

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	2944	10/18/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001000001		282		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,160				3,160		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 01	C) 1	D) 3	E) 0	F) 5					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	1.320				1,710		
	1A						1G	0.040				50		
	2A1						2G1							
	2A						2G							
	3A1						3G1	1.080				1,400		
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D						Other							
	3D1						AG LAND TOTAL	2.440				3,160		
	3D						Roads	0.560						
	4D1						Farm Sites							
	4D						Home Sites							
							Recreation							
	Dwellings						Other							
	Outbuildings						Non-AG TOTAL	0.560						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD	
Comments from	Comments:
001000001	
(Continue on back)	

Real Estate Transfer Statement

282

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 10 Day 18 Yr. 2021	4 Date of Deed Mo. 10 Day 18 Yr. 2021
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joseph Hunter & Elizabeth McClure, H&W & Rose Hunter Street or Other Mailing Address 6110 Oakridge Dr City Lincoln State NE Zip Code 68516 Phone Number (402) 540-0054 Email Address hunter.josephr@gmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) John Ord and Julienne Ord, H&W Street or Other Mailing Address 548 E State St City Guide Rock State NE Zip Code 68942 Phone Number (928) 344-3822 Email Address 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"/>	
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> 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"/> 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 housing

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?
\$6,000

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
Hwy 136, Rd. 2500, Guide Rock, NE 68942

19 Name and Address of Person to Whom the Tax Statement Should be Sent
John Ord and/or Julienne Ord, 548 E State St.
Guide Rock NE 68942

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
A tract 250 ft by 523 ft in the E1/2 NE1/4 of 1-1-9, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$	6,000	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	\$	6,000	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.

John Ord (928) 344-3822
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Title Date 10/25/2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 1 Yr. 21	27 Value of Stamp or Exempt Number \$ 13.50	28 Recording Data BK 2021, Pg 2944

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 11/01/21
\$ 13.50 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 01 day of November A.D., 2021, at 08:55 o'clock AM. Recorded in Book 2021 on Pages 2944-2945

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

Space Above Reserved for Recording Purposes

Quitclaim Deed

Comes now, **Joseph Hunter and Elizabeth McClure**, husband and wife, and **Rose Hunter**, GRANTORS, in consideration of \$6,000.00, and other valuable consideration received from GRANTEES, quitclaims to **John Ord and Julienne Ord**, as joint tenants with right of survivorship, husband and wife, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A tract 250 ft by 523 ft in the E1/2 NE1/4 of 1-1-9, Webster County, Nebraska.

Dated: October 18, 2021.

Joseph Hunter

Joseph Hunter

Elizabeth McClure

Elizabeth McClure

Rose Hunter

Rose Hunter

State of Nebraska)
) ss.
County of Lancaster)

The foregoing instrument was acknowledged before me on this 18th day of October, 2021, by Joseph Hunter, a married man.


Rachel E Strong

Notary Public



State of Nebraska)
) ss.
County of Lancaster)

The foregoing instrument was acknowledged before me on this 18th day of October, 2021, by Elizabeth McClure, a married woman.




Notary Public

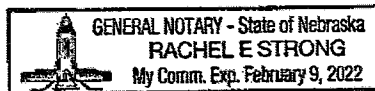


State of Nebraska)
) ss.
County of Lancaster)

The foregoing instrument was acknowledged before me on this 18th day of October, 2021, by Rose Hunter.



Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3190	12/1/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000158302		314		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10070		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,485		1,225		3,710		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				Cost :						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from										Comments:				
000158302														
(Continue on back)														

Real Estate Transfer Statement

314

• 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. 12 Day 1 Yr. 2021		4 Date of Deed Mo. 11 Day 29 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jay De Armstrong Street or Other Mailing Address 1054 Road 1400 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0305 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jim Henry Street or Other Mailing Address 15520 Moosehorn Way City Caldwell State ID Zip Code 83607 Phone Number (208) 880-2258 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"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> Exempt

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$10,500

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
Lots

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 35 through 43, Block 4, Garber's Second Addition to the City of Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	\$	10,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	10,500.00

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

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

sign here **Teresa Theobald**
Print or Type Name of Grantee or Authorized Representative

Teresa Theobald
Signature of Grantee or Authorized Representative

Closing Agent
Title

(402) 746-2246
Phone Number

12/1/2021
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 1 Yr. 21	27 Value of Stamp or Exempt Number \$ 24.75	28 Recording Data BL 2021, Pg 3190	

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 1 day
of Dec A.D., 2021, at 11:30
o'clock A M. Recorded in Book 2021
on Page 3190
Louise Patch County Clerk
10.00 LD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-1-21
\$ 21.75 By LD

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

WARRANTY DEED

Jay De Armstrong, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Jim Henry, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots 35 through 43, Block 4, Garber's Second Addition to the City of Red Cloud, Webster County, Nebraska

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

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

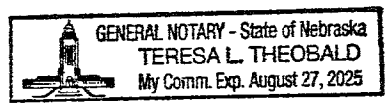
Executed *November 29*, 2021.

Jay De Armstrong
Jay De Armstrong

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on November 29, 2021 by Jay De Armstrong, a single person.

Teresa L Theobald
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	3191	9/28/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001903000	315	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	30	0	00000	1	000	8815
Land	Improvements	Total		Date of Sale Property Classification Code								
378,245		378,245		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	104.000	134,680					
	1A				1G	5.000	6,475					
	2A1				2G1	93.000	120,435					
	2A				2G	43.000	55,685					
	3A1				3G1							
	3A				3G							
	4A1				4G1	4.000	3,640					
	4A				4G	63.000	57,330					
DRYLAND	1D1				Shelterbelt/Timber							
	1D				Accretion							
	2D1				Waste							
	2D				Other							
	3D1				AG LAND TOTAL	312.000	378,245					
	3D				Roads	8.000						
	4D1				Farm Sites							
	4D				Home Sites							
					Recreation							
	Dwellings				Other							
	Outbuildings				Non-AG TOTAL	8.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORP JTWD	
Comments from 001903000	Comments:
(Continue on back)	

Real Estate Transfer Statement

315

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>28</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) Hoffman Ranches, Inc. Street or Other Mailing Address 418 N Main St. City Hoisington State KS Zip Code 67544 Phone Number (620) 786-8607 Email Address ahoffman557@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry L and Rebecca L Simpson Street or Other Mailing Address 913 HWY 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 902-7939 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 tsrs@bellsouth.net			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> 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 UFARM No

18 Address of Property
N1/2 of Section 30-2-11

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 North Half (N1/2) of Section Thirty (30), Township Two (2) 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 320+-.

22 Total purchase price, including any liabilities assumed	22	\$ 672,000.00
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	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 672,000.00

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
 Attorney
 Signature of Grantee or Authorized Representative Title
 Date 12-1-21

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>01</u> Yr. <u>2021</u>	27 Value of Stamp or Exempt Number \$ <u>1512.00</u>	28 Recording Data <u>Book 2021, Pg 3191</u>	

State of Nebraska } ss.
County of Webster }

Book 2021, Pg 3191

Entered on the numerical index and filed for record in the Clerk's office of said county this 1st day of December A.D., 2021, at 3:20 o'clock P. M. Recorded in Book 2021 on Page 3191
Louise Petsch County Clerk
10.00 Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-1-21
\$ 1512.00 By Liz

CORPORATION JOINT TENANCY WARRANTY DEED

Hoffman Ranches, Inc., Inc., a corporation organized and existing under the laws of the State of Kansas, GRANTOR, in consideration of SIX HUNDRED SEVENTY TWO THOUSAND AND NO/100 DOLLARS (\$672,000.00) received from GRANTEES, Terry L. Simpson and Rebecca L. Simpson, husband and wife as joint tenants, conveys to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

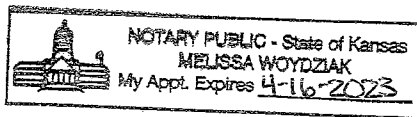
The North Half (N½) of Section Thirty (30), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances 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 1st, 2021.

HOFFMAN RANCHES, INC.



By: Victor Hoffman
President

STATE OF KANSAS, COUNTY OF Barton) ss.

The foregoing instrument was acknowledged before me on November 1st, 2021, by Victor Hoffman, President of Hoffman Ranches, Inc., Inc., a Kansas Corporation, on behalf of the Corporation.

Melissa Woydzak
Notary Public

Comm. expires: 4-16-23

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	3251	12/6/2021	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002003700	316	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:	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			AG LAND TOTAL			158.000	250,630				
	3D			Roads			2.000					
	4D1			Farm Sites								
	4D	0.500	765	Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings			Non-AG TOTAL			2.000					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORRECTIVE WD	
Comments from	Comments:
002003700	

(Continue on back)

Real Estate Transfer Statement

316

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>6</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>11</u> Day <u>24</u> Yr. <u>2021</u>
--------------------------------------	-----------------	---	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Judith Steinacher Street or Other Mailing Address 757 Tanager Circle City Longmont State CO Zip Code 80504		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Holly A. Wehrman Street or Other Mailing Address 1215 Road Q City Red Cloud State NE Zip Code 68970	
Phone Number		Phone Number (402) 519-1782	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 checked="" 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 type="checkbox"/> Warranty	

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

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

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

14 What is the current market value of the real property? \$216,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property Ag Land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a <input checked="" type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land

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

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.

sign here	Terese Theobald	(402) 746-2246
	Print or Type Name of Grantee or Authorized Representative	Phone Number
		12/6/2021
	Closing Agent	Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>6</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK2021, Pg 3251</u>

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of Dec A.D., 2021, at 10:03 o'clock a.M. Recorded in Book 2021 on Page 3251
Yvonne Peterson County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-6-21
\$ Exempt #4 By AS

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

CORRECTIVE WARRANTY DEED

Judith Steinacher, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Holly A. Wehrman, 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 6th P..M., Webster County, Nebraska

Corrects Warranty Deed recorded November 23, 2021 in Book 2021, Page 3172

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (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 24, 2021.

Judith Steinacher
Judith Steinacher

VALERIA ESTEFANIA VICTORIA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214033913
MY COMMISSION EXPIRES AUGUST 25, 2025

STATE OF Colorado)
) ss.
COUNTY OF Boulder)

The foregoing instrument was acknowledged before me on November 24, 2021, by Judith Steinacher, a single person.

Valeria Victoria
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3268	12/7/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000136200		317		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025			002	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
970		5,560		6,530		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 1,163				Floor Sq. Ft. :						
Building Cost New:				Cost : 113,725				Cost :						
Single Family Style: 104				Residential Condition: 10				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000136200														

(Continue on back)

Real Estate Transfer Statement

317

FORM
521

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

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

1 County Name Webster	2 County Number Select County & County Number	3 Date of Sale/Transfer Mo. 12 Day 7 Yr. 21	4 Date of Deed Mo. 9 Day 29 Yr. 21
---------------------------------	--	---	--

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

Grantor's Name (Seller) Glen and Avery Brumbaugh		Grantee's Name (Buyer) Jaimi Saterlee + Jonathan Jones	
Street or Other Mailing Address 105 N Cedar		Street or Other Mailing Address 405 N Chestnut	
City Red Cloud	State NE	City Red Cloud	State NE
Zip Code 68970	Zip Code 68970	Phone Number 402-257-7298	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Phone Number 308-238-8068	Phone Number 402-257-7298	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 abrumbaugh07@outlook.com	Email Address Jonnyhoybnes@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"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

9 Was 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"/> 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?
\$6,530

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
**405 North Chestnut Street
 Red Cloud, NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Jaimi Saterlee + Jonathan Jones
 405 N. Chestnut St.
 Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

20 Legal Description
§ 7 1/2' SE Corner Block 2 Ledue's Addition Red Cloud

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22 \$ 10,000
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 \$ 10,000 0000

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

Jaimi Saterlee
 Print or Type Name of Grantee or Authorized Representative

Jaimi Saterlee
 Signature of Grantee or Authorized Representative

Phone Number _____
 Title _____
 Date _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 7 Yr. 21	27 Value of Stamp or Exempt Number \$ 22.50	28 Recording Data BKanaal, lg 3268

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 7 day
of Dec A.D., 2021, at 10:10
o'clock A M. Recorded in Book 2021
on Page 3268-3271
Janice Petroch County Clerk
28.00 AS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-7-21
\$ 22.50 By AS

Leave Space Above Blank for Recording Data

Warranty Deed

WITNESSETH, that Glen Eldon Brumbaugh, married, of 105 N Cedar St, Red Cloud, NE 68970, USA, (the "Grantor"), in consideration of \$10,000.00, the receipt and sufficiency of which is hereby acknowledged, remises, conveys, and releases, with general warranty covenants, unto Jonathan Luke Jones, of 405 N Chestnut St, Red Cloud, NE 68970, USA and Jami Naomi Lynn Saterlee, of 405 N Chestnut St, Red Cloud, NE 68970, USA, a married couple, (collectively the "Grantee"), the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Webster County, Nebraska:

405 N Chestnut St Red Cloud NE 68970.

87 1/2 SE Corner Block 2 Leduc's Addition To Redcloud

The Grantor covenants with the Grantee that the Grantor:

(1) is lawfully seized of such real estate and that it is free from encumbrances, except as listed above, if at all;

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

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

Executed this 29 day of September, 2021

IN WITNESS WHEREOF the Grantor has signed and sealed this Warranty Deed the day and year first above written.

Signed in the presence of:

Glen Brumbaugh

Signature

Glen Brumbaugh

Glen Eldon

Name

Brumbaugh

Spousal Acknowledgement

I, Avery Colleen Brumbaugh of 105 N Cedar St, Red Cloud, NE 68970, USA, spouse of Glen Eldon Brumbaugh, in accordance with the above Warranty Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

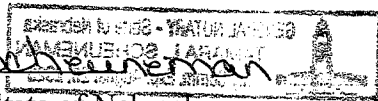
Spouse's Signature: Avery Brumbaugh

STATE OF NEBRASKA

COUNTY OF Webster

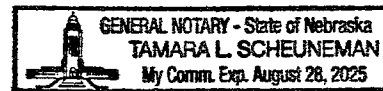
In the State of Nebraska, County of Webster, on this 22nd day of September, 2021, before me, Tamara L. Scheuneman, a Notary Public in and for the said County in the State of Nebraska, personally appeared Avery Colleen Brumbaugh, known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the person described in and who executed this Spousal Acknowledgement, and acknowledged execution of this instrument as a free act and deed.

Tamara L. Scheuneman
Notary Public for the State of Nebraska



County of Webster

My Commission Expires: August 28, 2025



Grantor Acknowledgement

STATE OF NEBRASKA

COUNTY OF Webster

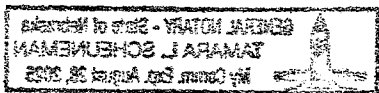
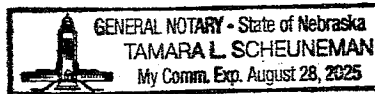
In the State of Nebraska, County of Webster, on this 29th day of September, 2021, before me, Tamara L Scheuneman a Notary Public in and for the said County in the State of Nebraska, personally appeared Glen Eldon Brumbaugh, known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the person described in and who executed this Warranty Deed, and acknowledged execution of this instrument as a free act and deed.



Notary Public for the State of Nebraska

County of Webster

My Commission Expires: August 28, 2025



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	3272	12/7/2021	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000125300		318	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		009	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
1,095		15,915		17,010		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :					
Construction Date:				Construction Date : 1910				Construction Date :					
Floor:				Floor Sq. Ft. : 1,252				Floor Sq. Ft. :					
Building Cost New:				Cost : 142,560				Cost :					
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD													
Comments from						Comments:							
000125300													
(Continue on back)													

Real Estate Transfer Statement 318

• 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. 12 Day 7 Yr. 2021		4 Date of Deed Mo. 12 Day 7 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Margaret Wales and Gordon C Wales Street or Other Mailing Address 318 Mame Ave City Inavale State NE Zip Code 68952 Phone Number 402-746-3105 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Charles R. Van Beber and Myrna C. Van Beber Street or Other Mailing Address 2117 Glenfern Rd City Greeley State CO Zip Code 80631 Phone Number 970-352-9418 Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$35,000

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

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

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

18 Address of Property
841 N Webster St
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 One (1), Two (2), Three (3) and Four (4), EXCEPT the South one Foot (S/ 1') of said Lot Four (4), Block Nine (9), Smith and 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	\$	35,000.00
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	\$	35,000.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: MERNA C. VAN BEBER Phone Number: 970-352-9418

Signature of Grantee or Authorized Representative: Merna C. Van Beber Title: _____ Date: _____

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 7 Yr. 21	27 Value of Stamp or Exempt Number \$ 7.75	28 Recording Data BK2021 Pg 3272	

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

State of Nebraska }
County of Webster } ss.

BOOK 2021 PAGE 3272

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of Dec A.D., 2021 at 2:12 o'clock a.M. Recorded in Book 2021 on Page 3272
Louise Peterk County Clerk
10.00 AS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-7-21
\$ 78.75 By AS

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

WARRANTY DEED

Margaret Wales and Gordon C. Wales, wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Charles R. Van Beber and Merna C. Van Beber, convey to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3) and Four (4), EXCEPT the South one Foot (S. 1') of aid Lot Four (4), Block Nine (9), Smith and Moore'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.

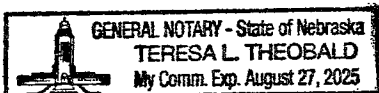
Executed December 7, 2021.

Margaret Wales
Margaret Wales

Gordon C. Wales
Gordon C. Wales

STATE OF NEBRASKA)
) ss.
COUNTY OF webster)

The foregoing instrument was acknowledged before me December 7, 2021
by Margaret Wales and Gordon C. Wales, wife and husband.



Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3273	11/30/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000150100		319		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045			004	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
830		25,540		26,370		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

			Residential				Commercial					
Multiple Improvements:			Multiple Improvements. :				Multiple Improvements. :					
Construction Date:			Construction Date : 1924				Construction Date :					
Floor:			Floor Sq. Ft. : 991				Floor Sq. Ft. :					
Building Cost New:			Cost : 168,050				Cost :					
Single Family Style: 101			Residential Condition: 20				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story			(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other							(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:			Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level			(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent			

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000150100	

(Continue on back)

Real Estate Transfer Statement

319

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 11 Day 30 Yr. 2021		4 Date of Deed Mo. 11 Day 30 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Derek Sundling and Victoria Sundling Street or Other Mailing Address 2211 Sewell St City Lincoln State NE Zip Code 68502 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Charles R. Van Beber and Myrna C. Van Beber Street or Other Mailing Address 2117 Glen Fair Rd City Greeley State CO Zip Code 80631 Phone Number 970-352-9418			
Email Address n/a				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"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	

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

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

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

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

14 What is the current market value of the real property?
\$60,000

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

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

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

18 Address of Property
433 N Cherry St
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 Four (4), Five (5) and Six (6), Block Four (4), Radcliff'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	\$ 60,000.00
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	\$ 60,000.00

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

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

sign here

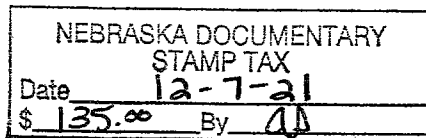
Print or Type Name of Grantee or Authorized Representative: MERNA C. VAN BEBER Phone Number: 970-352-9418

Signature of Grantee or Authorized Representative: Myrna C. Van Beber Title: _____ Date: 12-4-21

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 7 Yr. 21	27 Value of Stamp or Exempt Number \$ 135.00	28 Recording Data BK2021, Pg 3273

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 7 day of Dec A.D., 2021, at 2:16 o'clock P.M. Recorded in Book 2021 on Page 3273-3274
Travis Petch County Clerk
16.00 Deputy
 Ind Comp Assessor Carded



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

WARRANTY DEED

Derek Sundling and Kelly Sundling, husband and wife; and Victoria Sundling, a married person and resident of Arizona, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Charles R. Van Beber and Merna C. Van Beber, convey to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4), Five (5) and Six (6), Block Four (4), Radcliff'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 30 NOV, 2021.

Derek Sundling

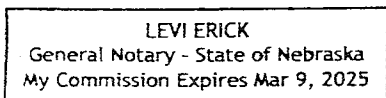
 Derek Sundling

Kelly Sundling

 Kelly Sundling

STATE OF NEBRASKA)
) ss.
 COUNTY OF Lancaster)

The foregoing instrument was acknowledged before me November 30, 2021 by Derek Sundling and Kelly Sundling, husband and wife.



Levi Erick

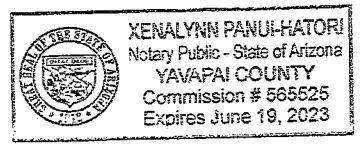
 Notary Public

Victoria Sundling
Victoria Sundling

STATE OF Arizona)
COUNTY OF Yavapai) ss.

The foregoing instrument was acknowledged before me November 30th, 2021 by Victoria Sundling, a married person.

[Signature]
Notary Public



Sundling/Van Beber WD

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3277	12/7/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000509200		320		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131			00	0	30015		003	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,065		10,415		11,480		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)						A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			
Residential						Commercial								
Multiple Improvements:						Multiple Improvements. :								
Construction Date:						Construction Date : 1900								
Floor:						Floor Sq. Ft. : 1,461								
Building Cost New:						Cost : 199,230								
Single Family Style: 101						Residential Condition: 10								
(100) <input type="checkbox"/> Mobile Home						(10) <input checked="" type="checkbox"/> Worn Out								
(101) <input checked="" type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn								
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average								
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good								
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good								
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent								
(106) <input type="checkbox"/> Other														
Townhouse or Duplex Style:						Residential Quality: 40								
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low								
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair								
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average								
(308) <input type="checkbox"/> Split Level						(40) <input checked="" type="checkbox"/> Good								
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good								
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent								
(305) <input type="checkbox"/> Two Story Duplex														
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000509200														
(Continue on back)														

Real Estate Transfer Statement

320

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.)

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.

Triston J. Gellermann-Farley and/or John P. Gangwish

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative, Title, Grantee, Phone Number, Date

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

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

Mo. 12 Day 8 Yr. 21, \$ 20.25, BK 2021, Pg 3277

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/08/21
\$ 20.25 By AS

Bk 2021, Pg 3277

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 08 day
of December A.D., 2021, at 09:01
o'clock AM. Recorded in Book 2021
on Page 3277

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

WARRANTY DEED

Martin Gomez and Beatrice Gomez, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Triston J. Gellermann-Farley and John P. Gangwish, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Fifteen (15) and Sixteen (16), Block Three (3), Spence's Addition to Bladen, 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 8, 2021.

Martin Gomez

Martin Gomez

Beatrice Gomez

Beatrice Gomez

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 8, 2021, by Martin Gomez and Beatrice Gomez, husband and wife.

Comm. expires 

Kory McCracken

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3320	12/10/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000168900		321		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10115		002	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,110		109,040		110,150		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1915				Construction Date :						
Floor:				Floor Sq. Ft. : 1,704				Floor Sq. Ft. :						
Building Cost New:				Cost : 242,660				Cost :						
Single Family Style: 104				Residential Condition: 35				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input 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 checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000168900														
(Continue on back)														

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>10</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>12</u> Day <u>08</u> Yr. <u>2021</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donald G and Diane A Hoffman Street or Other Mailing Address P.O. Box 482 City Red Cloud State NE Zip Code 68970 Phone Number (785) 491-9001 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Charles R and Merna C Van Beber Street or Other Mailing Address 2117 Glenfair Rd City Greeley State CO Zip Code 80631 Phone Number (254) 718-9674 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

<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"/> 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 checked="" type="checkbox"/> Other <u>Cousins</u>
		<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?
\$134,860

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
541 N Jefferson St
Red Cloud, NE 68970

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

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

20 Legal Description
Lots 1-4 of Block 2, Subdivision Annex Lot 12, Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 199,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 199,500.00

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

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

sign here **Kory J McCracken** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney 12/10/2021
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>10</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>450.00</u>	28 Recording Data <u>BK 2021, Pg 3320</u>

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 3320

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of Dec A.D., 2021, at 9:37 o'clock A.M. Recorded in Book 2021 on Page 3320
Louise Detsch County Clerk
10:00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-10-21
\$ 450.00 By LD

WARRANTY DEED

Donald G. Hoffman and Diane A. Hoffman, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Charles R. Van Beber and Merna C. Van Beber, husband and wife, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3) and Four (4), Block Two (2), Subdivision of Annex Lot 12 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 December 8, 2021.

Donald G. Hoffman
Donald G. Hoffman

Diane A. Hoffman
Diane A. Hoffman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 8, 2021, by Donald G. Hoffman and Diane A. Hoffman, husband and wife.

Comm. expires 

Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3332	11/10/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002101900		322		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	12	0	00000	1	000	0275
Land		Improvements		Total		Date of Sale Property Classification Code								
183,580				183,580		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	9.000		11,655				
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1	1.000		1,295				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	45.000		111,150		Shelterbelt/Timber								
	1D	24.000		59,280		Accretion								
	2D1					Waste		1.000		200				
	2D					Other								
	3D1					AG LAND TOTAL		80.000		183,580				
	3D					Roads		2.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		2.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
002101900	

(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 WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 11 Day 10 Yr. 21		4 Date of Deed Mo. 12 Day 1 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Judith Steinacher Street or Other Mailing Address 757 Tanager Circle City Longmont State CO Zip Code 80504 Phone Number (303) 651-9633 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached sheet Street or Other Mailing Address City State Zip Code 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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input checked="" type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$172,969

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 Webster County, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Byron and Donna Steinacher, Trustees
31187 Highway 41
Blanchard, ID 83804

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
An undivided one-half interest in and to the following: The East Half (E½) of the Northeast Quarter (NE¼) of Section Twelve (12), Township Four (4) 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 _____

22 Total purchase price, including any liabilities assumed	22	\$ 172,969.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 172,969.00

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.

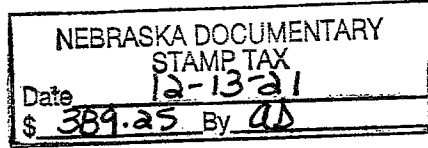
Matthew Hanson (402) 826-4354
Phone Number

Matthew Hanson Attorney for Grantor
Signature of Grantee or Authorized Representative Title Date
12/10/21

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 13 Yr. 21	27 Value of Stamp or Exempt Number \$ 389.25	28 Recording Data BK2021, Pg 3332	

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 13 day of Dec A.D., 2021, at 10:16 o'clock A.M. Recorded in Book 2021 on Page 333a
Louise Petrock County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Return to Matthew Hanson
1331 Main, Crete, NE 68333

Judith Steinacher, a single person, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, Byron Jay Steinacher and Donna Lee Steinacher, Trustees of the Byron and Donna Steinacher Living Trust dated July 28, 1997, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in and to the following: The East Half (E^{1/2}) of the Northeast Quarter (NE^{1/4}) of Section Twelve (12), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska; and

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances except lawful and valid restrictions of record and except for lawful and valid easements whether of record or not;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

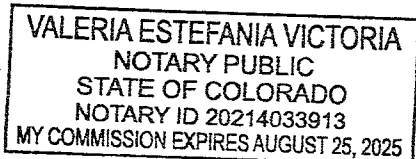
Executed: December 1, 2021.

Judith Steinacher

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

The foregoing instrument was acknowledged before me on December 01, 2021, by Judith Steinacher, a single person.

Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3333	12/10/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000307400		323		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		016	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,420		123,730		125,150		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1917				Construction Date :						
Floor:				Floor Sq. Ft. : 1,668				Floor Sq. Ft. :						
Building Cost New:				Cost : 194,085				Cost :						
Single Family Style: 101				Residential Condition: 35				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000307400														
(Continue on back)														

Real Estate Transfer Statement

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

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

1. County Name Webster	2. County Number 91	3. Date of Sale/Transfer Mo 12 Day 10 Yr. 2021	4. Date of Deed Mo. 12 Day 09 Yr. 2021
5. Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joshua J. Drake and Tracie I. Drake Street or Other Mailing Address 9505 South Banner Ave. City State Zip Code Roseland NE 68973 Phone Number 402-460-8673 Email Address tkklivestock@gmail.com		6. Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeffrey J. Weerheim Jeffrey J. Weerheim Street or Other Mailing Address 210 S Sycamore St. City State Zip Code Blue Hill NE 68930 Phone Number 000-000-0000 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 willys61j@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"/> 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"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<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?
\$93,000.00

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 Aksarben Title & Escrow No

18 Address of Property
210 S Sycamore St.
Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Same As No 6 Above

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 The North Half (N1/2) of Lots Thirteen (13) and Fourteen (14), Block Sixteen (16), 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	93,000.00
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	93,000.00

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 402-469-6834
Phone Number

Jeffery J. Weerheim
Print or Type Name of Grantee or Authorized Representative

Jeffery J. Weerheim
Signature of Grantee or Authorized Representative

Buyer
Title

December 10, 2021
Date

Register of Deeds' Use Only		For Dept. Use Only
26. Date Deed Recorded Mo 12 Day 13 Yr. 21	27. Value of Stamp or Exempt Number \$ 209.25	28. Recording Data BK 2021, pg 3333

Grantee - Retain a copy of this document for your records

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/13/21
\$ 209.25 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of December A.D., 2021, at 10:56 o'clock AM. Recorded in Book 2021 on Page 3333

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

After Recording Return To: Aksarben Title and Escrow, 11239 Chicago Circle, Omaha, NE 68154 (402) 333-1025

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, **Joshua J. Drake and Tracie I. Drake**, Grantor herein, whether one or more, in consideration of One Dollar and other valuable consideration received from Grantee, do hereby grant, bargain, sell, convey and confirm unto ~~Jeffery J. Weerheim~~, herein called the Grantee, whether one or more, the following described real property: ~~Jeffrey~~

The North Half (N1/2) of Lots Thirteen (13) and Fourteen (14), Block Sixteen (16), Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantee and to Grantee's heirs and assigns forever.

And the Grantor does hereby covenant with the Grantee and with Grantee's heirs and assigns that Grantor is lawfully seized of the said premises; that said premises are free from encumbrances except covenants, easements and restrictions of record and all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that Grantor has right and lawful authority to convey the same; and that Grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated this 9th day of December, 2021.

Joshua J. Drake

Joshua J. Drake

Tracie I. Drake

Tracie I. Drake

State of Nebraska)
County of Adams) ss.

The foregoing instrument was acknowledged before me on this 9th day of December, 2021, by Joshua J. Drake and Tracie I. Drake.

Jill A. Beyke

Notary Public
My commission expires: _____



Return to: Aksarben Title and Escrow
Jeffery J. Weerheim

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3347	12/13/2021	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001204600		324		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	11	4	00000	1	000	1995		
Land		Improvements		Total		Date of Sale Property Classification Code								
247,875				247,875		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	30.000		38,850				
	1A						1G	39.000		50,505				
	2A1						2G1							
	2A						2G	4.000		5,180				
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	62.000	153,140			Accretion								
	2D1					Waste		1.000		200				
	2D					Other								
	3D1					AG LAND TOTAL		136.000		247,875				
	3D					Roads		4.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; BETWEEN BROTHER & SISTER	
Comments from	Comments:
001204600	

(Continue on back)

Real Estate Transfer Statement

324

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. 12 Day 13 Yr. 2021
4 Date of Deed Mo. 12 Day 13 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Sonny Hillside Farms, LLC
6 Grantee's Name, Address, and Telephone (Please Print) SEE ATTACHED

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, 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 conveying 1/2 interest
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? \$123,937
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
19 Name and Address of Person to Whom the Tax Statement Should be Sent Rita M. Rasmussen, 612 Riverside Drive, Waterloo, NE 68957
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

Table with 2 columns: Question (22-24) and Amount. 22 Total purchase price, including any liabilities assumed \$ 0.00. 23 Was non-real property included in the purchase? \$ 0. 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5 & 21

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, Escrow Closing Agent, (402) 463-4198, 12-13-2021

Register of Deed's Use Only: 26 Date Deed Recorded Mo. 12 Day 13 Yr. 21, 27 Value of Stamp or Exempt Number \$ Exempt #21, 28 Recording Data BK 2021, pg 3347

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

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

**CARRIE J. HEIKKINEN
1641 ROAD 2400
LAWRENCE, NE 68957
PH: 402-879-5856**

**MICHAEL G. MENKE AND ANGELA S. MENKE
2410 ROAD Y
LAWRENCE, NE 68957
PH:**

AN UNDIVIDED ONE-HALF INTEREST IN AND TO:

The North Half of the Southeast Quarter ($N\frac{1}{2} SE\frac{1}{4}$), the Southeast Quarter of the Southeast Quarter ($SE\frac{1}{4} SE\frac{1}{4}$) and the East Half of the Southwest Quarter of the Southeast Quarter ($E\frac{1}{2} SW\frac{1}{4} SE\frac{1}{4}$), all in Section Eleven (11), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/13/21
\$ Ex021 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 13 day of December A.D., 2021, at 02:35 o'clock PM. Recorded in Book 2021 on Pages 3347-3348

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

QUITCLAIM DEED

Sonny Hillside Farms, LLC, a Nebraska limited liability company ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys an undivided one-fourth (1/4) interest to each of Michael G. Menke, a married person, and Carrie J. Heikkinen, a married person (each a "Grantee", collectively the "Grantees"), in and to the following described real estate (as defined in NEB. REV. STAT. § 76-201):

See Exhibit "A" attached hereto and incorporated herein by this reference.

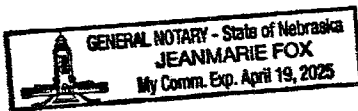
Executed December 10, 2021.

SONNY HILLSIDE FARMS, LLC, A
Nebraska limited liability company, Grantor

By: *Rita M. Rasmussen*
Name: Rita M. Rasmussen
Its: Member

STATE OF NEBRASKA)
) ss.
COUNTY OF Douglas)

The foregoing was acknowledged before me on December 10, 2021, by Rita M. Rasmussen, Member of Sonny Hillside Farms, LLC, Grantor.



Jeanmarie Fox
Notary Public Jeanmarie Fox

EXHIBIT "A"

The Land referred to herein below is described as follows:

Tract No. 1:

The Northwest Quarter (NW¼) of Section Five (5), Township Two (2) North, Range Eight (8) West of the 6th P.M., Nuckolls County, Nebraska.

Tract No. 2:

The West Half of the Northwest Quarter (W½ NW¼) of Section Twenty-Nine (29), Township Three (3) North, Range Eight (8) West of the 6th P.M., Nuckolls County, Nebraska.

Tract No. 3:

The East Half (E½) of Section Eighteen (18), Township Three (3) North, Range Eight (8) West of the 6th P.M., Nuckolls County, Nebraska,

EXCEPT the following: A parcel of land located in the SE¼ of said Section 18 more particularly described as follows: Beginning at the Northeast corner of said SE¼; thence S00°02'09"W (assumed bearing) on the East line of said SE¼ a distance of 511.00 feet; thence N89°40'10"W a distance of 354.96 feet; thence S00°02'09"W, parallel with said East line a distance of 230.00 feet; thence N53°03'17"E a distance of 131.13 feet; thence S27°42'06"E a distance of 136.92 feet; thence S54°44'42"W a distance of 219.69 feet; thence N61°08'45"W a distance of 84.41 feet; thence S10°39'45"W a distance of 314.83 feet; thence S64°48'29"W a distance of 332.30 feet; thence N18°48'19"E a distance of 451.32 feet; thence N70°09'44"W a distance of 201.43 feet; thence N24°33'27"W a distance of 152.15 feet; thence N83°17'28"W a distance of 293.89 feet; thence N34°07'16"E a distance of 372.11 feet; thence N31°32'08"E a distance of 210.14 feet; thence S88°58'33"E a distance of 160.33 feet; thence N00°54'32"W a distance of 164.36 feet to the North line of said SE¼; thence N89°53'41"E on said North line, a distance of 722.00 feet to the Point of Beginning;

AND EXCEPT the following: Referring to the East ¼ corner of said Section 18 being the actual Point of Beginning; running thence S90°00'00"W (assumed bearing) and along the North line of the S½ of said Section 18 a distance of 680.00 feet; running thence S00°00'00"E a distance of 191.00 feet; running thence N90°00'00"E a distance of 228.00 feet; running thence S00°00'00"E a distance of 137.5 feet; running thence S90°00'00"W a distance of 89.00 feet; running thence S00°00'00"E a distance of 196.00 feet to Point A; running thence N90°00'00"E a distance of 538.71 feet to a point located on the East line of the SE¼ of said Section 18; running thence N00°08'28"E and along the said East line of the SE¼ a distance of 524.50 feet, more or less, to the Point of Beginning.

