</b>
002601100	
(Continue on back)	