Tract No. 4:

The North Half of the Southeast Quarter (N½ SE¼), the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) and the East Half of the Southwest Quarter of the Southeast Quarter (E½ SW¼ SE¼), all in Section Eleven (11), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2021	3380	10/13/2021	Base: 91-0074		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000314000		325		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value						4133			00	0	20010		005	0000	
Land		Improvements		Total		Date of Sale Property Classification Code									
1,420		38,850		40,270		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1				
						Residential				Commercial					
Multiple Improvements:						Multiple Improvements. :				Multiple Improvements. :					
Construction Date:						Construction Date : 1910				Construction Date :					
Floor:						Floor Sq. Ft. : 653				Floor Sq. Ft. :					
Building Cost New:						Cost : 71,760				Cost :					
Single Family Style: 101						Residential Condition: 30				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story						(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other										(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:						Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low				Cost Rank:			Condition:		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex													(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):															
Assessor Comments and Reason for Adjustment:															
JTWD															
Comments from												Comments:			
000314000															
(Continue on back)															

Real Estate Transfer Statement

325

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 10 Day 13 Yr. 2021		4 Date of Deed Mo. 12 Day 07 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jahn Grandstaff and Jennifer Frary Street or Other Mailing Address 2578 Quail Drive City Fremont State NE Zip Code 68025 Phone Number (402) 699-5110 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jared P & Samantha A Krueger Street or Other Mailing Address 102 S Webster St, PO Box 183 City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-7641 Email Address n/a			
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 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? _____

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
305 West Gage St
Blue Hill, NE 68930

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.)
Lot Three (3), Block Five (5), Rohrer's Addition to Blue Hill, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$	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	\$	0.00
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 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
 Signature of Grantee or Authorized Representative Attorney Dec. 14 2021
 Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 14 Yr. 21	27 Value of Stamp or Exempt Number \$ 112.50	28 Recording Data BK 2021, 3380 - 3381

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 14th day of December A.D., 2021, at 3:25 o'clock P. M. Recorded in Book 2021 on Page 3380-3381
Louise Petsch County Clerk
\$16.00 Ord Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-14-2021
\$ 112.50 By ODH

JOINT TENANCY WARRANTY DEED

Jahn L. Grandstaff and Melinda K. Grandstaff, husband and wife; and Jennifer L. Frary, a resident of the State of Wyoming, GRANTORS, in consideration of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00) receipt of which is hereby acknowledged, convey to Jared P. Krueger and Samantha A. Krueger, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Three (3), Block Five (5), Rohrer's Addition to Blue Hill, 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 December 7th, 2021.

[Signature]
Jahn L. Grandstaff

[Signature]
Melinda K. Grandstaff

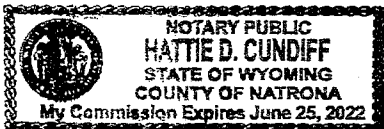
STATE OF NEBRASKA, COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me on December 7th, 2021, by Jahn L. Grandstaff and Melinda K. Grandstaff, husband and wife.

Comm. expires February 7, 2023

[Signature]
Notary Public

GENERAL NOTARY - State of Nebraska
LISA DIEHL
My Comm. Exp. February 7, 2023



Jennifer L. Frary
Jennifer L. Frary

STATE OF WYOMING, COUNTY OF Natrona) ss.

The foregoing instrument was acknowledged before me on December 6, 2021, by Jennifer L. Frary, a resident of the State of Wyoming.

Comm. expires 6/25/22

Hattie D. Cundiff
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3387	10/21/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001412100		326		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	28	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
303,645				303,645		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					GRASSLAND	1G1	62.390		80,795				
	1A						1G	3.170		4,105				
	2A1						2G1	64.870		84,005				
	2A						2G	69.990		90,635				
	3A1						3G1							
	3A						3G	33.680		43,615				
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste		2.450		490				
	2D					Other								
	3D1					AG LAND TOTAL		236.550		303,645				
	3D					Roads		1.990						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		1.990						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001412100	
(Continue on back)	

Real Estate Transfer Statement

326

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 10 Day 21 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) Serena Fern Boner & Glenda Marie Tietjen, Co-Trustees Street or Other Mailing Address 1024 Road C City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3328 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dean A & Sonja A Dierks Street or Other Mailing Address 10155 Adams Central Ave. City Ayr ^{South} State NE Zip Code 68925 Phone Number (402) 984-7044 Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
421,729.17

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 Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
Dean & Sonja Dierks
10155 S Adams Central Ave
Ayr, NE 68925

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Southwest Quarter (SW¹/₄) and the West Half of the Southeast quarter (W¹/₂SE¹/₄) of Section Twenty-eight (28), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 240+-

22 Total purchase price, including any liabilities assumed	\$	421,729.17
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	421,729.17

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
Phone Number

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative *David B. Garwood* Attorney Title 10-29-21 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 15 Yr. 21	27 Value of Stamp or Exempt Number \$ 949.50	28 Recording Data BK 2021, Pg 3387

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 Dec A.D., 20 21, at 1:12 o'clock P M. Recorded in Book 2021 on Page 3387
Louise Datsch County Clerk
10:00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-15-21
\$ 949.50 By LD

JOINT TENANCY WARRANTY DEED

Serena Fern Boner and Glenda Marie Tietjen, Co-Trustees of the Mary F. Hansen Revocable Trust u/a/d October 10, 2001, GRANTOR, whether one or more, in consideration of FOUR HUNDRED TWENTY-ONE THOUSAND SEVEN HUNDRED TWENTY-NINE AND 17/100 DOLLARS (\$421,729.17) and other valuable consideration receipt of which is hereby acknowledged, conveys to Dean A. Dierks and Sonja A. Dierks, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW¼) and the West Half of the Southeast quarter (W½SE¼) of Section Twenty-eight (28), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances; except 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 29, 2021.

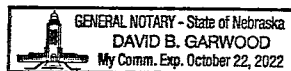
By Serena Fern Boner
Serena Fern Boner, Trustee

By Glenda Marie Tietjen, Trustee
Glenda Marie Tietjen, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on October 29, 2021, by Serena Fern Boner and Glenda Marie Tietjen, Co-Trustees of the Mary F. Hansen Revocable Trust u/a/d October 10, 2001.

Comm. expires 10-22-2022



David B. Garwood
Notary Public
David B. Garwood

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	3408	12/16/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001915700	327	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	35	3	00000	000	9065	
Land	Improvements	Total		Date of Sale Property Classification Code								
15,450	4,910	20,360		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 7			
LCG			ACRES:	VALUE:	LCG			ACRES:	VALUE:			
IRRIGATED	1A1				GRASSLAND	1G1						
	1A					1G						
	2A1					2G1						
	2A					2G						
	3A1					3G1						
	3A					3G						
	4A1					4G1						
	4A					4G						
DRYLAND	1D1					Shelterbelt/Timber						
	1D					Accretion						
	2D1					Waste						
	2D					Other						
	3D1					AG LAND TOTAL						
	3D					Roads						
	4D1					Farm Sites						
	4D					Home Sites	1.230				15,450	
						Recreation						
	Dwellings			4,120		Other						
	Outbuildings			790		Non-AG TOTAL	1.230				15,450	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001915700	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 12 Day 16 Yr. 2021		Mo. 12 Day 16 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Rodney E Wescoat				Grantee's Name (Buyer) Justin and Elizabeth Van Wey			
Street or Other Mailing Address 40 N Cedar St, Apt 14				Street or Other Mailing Address 1118 HWY 136			
City		State		City		State	
Red Cloud		NE		Red Cloud		NE	
Zip Code		68970		Zip Code		68970	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization?	
				(402) 746-4334		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address				Email Address		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 checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Exempt
	<input type="checkbox"/> Industrial	
	<input type="checkbox"/> Agricultural	
	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	
	<input type="checkbox"/> Mineral Interests-Producing	

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No _____

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

Yes No _____

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

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

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

\$20,360

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

1122 HWY 136
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

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

Same as Grantee

20 Legal Description

See attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 7,000.00
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.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 7,000.00

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

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

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

Attorney Dec 16, 2021
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 12 Day 16 Yr. 21	\$ 15.75	BK 2021, pg 3408

All of County Survey Lot Twelve (12), located in the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract described as follows: Commencing at a point on the Northwest corner of said County Survey Lot 12, thence East 950 feet, plus or minus, on the North line of said tract to the East line of County Survey Lot 12; thence South 380 feet, plus or minus, on the East line of County Survey Lot 12; thence West 760 feet; thence South 450 feet; thence West 190 feet, plus or minus, to the West line of County Survey Lot 12; thence North 830 feet, plus or minus, on the West line of County Survey Lot 12 to the point of beginning.

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 3408

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of Dec A.D., 2021, at 3:50 o'clock A M. Recorded in Book 2021 on Page 3408
Janise Petach County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-16-21
\$ 15.75 By db

JOINT TENANCY WARRANTY DEED

Rodney E. Wescoat, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Justin L. Van Wey and Elizabeth Van Wey, husband and wife, as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All of County Survey Lot Twelve (12), located in the Southwest Quarter (SW¼) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract described as follows: Commencing at a point on the Northwest corner of said County Survey Lot 12, thence East 950 feet, plus or minus, on the North line of said tract to the East line of County Survey Lot 12; thence South 380 feet, plus or minus, on the East line of County Survey Lot 12; thence West 760 feet; thence South 450 feet; thence West 190 feet, plus or minus, to the West line of County Survey Lot 12; thence North 830 feet, plus or minus, on the West line of County Survey Lot 12 to the point of beginning.

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 December 16, 2021.

Rodney E. Wescoat
Rodney E. Wescoat

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 16, 2021, by Rodney E. Wescoat, a single person.

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

Comm. expires _____

[Signature]
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3414	11/10/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002406900		328		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	10	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
341,500				341,500		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					Shelterbelt/Timber								
	1D	120.000		296,400		Accretion								
	2D1					Waste		2.000				400		
	2D					Other								
	3D1	10.000		21,750		AG LAND TOTAL		147.000				341,500		
	3D					Roads		4.000						
	4D1					Farm Sites								
	4D	15.000		22,950		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO A REVOCABLE TRUST	
Comments from	Comments:
002406900	

(Continue on back)

Real Estate Transfer Statement

328

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 11 Day 10 Yr. 2021		4 Date of Deed Mo. 11 Day 10 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James R. Karr and Janet M. Karr Street or Other Mailing Address P. O. Box 156 City Bladen State NE Zip Code 68928 Phone Number (402) 756-1351 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James R. Karr and Janet M. Karr Revocable Trust Street or Other Mailing Address P. O. Box 156 City Bladen State NE Zip Code 68928 Phone Number (402) 756-1351 Email Address N/A			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

(A) Status	(B) Property Type		(C)
<input 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"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

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

10 Type of Transfer

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

14 What is the current market value of the real property?
\$341,500

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
N/A

19 Name and Address of Person to Whom the Tax Statement Should be Sent
James R. Karr and Janet M. Karr Revocable Trust
P. O. Box 156, Bladen, NE 68928

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Northwest Quarter (NW1/4) of Section Ten (10), Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction _____ 160 _____

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.

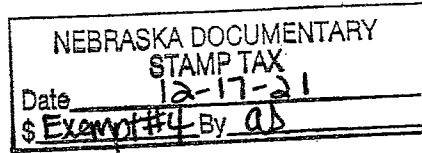
sign here

Richard L. Alexander Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	Attorney Title	(402) 462-9989 Phone Number 12/17/21 Date
---	-------------------	--

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 17 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 4	28 Recording Data BK 2021, Pg 3414

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 17 day of Dec A.D., 2021, at 10:31 o'clock A.M. Recorded in Book 2021 on Page 3414-3415
Louise Potech County Clerk
16.00 AS Deputy
Ind Comp Assessor Carded



WARRANTY DEED

James R. Karr and Janet M. Karr, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration hereby conveys to the James R. Karr and Janet M. Karr Revocable Trust, a trust agreement duly formed under Nebraska law, GRANTEE the following legally described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

The Northwest Quarter (NW1/4) of Section Ten (10), Township Three (3) North, Range Twelve (12), West of the 6th P. M., Webster County, Nebraska.

Grantor covenants with the Grantee that Grantor:

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

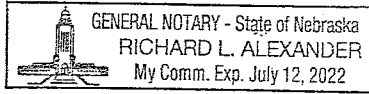
Executed on this 10th day of November, 2021.

James R. Karr
James R. Karr

Janet M. Karr
Janet M. Karr

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was signed and acknowledged before me on this 10th day of November, 2021 by a persons identified to me to be James R. Karr and Janet M. Karr, the above named Grantors.



Richard L. Alexander
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3416	11/10/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002111400		329		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	19	4	00000	1	000	0470		
Land		Improvements		Total		Date of Sale Property Classification Code								
290,755				290,755		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	30.000		38,850				
	1A						1G							
	2A1						2G1	1.000		1,295				
	2A						2G	22.000		28,490				
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	41.000		101,270		Shelterbelt/Timber								
	1D					Accretion								
	2D1	10.000		24,750		Waste		2.000		400				
	2D	44.000		95,700		Other								
	3D1					AG LAND TOTAL		150.000		290,755				
	3D					Roads		7.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		7.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO A REVOCABLE TRUST	
Comments from	Comments:
002111400	

(Continue on back)

Real Estate Transfer Statement

329

FORM 521

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

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

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

5 Grantor's Name, Address, and Telephone (Please Print); 6 Grantee's Name, Address, and Telephone (Please Print); 7 Property Classification Number

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

11 Was ownership transferred in full?; 12 Was real estate purchased for same use?; 13 Was the transfer between relatives...

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 (line 22 minus line 23)

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

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

Richard L. Alexander (402) 462-9989

Print or Type Name of Grantee or Authorized Representative; Attorney; Signature of Grantee or Authorized Representative; Title; Date

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

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

Mo. 12 Day 17 Yr. 21; \$ Exempt # 4; BK 2021, Pg 3416-3417

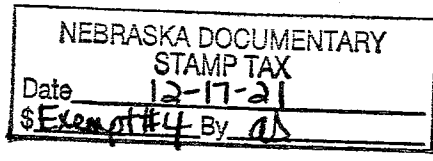
Nebraska Department of Revenue; Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

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 17 day of Dec A.D., 2021, at 10:34 o'clock AM. Recorded in Book 2021 on Page 3416-3417
Janet Petch County Clerk
16.00 AS Deputy
Ind Comp Assessor Carded



WARRANTY DEED

James R. Karr and Janet M. Karr, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration hereby conveys to the James R. Karr and Janet M. Karr Revocable Trust, a trust agreement duly formed under Nebraska law, GRANTEE the following legally described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

The Southeast Quarter (SE1/4) of Section Nineteen (19), Township Four (4) North, Range Eleven (11), West of the 6th P. M., Webster County, Nebraska.

Grantor covenants with the Grantee that Grantor:

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

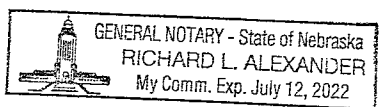
Executed on this 10th day of November, 2021.

James R. Karr
James R. Karr

Janet M. Karr
Janet M. Karr

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was signed and acknowledged before me on this 10th day of November, 2021 by a persons identified to me to be James R. Karr and Janet M. Karr, the above named Grantors.



Richard Alexander
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3418	11/10/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002111500		330		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	19	3	00000	1	000	0475		
Land		Improvements		Total		Date of Sale Property Classification Code								
608,795				608,795		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	47.600		218,010		GRASSLAND	1G1	3.100		4,015				
	1A						1G							
	2A1	11.100		50,840			2G1	3.800		4,920				
	2A	41.900		183,105			2G	4.500		5,830				
	3A1						3G1							
	3A						3G							
	4A1	26.600		112,520			4G1							
	4A						4G							
DRYLAND	1D1	3.300		8,150		Shelterbelt/Timber								
	1D					Accretion								
	2D1	0.200		495		Waste								
	2D	6.800		14,790		Other								
	3D1					AG LAND TOTAL		152.900		608,795				
	3D					Roads		5.000						
	4D1	4.000		6,120		Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		5.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO A REVOCABLE TRUST	
Comments from	Comments:
002111500	

(Continue on back)

Real Estate Transfer Statement 330

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 10 Yr. 21), 4 Date of Deed (Mo. 11 Day 10 Yr. 21)

5 Grantor's Name, Address, and Telephone (Please Print) James R. Karr and Janet M. Karr

6 Grantee's Name, Address, and Telephone (Please Print) James R. Karr and Janet M. Karr Revocable Trust

Street or Other Mailing Address P.O. Box 156

City Bladen, State NE, Zip Code 68928

Phone Number (402) 756-1351, 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, 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, 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, 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? \$608,795; 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 N/A; 19 Name and Address of Person to Whom the Tax Statement Should be Sent James R. Karr and Janet M. Karr Revocable Trust P.O. Box 156, Bladen, NE 68928; 18a No address assigned, 18b Vacant land

20 Legal Description (Attach additional pages, if needed.) The Southwest Quarter (SW1/4) of Section Nineteen (19), Township Four (4) 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 \$ 0.00. Row 23: Was non-real property included in the purchase? Yes/No (No), \$ 0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00.

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

Richard L. Alexander (402) 462-9989, Print or Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, Attorney, Title, Date 12/17/21

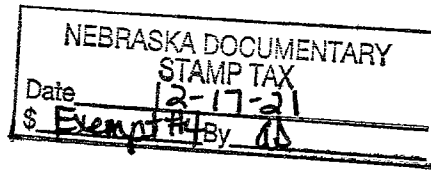
Register of Deed's Use Only For Dept. Use Only

26 Date Deed Recorded Mo. 12 Day 17 Yr. 21; 27 Value of Stamp or Exempt Number \$ Exempt #4; 28 Recording Data BK2021, Pg 3418

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 17 day of Dec A.D., 2021, at 10:35 o'clock AM. Recorded in Book 2021 on Page 3418-3419
Yvonne Petch County Clerk
16.00 Deputy
Ind Comp Assessor Carded



WARRANTY DEED

James R. Karr and Janet M. Karr, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration hereby conveys to the James R. Karr and Janet M. Karr Revocable Trust, a trust agreement duly formed under Nebraska law, GRANTEE the following legally described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

The Southwest Quarter (SW1/4) of Section Nineteen (19), Township Four (4) North, Range Eleven (11), West of the 6th P. M., Webster County, Nebraska.

Grantor covenants with the Grantee that Grantor:

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

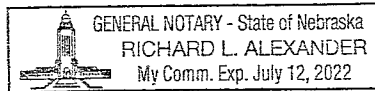
Executed on this 10th day of November, 2021

James R. Karr
James R. Karr

Janet M. Karr
Janet M. Karr

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was signed and acknowledged before me on this 10th day of November, 2021 by a persons identified to me to be James R. Karr and Janet M. Karr, the above named Grantors.



Richard L. Alexander
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	3420	11/10/2021	Base: 01-0123			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
002114300	331	4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	30	2	00000	1	000	0740
Land	Improvements	Total		Date of Sale Property Classification Code								
339,050	3,240	342,290		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	8.800	11,395					
	1A				1G							
	2A1				2G1	11.410	14,780					
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1	89.410	220,845	Shelterbelt/Timber								
	1D			Accretion								
	2D1			Waste								
	2D	30.000	65,250	Other								
	3D1			AG LAND TOTAL		151.470	330,400					
	3D			Roads		1.940						
	4D1	11.850	18,130	Farm Sites		1.000	8,650					
	4D			Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings		3,240	Non-AG TOTAL		2.940	8,650					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO A REVOCABLE TRUST	
Comments from	Comments:
002114300	
(Continue on back)	

Real Estate Transfer Statement

331

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, 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.)

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.

Richard L. Alexander, (402) 462-9989, Attorney

sign here, Print or Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, Title

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. 12 Day 17 Yr. 21, \$ Exempt #4, BK2021, Pg 3420

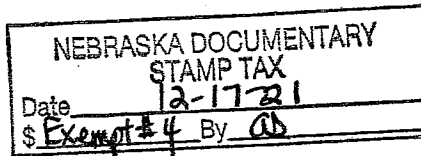
Nebraska Department of Revenue, Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

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

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 17 day of Dec A.D., 2021, at 10:37 o'clock a M. Recorded in Book 2021 on Page 3420-3421
Louise Petach County Clerk
16.00 ab Deputy
Ind Comp Assessor Carded



WARRANTY DEED

James R. Karr and Janet M. Karr, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration hereby conveys to the James R. Karr and Janet M. Karr Revocable Trust, a trust agreement duly formed under Nebraska law, GRANTEE the following legally described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

The Northwest Quarter (NW1/4) of Section Thirty (30), Township Four (4) North, Range Eleven (11), West of the 6th P. M., Webster County, Nebraska.

Grantor covenants with the Grantee that Grantor:

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

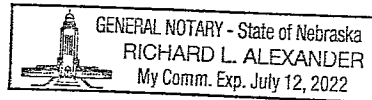
Executed on this 10th day of November, 2021.

James R. Karr
James R. Karr

Janet M. Karr
Janet M. Karr

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was signed and acknowledged before me on this 10th day of November, 2021 by a persons identified to me to be James R. Karr and Janet M. Karr, the above named Grantors.



Richard Alexander
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3422	11/10/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002111200		332		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	19	1	00000	1	000	0460
Land		Improvements		Total		Date of Sale Property Classification Code								
611,430				611,430		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	19.500	89,310	GRASSLAND	1G1	3.200	4,145							
	1A				1G									
	2A1	12.800	58,625		2G1	1.000	1,295							
	2A	89.900	392,860		2G									
	3A1				3G1									
	3A				3G									
	4A1				4G1									
	4A				4G									
DRYLAND	1D1	11.200	27,665		Shelterbelt/Timber									
	1D	0.400	990		Accretion									
	2D1	4.700	11,635		Waste									
	2D	11.450	24,905		Other									
	3D1				AG LAND TOTAL	154.150	611,430							
	3D				Roads	5.000								
	4D1				Farm Sites									
	4D				Home Sites									
					Recreation									
	Dwellings				Other									
	Outbuildings				Non-AG TOTAL	5.000								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO A REVOCABLE TRUST	
Comments from 002111200	Comments:
(Continue on back)	

Real Estate Transfer Statement 332

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

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

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

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

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

9 Was 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, Court Decree, Exchange, Grantor Trust, Partition, Satisfaction of Contract, Other.

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? (If Yes, check the appropriate box.)

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 Northeast Quarter (NE1/4) of Section Nineteen (19), Township Four (4) 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. Rows 22-24 showing purchase price, non-real property, and adjusted purchase price.

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

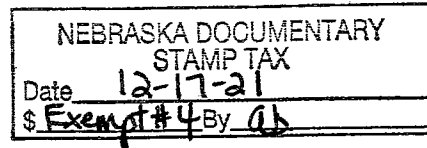
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Richard L. Alexander, Attorney, Signature, Title, Date, Phone Number.

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

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

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 day of Dec A.D., 2021, at 10:39 o'clock 4 M. Recorded in Book 2021 on Page 3422-3423
Yvonne Patch County Clerk
16.00 AS Deputy
Ind Comp Assessor Carded



WARRANTY DEED

James R. Karr and Janet M. Karr, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration hereby conveys to the James R. Karr and Janet M. Karr Revocable Trust, a trust agreement duly formed under Nebraska law, GRANTEE the following legally described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

The Northeast Quarter (NE1/4) of Section Nineteen (19), Township Four (4) North, Range Eleven (11), West of the 6th P. M., Webster County, Nebraska.

Grantor covenants with the Grantee that Grantor:

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

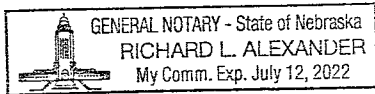
Executed on this 10th day of November, 2021.

James R. Karr
James R. Karr

Janet M. Karr
Janet M. Karr

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was signed and acknowledged before me on this 10th day of November, 2021 by a persons identified to me to be James R. Karr and Janet M. Karr, the above named Grantors.



Richard L. Alexander
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	3424	11/10/2021	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002114400	333	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	30	1	00000	1	000	0745
Land	Improvements	Total		Date of Sale Property Classification Code								
280,810	199,610	480,420		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	43.280	56,050						
1A				1G	3.340	4,325						
2A1				2G1	43.070	55,775						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	38.120	94,155		Shelterbelt/Timber								
1D	1.200	2,965		Accretion								
2D1				Waste								
2D	18.110	39,390		Other								
3D1				AG LAND TOTAL	147.170	252,735						
3D				Roads	1.950							
4D1	0.050	75		Farm Sites	2.000	13,075						
4D				Home Sites	1.000	15,000						
				Recreation								
Dwellings		102,445		Other								
Outbuildings		97,165		Non-AG TOTAL	4.950	28,075						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO A REVOCABLE TRUST	
Comments from 002114400	Comments:
(Continue on back)	

Real Estate Transfer Statement 333

• 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 10 Yr. 21		4 Date of Deed Mo. 11 Day 10 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James R. Karr and Janet M. Karr Street or Other Mailing Address P.O. Box 156 City Bladen State NE Zip Code 68928 Phone Number (402) 756-1351 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James R. Karr and Janet M. Karr Revocable Trust Street or Other Mailing Address P.O. Box 156 City Bladen State NE Zip Code 68928 Phone Number (402) 756-1351 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> 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 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"/> 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 type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$480,420

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
N/A

19 Name and Address of Person to Whom the Tax Statement Should be Sent
James R. Karr and Janet M. Karr Revocable Trust
P.O. Box 156, Bladen, NE 68928

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Northeast Quarter (NE1/4) of Section Thirty (30), Township Four (4) 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 _____

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.

Richard L. Alexander (402) 462-9989
Print or Type Name of Grantee or Authorized Representative Phone Number

Richard L. Alexander Attorney 12/17/21
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 17 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK2021, Pg 3424	

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 17 day of Dec A.D., 2021, at 10:40 o'clock AM. Recorded in Book 2021 on Page 3424-3425
Gause Petach County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-17-21
\$ Exempt #4 By AL

WARRANTY DEED

James R. Karr and Janet M. Karr, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration hereby conveys to the James R. Karr and Janet M. Karr Revocable Trust, a trust agreement duly formed under Nebraska law, GRANTEE the following legally described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

The Northeast Quarter (NE1/4) of Section Thirty (30), Township Four (4) North, Range Eleven (11), West of the 6th P. M., Webster County, Nebraska.

Grantor covenants with the Grantee that Grantor:

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

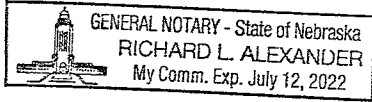
Executed on this 10th day of November, 2021

James R. Karr
James R. Karr

Janet M. Karr
Janet M. Karr

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was signed and acknowledged before me on this 18th day of November, 2021 by a persons identified to me to be James R. Karr and Janet M. Karr, the above named Grantors.



Richard L. Alexander
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	3426	12/14/2021	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002509300	334	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	10	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,214,060		1,214,060		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	39.610			51,295			
	1A				1G	51.850			67,145			
	2A1				2G1	40.100			51,930			
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1			Shelterbelt/Timber								
	1D	136.020	335,970	Accretion								
	2D1			Waste		7.860			1,570			
	2D			Other								
	3D1	1.680	3,655	AG LAND TOTAL		311.300			563,860			
	3D			Roads		5.800						
	4D1	24.190	37,010	Farm Sites								
	4D	9.990	15,285	Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings			Non-AG TOTAL		5.800						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
002509300	
(Continue on back)	

Real Estate Transfer Statement

334

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>14</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>12</u> Day <u>14</u> Yr. <u>2021</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) I & M Family Farms, LLC Street or Other Mailing Address 7906 Sycamore Dr. City Lincoln State NE Zip Code 68506 Phone Number (402) 499-0143 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ryan Sorensen and Michelle Sorensen Street or Other Mailing Address 19680 W. Blue Valley Rd. City Campbell State NE Zip Code 68932 Phone Number (402) 705-7062 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1,013,688

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 **Miller Abstract and Title** No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
See #6 Above

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The West Half (W1/2) of Section Ten (10), in Township Four (4) North, of Range Twelve (12), West of the Sixth Principal Meridian, Webster County, Nebraska, EXCEPT Harmony Cemetery, previously conveyed.

21 If agricultural, list total number of acres transferred in this transaction 318.1 +/-

22 Total purchase price, including any liabilities assumed	22	\$	1,013,688	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	\$	1,013,688	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 Ryan Sorensen or Michelle Sorensen (402) 705-7062
Print or Type Name of Grantee or Authorized Representative Phone Number

Grantee
Signature of Grantee or Authorized Representative Title Date
12/14/2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>17</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>2281.50</u>	28 Recording Data BK2021, Pg 3426

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 17 day of Dec A.D., 2021, at 11:30 o'clock A.M. Recorded in Book 2021 on Page 3426-3427
Janice Petersen County Clerk
16.00 Deputy
 Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>12-17-21</u>
\$ <u>2281.50</u>	By <u>AB</u>

(above space for recorder's use)
 Return to: Miller Abstract & Title Company, PO Box 107, Minden, NE 68959

WARRANTY DEED

I & M Family Farms, LLC, by Ronald J. Vance, sole trustee of the Ilef Vance Jr. Revocable Trust dated March 21, 1991, Class A. Member, and by Ronald J. Vance, sole trustee of the Melba L. Vance Credit Trust, a Sub-Trust of the Melba L. Vance Revocable Trust dated March 21, 1991, Class A. Member, herein called the GRANTOR, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, do hereby grant, bargain, sell, convey and confirm unto Ryan Sorensen and Michelle Sorensen, a married couple, as joint tenants and not as tenants in common, herein called the GRANTEE, whether one or more, the following described real estate in Webster County, Nebraska (as defined in Neb. Rev. Stat. 76-201):

The West Half (W1/2) of Section Ten (10), in Township Four (4) North, of Range Twelve (12), West of the Sixth Principal Meridian, Webster County, Nebraska, EXCEPT Harmony Cemetery, previously conveyed.

GRANTOR does hereby covenant (jointly and severally, if more than one) with the GRANTEE that GRANTOR is lawfully seized of said real estate and that it is free from encumbrance **except covenants, easements and restrictions of record**; that GRANTOR has legal power and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to the real estate against the lawful claims of all persons whomsoever.

Executed this 17 day of December, 2021.

I & M Family Farms, LLC

BY: Ronald J. Vance

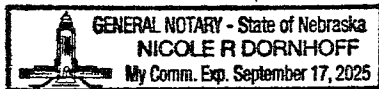
Ronald J. Vance, sole trustee of the Ilef Vance Jr. Revocable Trust dated March 21, 1991, Class A. Member.

BY: Ronald J. Vance

Ronald J. Vance, sole trustee of the Melba L. Vance Credit Trust, a Sub-Trust of the Melba L. Vance Revocable Trust dated March 21, 1991, Class A. Member

STATE OF NEBRASKA)
COUNTY OF KEARNEY)

The foregoing instrument was acknowledged before me on this 14th day of December, 2021 by Ronald J. Vance, sole trustee of the Ilef Vance Jr. Revocable Trust dated March 21, 1991, Class A. Member of I & M Family Farms, LLC, and by Ronald J. Vance, sole trustee of the Melba L. Vance Credit Trust, a Sub-Trust of the Melba L. Vance Revocable Trust dated March 21, 1991, Class A. Member of I & M Family Farms, LLC.



Nicole R. Dornhoff
NOTARY PUBLIC

(Seal)

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	3445	12/7/2021	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000315500		335	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		006	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
4,130		27,710		31,840		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :					
Construction Date:				Construction Date : 1890				Construction Date :					
Floor:				Floor Sq. Ft. : 1,164				Floor Sq. Ft. :					
Building Cost New:				Cost : 148,210				Cost :					
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:			Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD													
Comments from						Comments:							
000315500													
(Continue on back)													

Real Estate Transfer Statement 335

• 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. 12 Day 7 Yr. 21		Mo. 12 Day 7 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Robin Gilbert & Janell Lambie P.R.				Grantee's Name (Buyer) Robert A. Malesker and Cynthia A. Malesker			
Street or Other Mailing Address P.O. Box 907				Street or Other Mailing Address 406 West Saline			
City Hastings		State NE		City Blue Hill		State NE	
Zip Code 68902				Zip Code 68930			
Phone Number N/A		Phone Number (402) 705-2494		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address N/A		Email Address N/A					

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

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

8 Type of Deed

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

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

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

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

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

14 What is the current market value of the real property?
\$96,000

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 **Prairie Title** No

18 Address of Property
406 West Saline, Blue Hill NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lot 15, 16, 17, 18, 19 and 20, Block 6, rohrer's Addition to the Village 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	\$ 96,000.00
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	\$ 96,000.00

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.

Robert a. Malesker (402) 705-2494
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Grantee
 Signature of Grantee or Authorized Representative Title Date
 12-7-2021

sign here

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 17 Yr. 21	27 Value of Stamp or Exempt Number \$ 216.00	28 Recording Data BK 2021, 9 3445	

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/17/21
\$ 216.00 By AS

Bk 2021, Pg 3445

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 day of December A.D., 2021, at 01:27 o'clock PM. Recorded in Book 2021 on Pages 3445-3446

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

Return to: Skalka & Baack Law Firm, L.L.C., PO Box 907, Hastings, NE 68902-0907

WARRANTY DEED

Robin Gilbert and Janelle Lambie, Co-Personal Representatives, **Estate of Ardyce M. Burge** Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, *Grantor*, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, **Robert A. Malesker and Cynthia A. Malesker**, husband and wife, ^{as joint tenants,} the following described real estate (as defined in NEB. REV. STAT. 76-201):

Lots Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), and Twenty (20), Block Six (6), Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska.

Grantor covenants (jointly and severally, if more than one) with *Grantee* that *Grantor* (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: December 7th, 2021.

Robin Gilbert, PR
Robin Gilbert,
Co-Personal Representative

Janelle Lambie PR
Janelle Lambie,
Co-Personal Representative

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

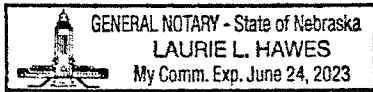
The foregoing instrument was acknowledged before me on 12-7, 2021, by **Robin Gilbert**, Co-Personal Representative, Estate of Ardyce M. Burge, Deceased.



Laurie L. Hawes
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on 12-7, 2021, by **Janelle Lambie**, Co-Personal Representative, Estate of Ardyce M. Burge, Deceased.



Laurie L. Hawes
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	3459	12/16/2021	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001105600	336	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	12	2	00000	1	000	1200
Land	Improvements	Total		Date of Sale Property Classification Code								
296,185		296,185		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	5.060		6,555				
	1A				1G	22.240		28,800				
	2A1				2G1	1.260		1,630				
	2A				2G							
	3A1				3G1	16.970		21,975				
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1	32.210	79,560	Shelterbelt/Timber								
	1D	35.470	87,615	Accretion								
	2D1			Waste				4.690	940			
	2D	0.620	1,350	Other								
	3D1	16.830	36,605	AG LAND TOTAL			155.710	296,185				
	3D			Roads				3.850				
	4D1	20.160	30,845	Farm Sites								
	4D	0.200	310	Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings			Non-AG TOTAL			3.850					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERS REP DEED	
Comments from	Comments:
001105600	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number.

(A) Status, (B) Property Type, (C) Mobile Home

8 Type of Deed

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

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

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

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

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

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

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

The Northwest Quarter (NW1/4) of Section Twelve (12), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, less only the plot of ground on the said NW1/4 used for cemetery purposes.

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

Table with 2 columns: Item Number, Amount. Rows 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.

David G. and Sharon S. Kathman Revocable Trust (402) 225-3266
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Title Date

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

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 20 day of Dec A.D., 2021 at 9:06 o'clock A.M. Recorded in Book 2021 on Page 3459
James Peter County Clerk
D.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-20-21
\$ 945.00 By AD

PLEASE RETURN TO: Duncan, Walker, Schenker & Daake, P.C., L.L.O., P.O. Box 528, Alma, NE 68920

PERSONAL REPRESENTATIVE'S DEED

MARLAN V. WATSON, Personal Representative of the ESTATE OF ROBERT L. DELAY, Deceased, Grantor, in consideration of One Dollar (\$1.00) and Other Valuable Consideration (OVC) received from Grantees, DAVID G. KATHMAN and SHARON S. KATHMAN, TRUSTEES OF THE DAVID G. AND SHARON S. KATHMAN REVOCABLE TRUST, conveys to Grantees, the following described real estate (as defined in Nebraska revised Statutes Section 76-201):

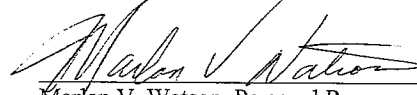
The Northwest Quarter (NW¼) of Section Twelve (12), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land commencing at a point fifty-eight rods East of the Northwest corner of said Section Twelve; running thence East 168 feet; thence South 157 feet; thence West 168 feet, thence North 157 feet to the place of beginning, known as Beaver Creek Cemetery.

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

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

Executed: December 11, 2021

Estate of Robert L. DeLay, Deceased


Marlan V. Watson, Personal Representative

STATE OF NEBRASKA)
) ss.
COUNTY OF HALL)

The preceding document was executed before me on December 11, 2021, by Marlan V. Watson, Personal Representative of the Estate of Robert L. DeLay.

(Seal)
GENERAL NOTARY - State of Nebraska
DOUGLAS R. WALKER
My Comm. Exp. December 28, 2023


Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3460	12/16/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001100900		337		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	2	4	00000	1	000	6093		
Land		Improvements		Total		Date of Sale Property Classification Code								
259,935		13,590		273,525		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	67.380		87,255				
	1A						1G	33.760		43,720				
	2A1						2G1	17.570		22,755				
	2A						2G							
	3A1						3G1	1.590		2,060				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	23.360		57,700		Shelterbelt/Timber								
	1D					Accretion								
	2D1	7.190		17,795		Waste								
	2D					Other								
	3D1					AG LAND TOTAL		154.120		236,285				
	3D					Roads		3.970						
	4D1					Farm Sites		1.000		8,650				
	4D	3.270		5,000		Home Sites		1.000		15,000				
						Recreation								
	Dwellings			8,705		Other								
	Outbuildings			4,885		Non-AG TOTAL		5.970		23,650				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERS REP DEED	
Comments from	Comments:
001100900	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 12 Day 16 Yr. 2021		4 Date of Deed Mo. 12 Day 16 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert L. Delay Estate Street or Other Mailing Address 824 Sweetwood Drive City Grand Island State NE Zip Code 68803 Phone Number (402) 879-5705 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) CHARLES A. and JANICE A. MENKE Street or Other Mailing Address 3168 ROAD U City Lawrence State NE Zip Code 68957 Phone Number (402) 756-7417 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"/> 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 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 type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)

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

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?
\$300,000

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 Webster County, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent
CHARLES A. MENKE
3168 ROAD U
LAWRENCE, NE 68957

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Southeast Quarter (SE¹/₄) of Section 2, Township 2 North, Range 9, West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 160

22 Total purchase price, including any liabilities assumed	22	\$	300,000.00
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	\$	300,000.00

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.

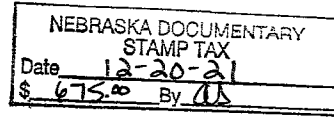
Charles A. and Janice A. Menke, (402) 756-7417
Print or Type Name of Grantee or Authorized Representative Phone Number

Charles A. Menke Grantee 12-16-2021
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 20 Yr. 21	27 Value of Stamp or Exempt Number \$ 675.00	28 Recording Data BK2021, Pg 3460

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 20 day
of Dec A.D., 20 21, at 9:09
o'clock A.M. Recorded in Book 2021
on Page 3460
Paule Peter County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded



PLEASE RETURN TO: Duncan, Walker, Schenker & Daake, P.C., L.L.O., P.O. Box 528, Alma, NE 68920

PERSONAL REPRESENTATIVE'S DEED

MARLAN V. WATSON, Personal Representative of the ESTATE OF ROBERT L. DELAY, Deceased, Grantor, in consideration of One Dollar (\$1.00) and Other Valuable Consideration (OVC) received from Grantees, CHARLES A. MENKE and JANICE A. MENKE, conveys to Grantees, the following described real estate (as defined in Nebraska revised Statutes Section 76-201):

The Southeast Quarter (SE $\frac{1}{4}$) of Section Two (2), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

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

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

Executed: December 11, 2021

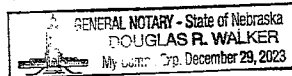
Estate of Robert L. DeLay, Deceased

Marian V. Watson
Marian V. Watson, Personal Representative

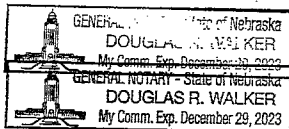
STATE OF NEBRASKA)
) ss.
COUNTY OF HALL)

The preceding document was executed before me on December 11, 2021, by Marian V. Watson, Personal Representative of the Estate of Robert L. DeLay.

(Seal)



Douglas R. Walker
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3461	12/16/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001216200		338		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	35	4	00000	1	000	2630		
Land		Improvements		Total		Date of Sale Property Classification Code								
277,315				277,315		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	47.100	61,000					
	1A						1G							
	2A1						2G1	34.200	44,290					
	2A						2G	3.600	4,660					
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	25.500	62,985			Shelterbelt/Timber								
	1D	15.800	39,025			Accretion								
	2D1	9.800	24,255			Waste		2.000	400					
	2D	2.700	5,875			Other								
	3D1	15.800	34,365			AG LAND TOTAL		156.800	277,315					
	3D					Roads		4.000						
	4D1					Farm Sites								
	4D	0.300	460			Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERS REP DEED	
Comments from	Comments:
001216200	

(Continue on back)

Real Estate Transfer Statement

338

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. 12 Day 16 Yr. 2021		Mo. 12 Day 16 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Robert L. Delay Estate				Grantee's Name (Buyer) DAVID E. amd TAMARA S. ALBER			
Street or Other Mailing Address 824 Sweetwood Drive				Street or Other Mailing Address 2483 Rd R			
City Grand Island		State NE	Zip Code 68803	City Guide Rock		State NE	Zip Code 68942
Phone Number (402) 879-5705		Phone Number (402) 756-7741		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Email Address				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"/> 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 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 type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Trustee to Beneficiary
				<input type="checkbox"/> Other (Explain) _____

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

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

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?
\$400,000

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 Webster County, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent
David E. and Tamara S. Alber
2483 Rd R
Guide Rock, NE 68942

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Southeast Quarter (SE1/4) of Section 25, Township 3 North, Range 9, West of the 6th P.M., Webster County, NE

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

22 Total purchase price, including any liabilities assumed	22	\$ 400,000.00
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	\$ 400,000.00

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

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

David E. and Tamara S. Alber (402) 756-7741
Phone Number

Print or Type Name of Grantee or Authorized Representative _____ Grantee
Signature of Grantee or Authorized Representative *David Alber* Title _____ Date 12-16-2021

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 20 Yr. 21	27 Value of Stamp or Exempt Number \$ 900. ⁰⁰	28 Recording Data BK2021, Pg 3461

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 20 day of Dec A.D., 2021, at 9:12 o'clock a.M. Recorded in Book 2021 on Page 3461
Douglas R. Walker County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-20-21
\$ 900.00 By DS

PLEASE RETURN TO: Duncan, Walker, Schenker & Daake, P.C., L.L.O., P.O. Box 528, Alma, NE 68920

PERSONAL REPRESENTATIVE'S DEED

MARLAN V. WATSON, Personal Representative of the ESTATE OF ROBERT L. DELAY, Deceased, Grantor, in consideration of One Dollar (\$1.00) and Other Valuable Consideration (OVC) received from Grantees, DAVID E. ALBER and TAMARA S. ALBER, conveys to Grantees, the following described real estate (as defined in Nebraska revised Statutes Section 76-201):

The Southeast Quarter (SE¼) of Section Thirty-Five (35), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

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

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

Executed: December 11, 2021

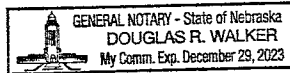
Estate of Robert L. DeLay, Deceased

Marlan V. Watson
Marlan V. Watson, Personal Representative

STATE OF NEBRASKA)
) ss.
COUNTY OF HALL)

The preceding document was executed before me on December 11, 2021, by Marlan V. Watson, Personal Representative of the Estate of Robert L. DeLay.

(Seal)



Douglas R. Walker
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3462	11/12/2021	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000318100		339		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,390		87,760		90,150		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date : 1971				Construction Date :						
Floor:				Floor Sq. Ft. : 1,232				Floor Sq. Ft. :						
Building Cost New:				Cost : 166,960				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; TERMINATED JOINT TENANCY														
Comments from										Comments:				
000318100														
(Continue on back)														

Real Estate Transfer Statement

339

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>12</u> Yr. <u>21</u>		4 Date of Deed Mo. <u>11</u> Day <u>12</u> Yr. <u>21</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bostock, Bethann, Premer, Angela, and Kearney, Rebecca Street or Other Mailing Address 314 N Payne St City Blue Hill State NE Zip Code 68930 Phone Number (402) 746-4729 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bostock, Bethann, Premer, Angela, and Kearney, Rebecca Street or Other Mailing Address 314 N Payne St City Blue Hill State NE Zip Code 68930 Phone Number (402) 746-4729 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

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

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

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No Retained Life Estate of Irene Hartman

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?
\$72,270

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

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

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

18 Address of Property
**314 N Payne St
 Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

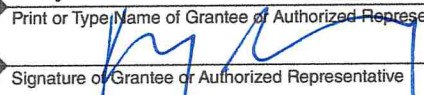
20 Legal Description
See Attached

21 If agricultural, list total number of acres _____

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 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.

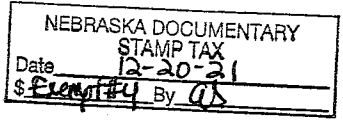
Kory J McCracken (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney Title
 Signature of Grantee or Authorized Representative Date

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>20</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK 2021, Pg 3462</u>

Part of Outlot Three (3), Rohrer's Addition to Village of Blue Hill, Webster County, Nebraska, more fully described as a parcel of land measuring 98' East and West by 102' North and South, and extending East and South of a point 172' East and 33' South from the Northwest corner of said Lot Three (3).

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 20 day
of Dec A.D., 2021, at 9:24
o'clock am. Recorded in Book 2021
on Page 3462-3463
George P. Atch County Clerk
16.00 AS Deputy
Ind. ___ Comp. ___ Assessor ___ Carded ___



QUITCLAIM DEED

John Bostock and Bethann R. Bostock, husband and wife, Brent Premer and Angela A. Premer, husband and wife, and Johnny Kearney and Rebecca J. Kearney, husband and wife, 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 Bethann R. Bostock, a married person, Angela A. Premer, a married person, and Rebecca J. Kearney, a married person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Part of Outlot Three (3), Rohrer's Addition to Village of Blue Hill, Webster County, Nebraska, more fully described as a parcel of land measuring 98' East and West by 102' North and South, and extending East and South of a point 172' East and 33' South from the Northwest corner of said Lot Three (3).

John Bostock
John Bostock

Bethann Bostock
Bethann R. Bostock

Brent Premer
Brent Premer

Angela A. Premer
Angela A. Premer

Johnny Kearney
Johnny Kearney

Rebecca J. Kearney
Rebecca J. Kearney

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on Oct 20th, 2021, by John Bostock and Bethann R. Bostock, husband and wife.

Comm. expires 

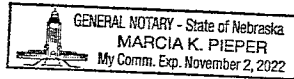
Kory McCracken
Notary Public

STATE OF NEBRASKA, COUNTY OF Madison) ss.

The foregoing instrument was acknowledged before me on Oct 11th, 2021, by Brent Premer and Angela A. Premer, husband and wife.

Comm. expires 11/2/2022

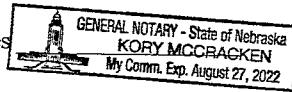
Marcia K Pieper
Notary Public



STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 12, 2021, by Johnny Kearney and Rebecca J. Kearney, husband and wife.

Comm. expires



Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	3464	11/2/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001410900	340	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	26	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
254,610	45,240	299,850		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	29.880	38,695						
1A				1G	10.790	10,345						
2A1				2G1	37.400	48,435						
2A				2G	34.760	45,015						
3A1				3G1								
3A				3G								
4A1				4G1	0.440	90						
4A				4G	36.030	7,205						
DRYLAND 1D1				Shelterbelt/Timber								
1D	19.120	47,225		Accretion								
2D1				Waste	3.000	600						
2D	0.180	390		Other								
3D1				AG LAND TOTAL	190.250	226,535						
3D				Roads	5.970							
4D1	13.000	19,890		Farm Sites	2.000	13,075						
4D	5.650	8,645		Home Sites	1.000	15,000						
				Recreation								
Dwellings			17,645	Other								
Outbuildings			27,595	Non-AG TOTAL	8.970	28,075						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; LIFE ESTATE	
Comments from	Comments:
001410900 001411400	
(Continue on back)	

Real Estate Transfer Statement

340

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 02 Yr. 2021 4 Date of Deed Mo. 11 Day 02 Yr. 2021

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Constance L Bostock Grantee's Name (Buyer) Mark & John Bostock, Rebecca Kilpatrick, & Billie Mahaffy

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

8 Type of Deed 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

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.

sign here Kory J McCracken Attorney

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

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

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

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

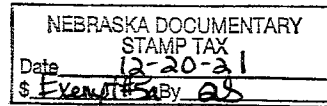
26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data

The Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-seven (27), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; and

The Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Twenty-six (26), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of Dec A.D., 2021, at 9:27 o'clock AM. Recorded in Book 2021 on Page 3464
Garie Petch County Clerk
10.00 Deputy
Ind. Comp. Assessor. Carded



QUITCLAIM DEED

Constance L. Bostock, 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 Mark W. Bostock, a married person, John O. Bostock, a married person, Rebecca L. Kilpatrick, a married person, and Billie J. Mahaffy, a married person, as tenants in common, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE¼) of Section Twenty-seven (27), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; and

The Northwest Quarter of the Northwest Quarter (NW¼NW¼) of Section Twenty-six (26), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

GRANTOR HEREBY RESERVES TO THEMSELVES A LIFE ESTATE IN SAID REAL ESTATE.

Executed November 2, 2021.

Constance L. Bostock
Constance L. Bostock

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 2, 2021, by Constance L. Bostock, a single person.

Comm. expires

Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3465	12/15/2021	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001204600		341		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4241	3	9	11	4	00000	1	000	1995
Land		Improvements		Total		Date of Sale Property Classification Code								
247,875				247,875		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		30.000		38,850				
1A						1G		39.000		50,505				
2A1						2G1								
2A						2G		4.000		5,180				
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		62.000		153,140		Accretion								
2D1						Waste		1.000		200				
2D						Other								
3D1						AG LAND TOTAL		136.000		247,875				
3D						Roads		4.000						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		4.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001204600	

(Continue on back)

Real Estate Transfer Statement

341

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 (Attach additional pages, if needed.)

The North Half of the Southeast Quarter (N 1/2 SE 1/4), the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) and the East Half of the Southwest Quarter of the Southeast Quarter (E 1/2 SW 1/4 SE 1/4), all in Section Eleven (11), 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

Table with 2 columns: Item Number, Amount. Rows 22-24 showing purchase price and adjusted 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.

Danielle L. Kelley

(402) 463-4198

sign here Danielle L. Kelley Signature of Grantee or Authorized Representative

Escrow Closing Agent

Phone Number

12-15-2021

Title

Date

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

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

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

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

**SONNY HILLSIDE FARMS LLC
c/o Central National Bank, P.O. BOX 268
SUPERIOR, NE 68978
PH:**

**CARRIE J. HEIKKINEN AND MICHAEL J.
HEIKKINEN 1641 ROAD 2600
LAWRENCE, NE 68957
PH: 402-879-5080**

**MICHAEL G. MENKE AND ANGELA S. MENKE
2410 ROAD Y
LAWRENCE, NE 68957
PH:**

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/20/21
\$ 648.00 By AS

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of December A.D., 2021, at 10:25 o'clock AM. Recorded in Book 2021 on Pages 3465-3467

Louise Petsch County Clerk
Fee: \$22.00 By: AS Deputy
Electronically Recorded

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

Special Warranty Deed

The Grantor, **SONNY HILLSIDE FARMS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY; MICHAEL G. MENKE AND ANGELA S. MENKE, HUSBAND AND WIFE, AND CARRIE J. HEIKKINEN AND MICHAEL J. HEIKKINEN, WIFE NAD HUSBAND**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **MENKE LAND AND CATTLE LLC, A NEBRASKA LIMITED LIABILITY COMPANY**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

SEE ATTACHED EXHIBIT "A"

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of the interest in the real estate and that the real estate is free and clear of all liens and encumbrances, except all matters of record;
- (2) has legal power and lawful authority to sell and convey Grantor's interest in the real estate; and
- (3) warrants and will defend the title to the real estate conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof by, through or under Grantor, and against no other claims or demands.

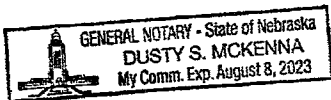
Executed Dec. 15, 2021.

SONNY HILLSIDE FARMS, LLC

By: *Tamara A. Roberts*, member
TAMHARA A. ROBERTS, MEMBER

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 15th day of Dec., 2021, before me personally appeared Tamara A. Roberts Authorized Representative of **Sonny Hillside Farms, LLC**, on behalf of the company.



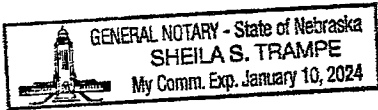
Dusty S. McKenna
Notary Public *Dusty S. McKenna*

Michael G. Menke
Michael G. Menke

Angela S. Menke
Angela S. Menke

STATE OF NEBRASKA }
COUNTY OF Clay } ss

On this 15th day of December, 2021, before me personally appeared **Michael G. Menke and Angela S. Menke**



Sheila S. Trampe
Notary Public -

Carrie J. Heikkinen
Carrie J. Heikkinen

Michael J. Heikkinen
Michael J. Heikkinen

STATE OF NEBRASKA }
COUNTY OF Clay } ss

On this 15th day of December, 2021, before me personally appeared **Carrie J. Heikkinen and Michael J. Heikkinen, wife and husband**

Danielle L. Kelley
Notary Public - Danielle L. Kelley

EXHIBIT "A"

Tract No. 1:

The Northwest Quarter (NW¼) of Section Five (5), Township Two (2) North, Range Eight (8) West of the 6th P.M., Nuckolls County, Nebraska.

Tract No. 2:

The West Half of the Northwest Quarter (W½ NW¼) of Section Twenty-Nine (29), Township Three (3) North, Range Eight (8) West of the 6th P.M., Nuckolls County, Nebraska.

Tract No. 3:

The East Half (E½) of Section Eighteen (18), Township Three (3) North, Range Eight (8) West of the 6th P.M., Nuckolls County, Nebraska,

EXCEPT the following: A parcel of land located in the SE¼ of said Section 18 more particularly described as follows: Beginning at the Northeast corner of said SE¼; thence S00°02'09"W (assumed bearing) on the East line of said SE¼ a distance of 511.00 feet; thence N89°40'10"W a distance of 354.96 feet; thence S00°02'09"W, parallel with said East line a distance of 230.00 feet; thence N53°03'17"E a distance of 131.13 feet; thence S27°42'06"E a distance of 136.92 feet; thence S54°44'42"W a distance of 219.69 feet; thence N61°08'45"W a distance of 84.41 feet; thence S10°39'45"W a distance of 314.83 feet; thence S64°48'29"W a distance of 332.30 feet; thence N18°48'19"E a distance of 451.32 feet; thence N70°09'44"W a distance of 201.43 feet; thence N24°33'27"W a distance of 152.15 feet; thence N83°17'28"W a distance of 293.89 feet; thence N34°07'16"E a distance of 372.11 feet; thence N31°32'08"E a distance of 210.14 feet; thence S88°58'33"E a distance of 160.33 feet; thence N00°54'32"W a distance of 164.36 feet to the North line of said SE¼; thence N89°53'41"E on said North line, a distance of 722.00 feet to the Point of Beginning;

AND EXCEPT the following: Referring to the East ¼ corner of said Section 18 being the actual Point of Beginning; running thence S90°00'00"W (assumed bearing) and along the North line of the S½ of said Section 18 a distance of 680.00 feet; running thence S00°00'00"E a distance of 191.00 feet; running thence N90°00'00"E a distance of 228.00 feet; running thence S00°00'00"E a distance of 137.5 feet; running thence S90°00'00"W a distance of 89.00 feet; running thence S00°00'00"E a distance of 196.00 feet to Point A; running thence N90°00'00"E a distance of 539.71 feet to a point located on the East line of the SE¼ of said Section 18; running thence N00°08'28"E and along the said East line of the SE¼ a distance of 524.50 feet, more or less, to the Point of Beginning.

Tract No. 4:

The North Half of the Southeast Quarter (N½ SE¼), the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) and the East Half of the Southwest Quarter of the Southeast Quarter (E½ SW¼ SE¼), all in Section Eleven (11), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3516	12/16/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001000001		342		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,160				3,160		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 01	C) 1	D) 3	E) 0	F) 5					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	1.320		1,710				
	1A						1G	0.040		50				
	2A1						2G1							
	2A						2G							
	3A1						3G1	1.080		1,400				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		2.440		3,160				
	3D					Roads		0.560						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		0.560						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORRECTED QCD	
Comments from	Comments:
001000001	

(Continue on back)

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Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 12 Day 16 Yr. 2021	4 Date of Deed Mo. 12 Day 16 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joseph Hunter & Elizabeth McClure, H&W & Rose Hunter Street or Other Mailing Address 6110 Oakridge Dr City Lincoln State NE Zip Code 68516		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) John Ord and Julienne Ord, H&W Street or Other Mailing Address 548 E State St City Guide Rock State NE Zip Code 68942	
Phone Number (402) 540-0054		Phone Number (928) 344-3822	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address hunter.josephr@gmail.com		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 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 **housing**

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?
\$6,000

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
Hwy 136, Rd. 2500, Guide Rock, NE 68942

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**John Ord and/or Julienne Ord, 548 State St.
 Guide Rock, NE 68942**

18a No address assigned 18b Vacant land

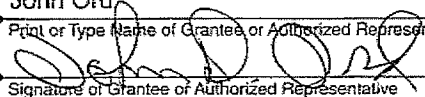
20 Legal Description (Attach additional pages, if needed.)
A 3 acre tract, plus or minus, beginning at the SW1/4 corner of the SW1/4 250 feet East and 523 feet North and 250 feet West and 523 feet South to the point of beginning in the SW1/4 of the SW1/4 in 1-1-9, Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction **3**.

22 Total purchase price, including any liabilities assumed	22	\$	6,000.00
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	\$	6,000.00

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 **John Ord** (928) 344-3822
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Title
 Date **12-18-2021**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 21 Yr. 21	27 Value of Stamp or Exempt Number \$ 13.50	28 Recording Data BK 2021, Pg 3516

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/21/21
\$ 13.50 By AS

Bk 2021, Pg 3516

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 December A.D., 2021, at 03:11 o'clock PM. Recorded in Book 2021 on Pages 3516-3517

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

Space Above Line Reserved for Recording Purposes

**CORRECTED
Quitclaim Deed**

Comes now, **Joseph Hunter and Elizabeth McClure**, husband and wife, and **Rose Hunter**, GRANTORS, in consideration of \$6,000.00, and other valuable consideration received from GRANTEES, quitclaims to **John Ord and Julienne Ord**, as joint tenants with right of survivorship, husband and wife, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A 3 acre tract, plus or minus, beginning at the SW1/4 corner of the SW1/4 250 feet East and 523 feet North and 250 feet West and 523 feet South to the point of beginning in the SW1/4 of the SW1/4 in 1-1-9, Webster County, Nebraska.

This Quitclaim Deed corrects the legal description of the Quitclaim Deed filed at Book 2021, Page 2944, in Webster County, Nebraska.

Dated: December 16, 2021.

[Signature]

Joseph Hunter

[Signature]

Elizabeth McClure

[Signature]

Rose Hunter

State of Nebraska)
) ss.
County of Lancaster)

The foregoing instrument was acknowledged before me on this 16th day of December, 2021, by Joseph Hunter, a married man.

GENERAL NOTARY - State of Nebraska
COLTEN D. SCHILLING
My Comm. Exp. December 31, 2023

[Signature]

Notary Public

State of Nebraska)
) ss.
County of Lancaster)

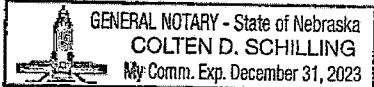
The foregoing instrument was acknowledged before me on this 16th day of December, 2021, by Elizabeth McClure, a married woman.



Colten D. Schilling
Notary Public

State of Nebraska)
) ss.
County of Lancaster)

The foregoing instrument was acknowledged before me on this 16th day of December, 2021, by Rose Hunter.



Colten D. Schilling
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	3522	12/21/2021	Base: 01-0123		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
002512300		343	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4129	4	12	26	1	00000	1	000	0000
Land		Improvements	Total		Date of Sale Property Classification Code								
651,460			651,460		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	111.400	510,210		GRASSLAND	1G1	7.070	9,155					
	1A	3.700	16,945			1G							
	2A1					2G1	5.300	6,865					
	2A	17.600	76,910			2G							
	3A1					3G1							
	3A					3G							
	4A1	0.500	2,115			4G1							
	4A					4G							
DRYLAND	1D1	11.660	28,800			Shelterbelt/Timber							
	1D					Accretion							
	2D1					Waste							
	2D					Other							
	3D1				AG LAND TOTAL		157.530	651,460					
	3D					Roads	5.000						
	4D1	0.300	460			Farm Sites							
	4D					Home Sites							
						Recreation							
	Dwellings					Other							
	Outbuildings				Non-AG TOTAL		5.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; SALE BETWEEN PARENT & CHILD	
Comments from	Comments:
002512300	

(Continue on back)

Real Estate Transfer Statement

343

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 12 Day 21 Yr. 21		4 Date of Deed Mo. 12 Day 21 Yr. 21	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David W. and Janis M. Thom Street or Other Mailing Address 5000 W Platte River Drive City Doniphan State NE Zip Code 68832 Phone Number 402-469-5125 Email Address dthom@tlrr.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Elizabeth E Peshek Street or Other Mailing Address 1395 N Adams Central Ave City Juniata State NE Zip Code 68955 Phone Number 402-984-9075 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 <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <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	(C) <input type="checkbox"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt
--	--	---

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

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

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

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

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

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

14 What is the current market value of the real property? \$651,460	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 Rural Webster County, Nebraska	19 Name and Address of Person to Whom the Tax Statement Should be Sent Elizabeth E. Peshek 1395 N Adams Central Ave Juniata NE 68955

18a No address assigned 18b Vacant land

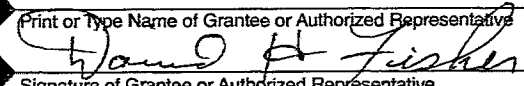
20 Legal Description (Attach additional pages, if needed.)
The Northeast Quarter (NE/4) of Section Twenty-six (26), Township Four North (4N), Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction +/- 162.53

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

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

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

David H. Fisher (402) 463-1383
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Closing Attorney
 Signature of Grantee or Authorized Representative Title Date 12-21-21

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 22 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2021, Pg 3522

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/22/21
\$ Ex05a By AS

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of December A.D., 2021, at 08:36
o'clock AM. Recorded in Book 2021
on Page 3522
Lorise Petsch County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

After recording, return to: David H. Fisher, FRASER STRYKER PC LLO, PO Box 1044, Hastings NE 68902-1044

WARRANTY DEED

DAVID W. THOM and JANIS M. THOM, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, convey to **ELIZABETHE. PESHEK, a married person, GRANTEE**, the following described real estate (as defined in *Neb. Rev. Stat. §76-201*):

The Northeast Quarter (NE/4) of Section Twenty-six (26), Township Four North (4N), Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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 the lawful claims of all persons.

EXECUTED: 12-21, 2021.

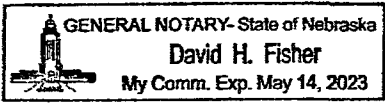
David W Thom
DAVID W. THOM

Janis M Thom
JANIS M. THOM

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on Dec 21, 2021, by DAVID W. THOM and JANIS M. THOM, husband and wife.

David H Fisher
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	3529	12/1/2021	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001111600	344	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	26	1	00000	1	000	6152
Land	Improvements	Total		Date of Sale Property Classification Code								
1,878,770	3,170	1,881,940		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	5.000	22,900		GRASSLAND 1G1								
1A	68.000	311,440		1G								
2A1	44.000	201,520		2G1								
2A	154.300	674,290		2G								
3A1				3G1								
3A				3G								
4A1	6.000	25,380		4G1								
4A	111.000	469,530		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	30.000	74,100		Accretion								
2D1	6.000	14,850		Waste								
2D	16.700	36,330		Other								
3D1				AG LAND TOTAL	467.000	1,870,120						
3D				Roads	12.000							
4D1	9.000	13,770		Farm Sites	1.000	8,650						
4D	17.000	26,010		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings		3,170		Non-AG TOTAL	13.000	8,650						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; LIFE ESTATE	
Comments from	Comments:
001111600 001111700	
(Continue on back)	

Real Estate Transfer Statement

344

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>01</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>12</u> Day <u>01</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) see attachment A Street or Other Mailing Address City State Zip Code Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) see attachment B Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status <input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <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	(C) <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 checked="" 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 type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Foreclosure <input checked="" type="checkbox"/> Gift <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>1/2 interest</u>	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____	

14 What is the current market value of the real property? \$940,970	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 John and Mary Kaldahl 4495 Highway 8 Hardy, NE 68943
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	

20 Legal Description (Attach additional pages, if needed.)
An undivided one-half (1/2) interest in the West Half (W1/2) and the Northeast Quarter (NE1/4) of Section Twenty-six (26), Township Two (2) 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 480.

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 25.

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

sign here **Randall Alexander** (402) 879-4751
Print or Type Name of Grantee or Authorized Representative Phone Number
Randall Alexander Attorney at Law 12222021
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>22</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ Exempt #25	28 Recording Data BK2021 Pg. 3529

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

Attachment A

MARY K. KALDAHL and JOHN A. KALDAHL, Co-Trustees, of the MARY K. KALDAHL
TRUST dated December 14, 2000 as amended
4495 Highway 8
Hardy, NE 68943
(402) 879-1917

Attachment B

JOHN A. KALDAHL and MARY K. KALDAHL as joint tenants
4495 Highway 8
Hardy, NE 68943
(402) 879-1917

and the remainder interest to
THE CATHOLIC FOUNDATION OF SOUTHERN NEBRASKA
3700 Sheridan Blvd #9
Lincoln, NE 68506
(402) 488-2142

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/22/21
\$ Ex025 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 22 day
of December A.D., 2021, at 01:39
o'clock PM. Recorded in Book 2021
on Page 3529

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

Return to:
Downing, Alexander & Wood
PO Box 185
Superior, NE 68978

**TRUSTEE'S DEED
(Inter Vivos Trust)**

MARY K. KALDAHL and JOHN A. KALDAHL, Co-Trustees, of the MARY K. KALDAHL TRUST dated December 14, 2000 as amended, GRANTOR, conveys a life estate to JOHN A. KALDAHL and MARY K. KALDAHL as joint tenants, and the remainder interest to THE CATHOLIC FOUNDATION OF SOUTHERN NEBRASKA, GRANTEE, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

An undivided one-half (1/2) interest in:
The West Half (W1/2) and the Northeast Quarter (NE1/4) of Section Twenty-six (26), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska,

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEE that such real estate is free from encumbrances and GRANTOR has legal power and lawful authority to convey the same.

Executed December 1, 2021

MARY K. KALDAHL TRUST

Mary K. KaldaHL

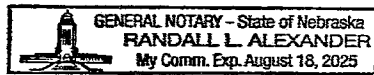
MARY K. KALDAHL, Co-Trustee

John A. KaldaHL

JOHN A. KALDAHL, Co-Trustee

STATE OF NEBRASKA)
) ss:
COUNTY OF NUCKOLLS)

The foregoing instrument was acknowledged before me on December 1 2021, by Mary K. KaldaHL, Co-Trustee of the Mary K. KaldaHL Trust dated December 14, 2000.

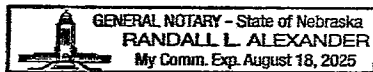


[Signature]

Notary Public

STATE OF NEBRASKA)
) ss:
COUNTY OF NUCKOLLS)

The foregoing instrument was acknowledged before me on December 1 2021, by John A. KaldaHL, Co-Trustee of the Mary K. KaldaHL Trust dated December 14, 2000.



[Signature]

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	3530	12/1/2021	Base: 65-0011		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001111600		345	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4375	2	9	26	1	00000	1	000	6152
Land		Improvements		Total		Date of Sale Property Classification Code							
654,475		3,170		657,645		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	5.000		22,900		GRASSLAND	1G1						
	1A	35.000		160,300			1G						
	2A1						2G1						
	2A	57.000		249,090			2G						
	3A1						3G1						
	3A						3G						
	4A1						4G1						
	4A	42.000		177,660			4G						
DRYLAND	1D1					Shelterbelt/Timber							
	1D	8.000		19,760		Accretion							
	2D1					Waste							
	2D	6.000		13,055		Other							
	3D1					AG LAND TOTAL		155.000		645,825			
	3D					Roads		4.000					
	4D1					Farm Sites		1.000		8,650			
	4D	2.000		3,060		Home Sites							
						Recreation							
	Dwellings					Other							
	Outbuildings			3,170		Non-AG TOTAL		5.000		8,650			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; LIFE ESTATE	
Comments from	Comments:
001111600	

(Continue on back)

Real Estate Transfer Statement

345

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: Conservator, Bill of Sale, Cemetery, Distribution, Easement, Death Certificate, etc.

9 Was transfer part of IRS like-kind exchange? 10 Type of Transfer: Distribution, Auction, Court Decree, etc.

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

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

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

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

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

18a No address assigned, 18b Vacant land

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

An undivided one-half (1/2) interest in the West Half (W1/2) and the Northeast Quarter (NE1/4) of Section Twenty-six (26), Township Two (2) 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

Table with 2 columns: Item number, Amount. Rows 22-24 showing purchase price, non-real property, 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.

Randall Alexander

(402) 879-4751

sign here: Print or True Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, Title, Date

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

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

Attachment A

JOHN A. KALDAHL and MARY K. KALDAHL, Co-Trustees, of the JOHN A. KALDAHL TRUST dated December 14, 2000, as amended

4495 Highway 8
Hardy, NE 68943
(402) 879-1917

Attachment B

JOHN A. KALDAHL and MARY K. KALDAHL as joint tenants
4495 Highway 8
Hardy, NE 68943
(402) 879-1917

and the remainder interest to
THE CATHOLIC FOUNDATION OF SOUTHERN NEBRASKA
3700 Sheridan Blvd #9
Lincoln, NE 68506
(402) 488-2142

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/22/21
\$ Ex025 By AS

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of December A.D., 2021, at 01:39
o'clock PM. Recorded in Book 2021
on Page 3530

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

Return to:
Downing, Alexander & Wood
PO Box 185
Superior, NE 68978

TRUSTEE'S DEED
(Inter Vivos Trust)

JOHN A. KALDAHL and MARY K. KALDAHL, Co-Trustees, of the JOHN A. KALDAHL TRUST dated December 14, 2000, as amended, GRANTOR, conveys a life estate to JOHN A. KALDAHL and MARY K. KALDAHL as joint tenants, and the remainder interest to THE CATHOLIC FOUNDATION OF SOUTHERN NEBRASKA, GRANTEE, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

An undivided one-half (1/2) interest in:
The West Half (W1/2) and the Northeast Quarter (NE1/4) of Section Twenty-six (26), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska,

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEE that such real estate is free from encumbrances and GRANTOR has legal power and lawful authority to convey the same.

Executed December 1, 2021

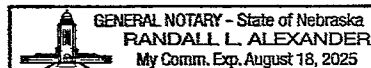
JOHN A. KALDAHL TRUST



JOHN A. KALDAHL, Co-Trustee


MARY K. KALDAHL, Co-Trustee

STATE OF NEBRASKA)
) ss:
COUNTY OF NUCKOLLS)

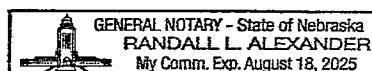
The foregoing instrument was acknowledged before me on December 1, 2021, by John A. Kaldahl, Co-Trustee of the John A. Kaldahl Trust dated December 14, 2000.

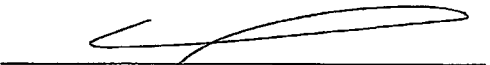



Notary Public

STATE OF NEBRASKA)
) ss:
COUNTY OF NUCKOLLS)

The foregoing instrument was acknowledged before me on December 1, 2021, by Mary K. Kaldahl, Co-Trustee of the John A. Kaldahl Trust dated December 14, 2000.




Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	3531	12/14/2021	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001710700	346	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	31	4	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
319,325		319,325		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								
1A				1G								
2A1				2G1	2.760		550					
2A				2G	0.520		105					
3A1				3G1	0.300		60					
3A				3G	0.100		20					
4A1				4G1								
4A				4G								
DRYLAND 1D1	12.790	31,590		Shelterbelt/Timber								
1D	11.770	29,070		Accretion								
2D1	30.980	76,675		Waste								
2D	20.420	44,415		Other								
3D1	26.660	57,985		AG LAND TOTAL	157.840		319,325					
3D				Roads	4.010							
4D1	51.340	78,550		Farm Sites								
4D	0.200	305		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	4.010							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE ' S DEED	
Comments from	Comments:
001710700	

(Continue on back)

Real Estate Transfer Statement

346

FORM
521

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 12 Day 14 Yr. 2021		4 Date of Deed Mo. 12 Day 14 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard D. Onken, Trustee, Richard D. Onken Revocable Trust and Peggy Street or Other Mailing Address 5445 N. 1st Ave. City Hastings State NE Zip Code 68901				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Stephen W. Schmidt and Amber N. Schmidt, husband and wife Street or Other Mailing Address 1731 Highland Drive City Hastings State NE Zip Code 68901			
Phone Number NA				Phone Number (402) 984-9926		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address dwiebe@charter-title.net				Email Address dwiebe@charter-title.net			

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

(A) Status	(B) Property Type				(C)
<input 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 Conservator Distribution Land Contract/Memo Partition Sherriff 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?
\$760,000.00

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

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

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

18 Address of Property
 _____, NE

19 Name and Address of Person to Whom Tax Statement Should be Sent
Stephen W. Schmidt and Amber N. Schmidt, husband and wife
1731 Highland Drive
Hastings, NE 68901

18a No address assigned 18b Vacant Land

20 Legal Description
Tract 1:
The Southeast Quarter (SE1/4) of Section 31, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	760,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	760,000	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.

▶ Stephen W. Schmidt and Amber N. Schmidt, husband and wife (402) 984-9926
 Print or Type Name of Grantee or Authorized Representative Phone Number

▶ [Signature] Grantee or Authorized Representative December 14, 2021
 Signature of Grantee or Authorized Representative Title Date

sign
here

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 22 Yr. 21	27 Value of Stamp or Exempt Number \$ 1710.⁰⁰	28 Recording Data BK2021, 3531	

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of Dec A.D., 2021, at 3:09 o'clock P.M. Recorded in Book 2021 on Page 3531
Janice Petach County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-22-21
\$ 1710.00 By AS

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

TRUSTEE'S DEED

For the consideration of One Dollar and other goods and valuable consideration, Richard D. Onken, Trustee, Richard D. Onken Revocable Trust, an undivided one-half interest and Peggy L. Onken, Trustee, Peggy L. Onken Revocable Trust, an undivided one-half interest, hereby conveys to GRANTEE'S

Stephen W. Schmidt and Amber N. Schmidt, husband and wife, as joint tenants with right of survivorship,

the following described real estate in Webster County, Nebraska:

The Southeast Quarter (SE1/4) of Section 31, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

subject to easements and restrictions of record.

- GRANTOR covenants with GRANTEES that GRANTOR:
- (1) is lawfully seized of such real estate 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 any acts of the GRANTOR.

Executed this 14th day of December, 2021.

Richard D. Onken Revocable Trust

Richard D. Onken trustee
By: Richard D. Onken, Trustee

Peggy L. Onken Revocable Trust

Peggy L. Onken
By: Peggy L. Onken, Trustee

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 14th day of December, 2021 by Richard D. Onken, Trustee, Richard D. Onken Revocable Trust, and Peggy L. Onken, Trustee, Peggy L. Onken Revocable Trust.

Sara A. Schutte
Notary Public Sara A. Schutte
My Commission expires 10/20/2022

General Notary - State of Nebraska
SARA A. SCHUTTE
My Comm. Exp. Oct. 20, 2022.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2021	3540	12/14/2021	Base: 91-0074		Affiliated:		Unified:									
Location ID		Sale Number		Useability & Code #		Parcel Number											
001701500		347		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed Value				4133	4	10	3	4	00000	1	000	0000					
Land		Improvements		Total		Date of Sale Property Classification Code											
336,535				336,535		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	2.000							2,590			
	2A1					2G1											
	2A					2G											
	3A1					3G1											
	3A					3G											
	4A1					4G1											
	4A					4G											
DRYLAND	1D1	104.000		256,880		Shelterbelt/Timber											
	1D					Accretion											
	2D1					Waste	2.000							400			
	2D	5.000		10,875		Other											
	3D1					AG LAND TOTAL	156.000							336,535			
	3D					Roads	4.000										
	4D1	19.000		29,070		Farm Sites											
	4D	24.000		36,720		Home Sites											
						Recreation											
	Dwellings					Other											
	Outbuildings					Non-AG TOTAL	4.000										

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE 'S DEED	
Comments from	Comments:
001701500	

(Continue on back)

Real Estate Transfer Statement

347

FORM
521

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 12 Day 14 Yr. 2021		4 Date of Deed Mo. 12 Day 14 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard D. Onken, Trustee, Richard D. Onken Revocable Trust and Peggy				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Alan M. Bonifas and Nicole A. Bonifas, husband and wife			
Street or Other Mailing Address 5445 N. 1st Ave.				Street or Other Mailing Address 9520 Conestoga Ave.			
City Hastings		State NE		City Roseland		State NE	
Zip Code 68901		Zip Code 68973		Phone Number (402) 984-2957		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address dwiebe@charter-title.net				Email Address dwiebe@charter-title.net			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sherriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input checked="" type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<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"/> Auction	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____

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

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

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

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

14 What is the current market value of the real property?
\$840,000.00

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

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

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

18 Address of Property
 , NE

19 Name and Address of Person to Whom Tax Statement Should be Sent
Alan M. Bonifas and Nicole A. Bonifas, husband and wife
9520 Conestoga
Roseland, NE 68973

18a No address assigned 18b Vacant Land

20 Legal Description
The Southeast Quarter (SE1/4) of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	840,000	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.)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	840,000	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.

Alan M. Bonifas and Nicole A. Bonifas, husband and wife
 Print or Type Name of Grantee or Authorized Representative

Alan M. Bonifas
 Signature of Grantee or Authorized Representative

(402) 984-2957
 Phone Number

Grantee or Authorized Representative
 Title

December 14, 2021
 Date

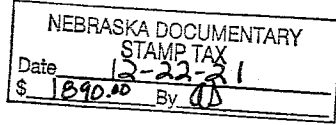
sign
here

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 22 Yr. 21	27 Value of Stamp or Exempt Number \$ 1890.00	28 Recording Data BK2021, Pg 3540

State of Nebraska } ss.
County of Webster }

BOOK 2021 PAGE 3540

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of Dec A.D., 2021, at 3:16 o'clock PM. Recorded in Book 2021 on Page 3540
Julie P. ... County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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

TRUSTEE'S DEED

For the consideration of One Dollar and other goods and valuable consideration, Richard D. Onken, Trustee, Richard D. Onken Revocable Trust, and Peggy L. Onken, Trustee, Peggy L. Onken Revocable Trust, each an undivided one-half interest, hereby conveys to

Alan M. Bonifas and Nicole A. Bonifas, husband and wife, as joint tenants with right of survivorship,

the following described real estate in Webster County, Nebraska:

The Southeast Quarter (SE1/4) of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

subject to easements and restrictions of record.

- GRANTOR covenants with GRANTEES that GRANTOR:
- (1) is lawfully seized of such real estate 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 any acts of the GRANTOR.

Executed this 14th day of December, 2021.

Richard D. Onken Revocable Trust

Richard D. Onken
By: Richard D. Onken, Trustee

Peggy L. Onken Revocable Trust

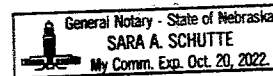
Peggy L. Onken
By: Peggy L. Onken, Trustee

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 14th day of December, 2021 by Richard D. Onken, Trustee, Richard D. Onken Revocable Trust, and Peggy L. Onken, Trustee, Peggy L. Onken Revocable Trust.

Sara A. Schutte
Notary Public Sara A. Schutte

My Commission expires 10/20/2022



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2021	3554	10/23/2021	Base: 01-0123		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000501800		348	1		GeoCde	Tw	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: BLADEN (BLA)					A) 1	B) 01	C) 1	D) 1	E) 7	F) 3			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1910	Construction Date :
Floor:	Floor Sq. Ft. : 1,764	Floor Sq. Ft. :
Building Cost New:	Cost : 208,400	Cost :
Single Family Style: 104	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input 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
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000501800	
(Continue on back)	

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. 348
• 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. <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) Dianne M. & Patrick Danehey Street or Other Mailing Address 14065 W Silverlake Road City Bladen State NE Zip Code 68928		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Providence Land, LLC Street or Other Mailing Address 932 Road X City Bladen State NE Zip Code 68928	
Phone Number (402) 469-0590		Phone Number (402) 984-1784	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address daneheyfarms@gmail.com		Email Address jon@greencoverseed.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 checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input type="checkbox"/> Industrial	<input type="checkbox"/> Exempt
	<input type="checkbox"/> Agricultural	
	<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"/> 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"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust
				<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 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? _____

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 N Main
Bladen, Webster County, 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
An undivided one-half (1/2) interest in 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	22	\$	55,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	55,000.00

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.

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

David B. Garwood Attorney
Signature of Grantee or Authorized Representative Title **12-21-21**
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>23</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>123.75</u>	28 Recording Data <u>BL 2021, Pg 3554</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 23 day of Dec A.D., 2021, at 10:34 o'clock A M. Recorded in Book 2021 on Page 3554
Louis Patsch County Clerk
10.00 vs 10 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-23-21
\$ 123.75 By 10

WARRANTY DEED

Dianne M. Danehey and Patrick Danehey, wife and husband, GRANTOR, in consideration of FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00) receipt of which is hereby acknowledged, convey to Providence Land, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half (1/2) interest in 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 (jointly and severally, if more than one) with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed October 23, 2021.

Dianne M. Danehey
Dianne M. Danehey

Patrick Danehey
Patrick Danehey

STATE OF Nebraska, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on October 23, 2021, by Dianne M. Danehey and Patrick Danehey, wife and husband.

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	3555	10/23/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000501800		349		1		GeoCde	Tw	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: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 3					

		Residential	Commercial
Multiple Improvements:		Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:		Construction Date : 1910	Construction Date :
Floor:		Floor Sq. Ft. : 1,764	Floor Sq. Ft. :
Building Cost New:		Cost : 208,400	Cost :
Single Family Style: 104		Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:	
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input 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	
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000501800	

(Continue on back)

Real Estate Transfer Statement

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

349

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>23</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>10</u> Day <u>25</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kurt S. Lewis Street or Other Mailing Address 3120 S Glencoe Street City Denver State CO Zip Code 80222 Phone Number Email Address kurtraider@msn.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Providence Land, LLC Street or Other Mailing Address 932 Road X City Bladen State NE Zip Code 68928 Phone Number (402) 984-1784 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 jon@greencoverseed.com			

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

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

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

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

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

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

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

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

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

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 N Main
Bladen, Webster County, 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
An undivided one-half (1/2) interest in 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	22	\$	55,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	55,000.00

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.

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 **12-21-21**
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>23</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>123.75</u>	28 Recording Data <u>BL 2021, Pg 3555</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 23 day of Dec A.D., 2021, at 10:35 o'clock A M. Recorded in Book 221 on Page 3555
Louise Patsch County Clerk
10:00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-23-21
\$ 123.75 By

WARRANTY DEED

Kurt S. Lewis, a resident of the State of Colorado, GRANTOR, in consideration of FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00) receipt of which is hereby acknowledged, convey to Providence Land, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in NRRS §76-201):

An undivided one-half (1/2) interest in 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 (jointly and severally, if more than one) with the GRANTEE that GRANTOR:

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

Executed October 25, 2021.



Kurt S. Lewis

STATE OF COLORADO, COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me on October 25th, 2021, by Kurt S. Lewis.

Comm. expires February 4, 2024



Notary Public

SIMON CASTRO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164004650
MY COMMISSION EXPIRES FEBRUARY 4, 2024

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	3557	9/28/2021	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000335600	350	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20055		010	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
3,225	354,960	358,185		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 2013				Construction Date :				
Floor:				Floor Sq. Ft. : 2,560				Floor Sq. Ft. :				
Building Cost New:				Cost : 385,525				Cost :				
Single Family Style: 101				Residential Condition: 40				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
WD; TRANSFER FROM TRUSTEE TO SELF												
Comments from						Comments:						
000335600												
(Continue on back)												

Real Estate Transfer Statement

350

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>09</u> Day <u>28</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>09</u> Day <u>28</u> Yr. <u>2021</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Carlene Kuper, Trustee of Lee Ann Davidson Rev Trust Street or Other Mailing Address 310 S Cherry St City Blue Hill State NE Zip Code 68930 Phone Number (402) 460-7104 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Carlene Kuper Street or Other Mailing Address 310 S Cherry St City Blue Hill State NE Zip Code 68930 Phone Number (402) 460-7104 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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 checked="" 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?
\$358,185

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

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

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

18 Address of Property
310 S Cherry Street
Blue Hill, NE 68930

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 Eleven (11) and Twelve (12), Block Ten (10), Hoover's Addition to Blue Hill, Webster County, Nebraska

21 If agricultural, list total number of 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.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$		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

Attorney 12-23-2021
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>23</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ Exempt #20	28 Recording Data Blk 2021, Pg 3557	

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

State of Nebraska } ss.
County of Webster }

BOOK 202 PAGE 3557

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of Dec A.D., 20 21, at 10:41
o'clock A M. Recorded in Book 202
on Page 3557
Louise Detsa County Clerk
10.00 V.D. Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX
Date <u>12-23-21</u>
\$ Stamp # <u>20</u> By <u>LD</u>

WARRANTY DEED

Carlene Kuper, Successor Trustee of the Lee Ann Davidson Revocable Trust dated August 26, 2020, 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 Carlene Kuper, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eleven (11) and Twelve (12), Block Ten (10), Hoover's Addition to Blue Hill, 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 easements and restrictions of record;

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

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

Executed September 28, 2021.

Lee Ann Davidson Revocable Trust,
dated August 26, 2020

Carlene Kuper
Carlene Kuper, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 28, 2021, by Carlene Kuper, Successor Trustee of the Lee Ann Davidson Revocable Trust.

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

Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3558	12/14/2021	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000311800		351		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20010		002	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,470		23,875		25,345		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1876				Construction Date :						
Floor:				Floor Sq. Ft. : 1,556				Floor Sq. Ft. :						
Building Cost New:				Cost : 136,325				Cost :						
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000311800														
(Continue on back)														

Real Estate Transfer Statement

351

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. 12 Day 14 Yr. 21 4 Date of Deed Mo. 12 Day 14 Yr. 21

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) MARTIN L. MEYER & MARILYN L. MEYER TAMARA GREGORY 2518 W 4TH ST 210 N. PINE HASTINGS NE 68901 BLUE HILL NE 68930

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

8 Type of Deed 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? 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.)

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? \$30,000 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 210 N PINE, BLUE HILL 19 Name and Address of Person to Whom the Tax Statement Should be Sent TAMARA GREGORY 210 N PINE BLUE HILL, NE 68930 18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.) THE NORTH 75 FEET OF LOT 1 AND THE NORTH 75 FEET OF THE EAST 38 FEET OF LOT 2, BLOCK 2, ROHRER'S ADDITION TOTHE CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA, ACCORDING TO THE RECORDED PLAT THEREOF.

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 \$ 30,000.00 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) \$ 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 30,000.00

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. JENNIFER FLEISCHER (402) 762-3524 sign here Print or Type Name of Grantee or Authorized Representative ATTORNEY Phone Number Signature of Grantee or Authorized Representative Title 12/21/21 Date

Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Mo. 12 Day 23 Yr. 21 27 Value of Stamp or Exempt Number \$ 67.50 28 Recording Data BK 2021, Pg 3558

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 23 day
of Dec A.D., 20 21, at 2:04
o'clock P. M. Recorded in Book 2021
on Page 3558
Louise Patsch County Clerk
10.00 LO Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-23-21
\$ 67.50 By LO

WARRANTY DEED

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

MARTIN L. MEYER and MARILYN L. MEYER, husband and wife, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto, **TAMARA GREGORY**, a single person the following described real estate in Webster County, Nebraska:

ALL MY INTEREST IN AND TO:

THE NORTH SEVENTY-FIVE (75) FEET OF LOT ONE (1), AND THE NORTH SEVENTY-FIVE (75) FEET OF THE EAST THIRTY-EIGHT (38) FEET OF LOT TWO (2), BLOCK TWO (2), ROHRER'S ADDITION TO THE CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA, ACCORDING TO THE RECORDED PLAT THEREOF.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances that grantors have good right and lawful authority to convey the same; and that the grantor warrant will defend the title to said premises against the lawful claims of all person whomsoever.

Executed: 12-14-21

Martin L Meyer

MARTIN L. MEYER, Grantor

Marilyn L Meyer
MARILYN L. MEYER, Grantor

STATE OF NEBRASKA)

COUNTY OF Adams)
) ss.

Before me, a notary public qualified for said county, personally came MARTIN L. MEYER and MARILYN L. MEYER, husband and wife known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on December 14th, 2021

Linda J. Chartier
Notary Public

State of Nebraska - General Notary
LINDA J. CHARTIER
My Commission Expires
February 12, 2025

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3566	12/16/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002515100		352		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4129	4	12	33	4	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
538,690				538,690		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							
	1A	31.200		142,895			1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A	48.800		206,425			4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	76.110		187,995		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		157.010				538,690		
	3D					Roads		4.000						
	4D1					Farm Sites								
	4D	0.900		1,375		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; SALE BETWEEN BROTHERS	
Comments from	Comments:
002515100	
(Continue on back)	

Real Estate Transfer Statement

352

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>16</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>12</u> Day <u>16</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dana D. Meyer and Mitzi R. Meyer, husband and wife Street or Other Mailing Address 1771 43 Road City Campbell State NE Zip Code 68932 Phone Number (402) 984-2595 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jay B. Meyer and Janet M. Meyer, husband and wife Street or Other Mailing Address 2019 44 Road City Campbell State NE Zip Code 68932 Phone Number (402) 984-0896 Email Address N/A			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

(A) Status	(B) Property Type			(C)
<input 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 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 checked="" 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 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?
\$269,345

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
Jay B Meyer & Janet M Meyer
2019 44 Road
Campbell, NE 68932

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Southeast Quarter (SE1/4) of Section Thirty Three (33), Township Four (4) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 80

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 7

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] Attorney 12.21.2021
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>23</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt</u> # <u>7</u>	28 Recording Data <u>BL 2021, Pg 3566</u>

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/23/21
\$ Ex007 By AH

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 23 day of December A.D., 2021, at 02:28 o'clock PM. Recorded in Book 2021 on Page 3566

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

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

QUITCLAIM DEED

Dana D. Meyer and Mitzi R. Meyer, husband and wife, GRANTORS, in consideration of One Dollar and other good and valuable consideration received from Jay B. Meyer and Janet M. Meyer, husband and wife, GRANTEES, quitclaim to Grantees the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Southeast Quarter (SE1/4) of Section Thirty Three (33), Township Four (4) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska

Executed December 16th, 2021.

Dana D. Meyer

Dana D. Meyer, Grantor

Mitzi R. Meyer

Mitzi R. Meyer, Grantor

State of Nebraska)
) ss
County of Hall)

The foregoing instrument was acknowledged before me on the 16th day of December 2021 by Dana D. Meyer and Mitzi R. Meyer, husband and wife, Grantors, either personally known to me or identified by me through satisfactory evidence as required by law.

GENERAL NOTARY - State of Nebraska
MARY A. NUSS
My Comm. Exp. April 20, 2022

Mary A. Nuss

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3575	12/21/2021	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001312500		353		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	26	3	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
279,775				279,775		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					GRASSLAND	1G1	22.080		28,590				
	1A						1G	31.340		40,585				
	2A1						2G1	9.980		12,925				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	68.660		169,590		Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D	9.090		19,775		Other								
	3D1					AG LAND TOTAL		146.580		279,775				
	3D					Roads		3.860						
	4D1					Farm Sites								
	4D	5.430		8,310		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		3.860						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; EXCHANGE BETWEEN PARENT & CHILD	
Comments from	Comments:
001312500	
(Continue on back)	

Real Estate Transfer Statement

353

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 12 Day 21 Yr. 2021		4 Date of Deed Mo. 12 Day 21 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Hastings Land, L.L.C., a Nebraska Limited Liability Company Street or Other Mailing Address 316 Renee Road City Doniphan State NE Zip Code 68832 Phone Number (402) 705-7237 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael D. Hastings and Julie A. Hastings Street or Other Mailing Address 5604 Hay Meadow Ridge City Hastings State NE Zip Code 68901 Phone Number (402) 460-0964 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address NA			

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> 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 checked="" 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?
\$508,000

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

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 Michael D. Hastings and Julie A. Hastings
 5604 Hay Meadow Ridge
 Hastings, NE 68901

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

21 If agricultural, list total number of acres transferred in this transaction 150.44 +/-

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 76-902(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.

Michael D. Hastings and Julie A. Hastings (402) 460-0964
 Print or Type Name of Grantee or Authorized Representative Phone Number

Michael D. Hastings Grantee
 Signature of Grantee or Authorized Representative Title 12-21-2021
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 28 Yr. 21	27 Value of Stamp or Exempt Number \$ Exempt #50	28 Recording Data BK 2021, pg 3575

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 28 day
of Dec A.D., 2021, at 9:24
o'clock A.M. Recorded in Book 2021
on Page 3575
Garage Petach County Clerk
10.00 AS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-28-21
\$ Exempt \$50 By AS

Return recorded document to:
Brad Moncrief, L.L.C.
1239 N. Burlington Avenue, Suite 200
Hastings, NE 68901

JOINT TENANCY WARRANTY DEED

HASTINGS LAND, L.L.C., a Nebraska Limited Liability Company, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEES, conveys to GRANTEES, MICHAEL D. HASTINGS and JULIE A. HASTINGS, Husband and Wife, as joint tenants with rights of survivorship and not as tenants in common, Grantor's interest in the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The Southwest Quarter (SW ¼) of Section 26, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract deeded to the Obanion Cemetery Association recorded in Book P, Page 21; records of Webster County, Nebraska; AND

All that portion of the Burlington Northern and Sante Fe Railroad Company's (formerly Chicago, Burlington & Quincy Railroad Company) right-of-way upon, over and across: The Southwest Quarter (SW ¼) of Section 26, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

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

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

Executed December 21, 2021.

HASTINGS LAND, L.L.C.,
A Nebraska Limited Liability Company

BY: Shawn M. Hastings
SHAWN M. HASTINGS, Member

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on December 21, 2021, by Shawn M. Hastings, Member; Hastings Land, L.L.C., a Nebraska Limited Liability Company, on behalf of said company, as Grantor.

Debbra L. Weber
Notary Public

GENERAL NOTARY - State of Nebraska
DEBBRA L. WEBER
My Comm. Exp. October 14, 2024

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3580	12/21/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002307700		354		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	14	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
595,360				595,360		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	1.600	7,330	GRASSLAND	1G1	8.290	10,740							
	1A	9.500	43,510		1G									
	2A1	27.500	125,950		2G1	4.520	5,855							
	2A				2G									
	3A1				3G1									
	3A				3G									
	4A1	29.100	123,095		4G1									
	4A	58.200	246,185		4G									
DRYLAND	1D1			Shelterbelt/Timber										
	1D	7.430	18,350	Accretion										
	2D1	0.200	495	Waste		3.000	600							
	2D			Other										
	3D1			AG LAND TOTAL		158.000	595,360							
	3D			Roads		2.000								
	4D1	3.330	5,095	Farm Sites										
	4D	5.330	8,155	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			Non-AG TOTAL		2.000								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO A LLC	
Comments from	Comments:
002307700	

(Continue on back)

Real Estate Transfer Statement

354

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>21</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>12</u> Day <u>21</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard H. Johnson and Iris G. Johnson, Trustees Street or Other Mailing Address 1710 W. Monument Rd. City Ayr State NE Zip Code 68925				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Risket, LLC Street or Other Mailing Address 1710 W. Monument Rd. City Ayr State NE Zip Code 68925			
Phone Number (402) 463-1731		Phone Number (402) 463-1731		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 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 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 checked="" type="checkbox"/> Other (Explain) <u>LLC</u>

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 checked="" 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?
\$202,020

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 Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Risket, LLC
 1710 W. Monument Rd.
 Ayr, NE 68925**

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 160

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.

Michael E. Sullivan (402) 462-2113
 Print or Type Name of Grantee or Authorized Representative Phone Number

Michael E. Sullivan Attorney 12/21/2021
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>28</u> Yr. <u>21</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5b</u>	28 Recording Data <u>BK2021 Pg 3580</u>

EXHIBIT "A"
(Webster County Property)

Montgomery Farm, Webster County 14-2-12:

The Northwest Quarter (NW1/4) of Section Fourteen (14) Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

Certificate of Exemption – Documentary Stamp Tax

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

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

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

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

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

Risket, LLC, a Nebraska limited liability company is Grantee (only members are Richard & Iris Johnson, H & W)

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Richard H. Johnson	Self
Iris G. Johnson	Spouse

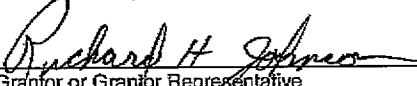
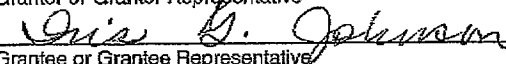
Grantees (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Richard H. Johnson	Self
Iris G. Johnson	Spouse

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

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

sign here

	<u>MEMBER</u>	<u>12-21-21</u>
Grantor or Grantor Representative	Title	Date
	<u>MEMBER</u>	<u>12-21-21</u>
Grantee or Grantee Representative	Title	Date

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/28/21
\$ Ex05b 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 28 day of December A.D., 2021, at 09:56 o'clock AM. Recorded in Book 2021 on Pages 3580-3581

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

Return to: Michael E. Sullivan, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309

WARRANTY DEED

Richard H. Johnson, Trustee of the Richard H. Johnson Revocable Trust, and Iris G. Johnson, Trustee of the Iris G. Johnson Revocable Trust, the said Richard H. Johnson and Iris G. Johnson being husband and wife, GRANTOR (jointly and severally), in consideration of One Dollar (\$1.00) and other good and valuable consideration, does hereby grant and convey to Risket, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Exhibit "A"

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

Executed: December 21, 2021.

Richard H. Johnson
Richard H. Johnson, Trustee of the Richard H. Johnson Revocable Trust

Iris G. Johnson
Iris G. Johnson, Trustee of the Iris G. Johnson Revocable Trust

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on December 21, 2021 by Richard H. Johnson, Trustee of the Richard H. Johnson Revocable Trust, and Iris G. Johnson, Trustee of the Iris G. Johnson Revocable Trust.

GENERAL NOTARY- State of Nebraska
LORI A. JACKSON
My Comm. Exp. June 29, 2025

Lori A. Jackson
Notary Public

EXHIBIT "A"
(Webster County Property)

Montgomery Farm, Webster County 14-2-12:

The Northwest Quarter (NW1/4) of Section Fourteen (14) Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3591	12/28/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000141901		355		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025			009	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
555				555		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) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				Cost :						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; SALE BETWEEN BROTHERS														
Comments from						Comments:								
000141901														
(Continue on back)														

Real Estate Transfer Statement

355

• 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. 12 Day 28 Yr. 2020	4 Date of Deed Mo. 7 Day 13 Yr. 2020
---------------	---------------------------------	---	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Cordero and Chelsea Hansen Street or Other Mailing Address 204 W 3rd St City: Kennard State: NE Zip Code: 68034 Phone Number: 402-922-1323 Email Address: n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joseph D. Hansen II and Abby E. Hansen Street or Other Mailing Address 838 N Chestnut St City: Red Cloud State: NE Zip Code: 68970 Phone Number: (402) 750-1322 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 checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

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

11 Was ownership transferred in full? (If No, explain the division.) <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 checked="" type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____
--	--

14 What is the current market value of the real property? \$ 555	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 Lot	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a <input checked="" type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land

20 Legal Description
Lot Seven (7), Block Nine (9), LeDuc's Addition to the City of 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.

sign here	Print or Type Name of Grantee or Authorized Representative Joseph D. Hansen II	Grantee	(402) 750-1322 Phone Number
	Signature of Grantee or Authorized Representative	Title	Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 28 Yr. 21	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data BK2021, Pg 3591

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of Dec A.D., 2021, at 1:43 o'clock P.M. Recorded in Book 2021 on Page 3591
Janice Peterson County Clerk
J.D. Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-28-21
\$ 2.25 By AS

Return to:
Joseph Hansen II
838 N Chestnut St
Red Cloud, NE 68970

QUITCLAIM DEED

Cordero Hansen and Chelsea Hansen, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, conveys to Grantees, Joseph D. Hansen II and Abby E. Hansen, Husband and Wife, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Seven (7), Block Nine (9), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

Executed July 13, 2020.

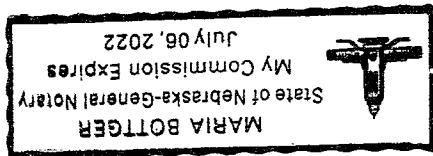
C Hansen
Cordero Hansen

Chelsea Hansen
Chelsea Hansen

STATE OF NEBRASKA)
) ss.
COUNTY OF Washington)

The foregoing instrument was acknowledged before me on _____, 2020 by Cordero Hansen and Chelsea Hansen, husband and wife..

Maria Botzger
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2021	3613	12/30/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001905100	356	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	5	4	00000	1	000	8305
Land	Improvements	Total		Date of Sale Property Classification Code								
773,460		773,460		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	114.400	148,150				
	1A					1G	6.000	7,770				
	2A1					2G1	48.000	62,160				
	2A					2G						
	3A1					3G1						
	3A					3G						
	4A1					4G1						
	4A					4G	79.000	71,890				
DRYLAND	1D1				Shelterbelt/Timber							
	1D	53.000	130,910		Accretion							
	2D1	50.600	125,235		Waste			7.000	1,400			
	2D	87.000	189,225		Other							
	3D1				AG LAND TOTAL			469.000	773,460			
	3D				Roads			11.000				
	4D1				Farm Sites							
	4D	24.000	36,720		Home Sites							
					Recreation							
	Dwellings				Other							
	Outbuildings				Non-AG TOTAL			11.000				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001905100 001905500	
(Continue on back)	

Real Estate Transfer Statement

350

• 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. 12 Day 30 Yr. 2021		4 Date of Deed Mo. 12 Day 30 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) see attached Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael R. Karr and Diane R. Karr Street or Other Mailing Address 6480 W Blue Valley Road			
City		State		City		State	
Phone Number		Zip Code		City		Zip Code	
-				Blue Hill		NE 68930	
Email Address				Phone Number		Is the grantee a 501(c)(3) organization?	
				(402) 469-5473		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"/> 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?

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"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No	<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.)

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

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

<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?
\$1,000,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Southeast Quarter (S1/4) of Section Five (5), TownshipTwo (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and
The East Half of Section Eight (8), Township (2) 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 480+- 73 int

22 Total purchase price, including any liabilities assumed	22	\$	1,000,000.00
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	\$	1,000,000.00

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.

Michael R. Karr (402) 469-5473
Print or Type Name of Grantee or Authorized Representative Phone Number

Michael R. Karr Grantee 12/30/2021
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 30 Yr. 21	27 Value of Stamp or Exempt Number \$ 2,250.00	28 Recording Data BK 2021, Pg 3613	

Cameron Andrew Vaziri
12727 River Road
Potomac, MD 20854
214-701-8430

Maryam Bouquet Vaziri
12727 River Road
Potomac, MD 20854
n/a

Douglas Garnand
4408 SE Clover Court
Topeka, KS 66609
n/a

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/30/21
\$2250.00 By AS

Bk 2021, Pg 3613

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 December A.D., 2021, at 04:19
o'clock PM. Recorded in Book 2021
on Pages 3613-3616

Louise Petsch County Clerk
Fee: \$28.00 By: AS Deputy
Electronically Recorded

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

JOINT TENANCY WARRANTY DEED

Douglas Garnand, a married person and resident of Kansas; Cameron Andrew Vaziri, a single person; and Maryam Bouquet Vaziri, a single person, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Michael R. Karr and Diane R. Karr, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE1/4) of Section Five (5), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

The East Half (E1/2) of Section Eight (8), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

The Grantors shall retain all mineral rights.

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

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

Executed December 28, 2021.

Douglas Garnand
Douglas Garnand

STATE OF *Kansas*)
) ss.
COUNTY OF *Shawnee*)

The foregoing instrument was acknowledged before me on December *28*, 2021 by Douglas Garnand, a married person and resident of Kansas.

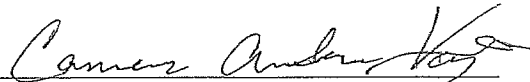


Ashley Bonura
Notary Public
State of Kansas

My Appt. Expires *07-22-2024*

Ashley Bonura
Notary Public


My commission expires: *07-22-2024*



 Cameron Andrew Vaziri

STATE OF *Maryland*)
) ss.
 COUNTY OF *Montgomery*)

The foregoing instrument was acknowledged before me on December *20th*, 2021 by
 Cameron Andrew Vaziri, a single person



 Notary Public

My commission expires: *03/22/2025*

ANDREW RESNICK NOTARY PUBLIC MONTGOMERY COUNTY MARYLAND My Commission Expires <i>03-22-2025</i>

Maryam Bouquet Vaziri
Maryam Bouquet Vaziri

STATE OF Maryland)
COUNTY OF Montgomery) ss.

The foregoing instrument was acknowledged before me on December 28th, 2021 by Maryam Bouquet Vaziri, a single person.

[Signature]
Notary Public

My commission expires: 03/22/2025

ANDREW RESNICK
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
My Commission Expires 03-22-2025

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2021	3617	12/30/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001905100		357		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	5	4	00000	1	000	8305		
Land		Improvements		Total		Date of Sale Property Classification Code								
773,460				773,460		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	114.400		148,150				
	1A						1G	6.000		7,770				
	2A1						2G1	48.000		62,160				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G	79.000		71,890				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	53.000		130,910		Accretion								
	2D1	50.600		125,235		Waste		7.000		1,400				
	2D	87.000		189,225		Other								
	3D1					AG LAND TOTAL		469.000		773,460				
	3D					Roads		11.000						
	4D1					Farm Sites								
	4D	24.000		36,720		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		11.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED	
Comments from	Comments:
001905100 001905500	
(Continue on back)	

Real Estate Transfer Statement

357

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 12 Day 30 Yr. 2021		4 Date of Deed Mo. 12 Day 30 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Nelson F. Trambly, Trustee; Maryetta E. Trambly, Trustee Street or Other Mailing Address P O Box 141 City Campbell State NE Zip Code 68932 Phone Number (402) 756-8505 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael R. Karr and Diane R. Karr Street or Other Mailing Address 6480 W Blue Valley Road City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-5473 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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 checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> State Assessed
			<input type="checkbox"/> Exempt
			<input type="checkbox"/> Mobile Home

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

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

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

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

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

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

14 What is the current market value of the real property?
\$500,000

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

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

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

18 Address of Property
Ag Land

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

16a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
**The Southeast Quarter (S1/4) of Section Five (5), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and
 The East Half of Section Eight (8), Township (2) 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 **480+-** **1/3int**

22 Total purchase price, including any liabilities assumed	22	\$	500,000.00
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	\$	500,000.00

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.

Michael R. Karr (402) 469-5473
 Print or Type Name of Grantee or Authorized Representative Phone Number
Michael R. Karr Grantee
 Signature of Grantee or Authorized Representative Title
 Date **12/30/2021**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 30 Yr. 21	27 Value of Stamp or Exempt Number \$ 1,125.00	28 Recording Data BK 2021, Pg 3617	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/30/21
\$1125.00 By AS

Bk 2021, Pg 3617

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 December A.D., 2021, at 04:19 o'clock PM. Recorded in Book 2021 on Pages 3617-3618

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

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

TRUSTEE'S DEED

Nelson F. Trambly and Maryetta E. Trambly, as co-Trustees of the Nelson F. Trambly Revocable Trust dated the 20th day of May, 2014; and Maryetta E. Trambly and Nelson F. Trambly, as co-Trustees of the Maryetta E. Trambly Revocable Trust dated the 20th day of May, 2014, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEES, Michael R. Karr and Diane R. Karr, husband and wife, convey to GRANTEES, as joint tenants and not as tenants in common, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE1/4) of Section Five (5), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, and

The East Half (E1/2) of Section Eight (8), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

The Grantors shall retain all mineral rights.

Subject to easements and restrictions of record

GRANTORS covenant with GRANTEES 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 any acts of the GRANTORS.

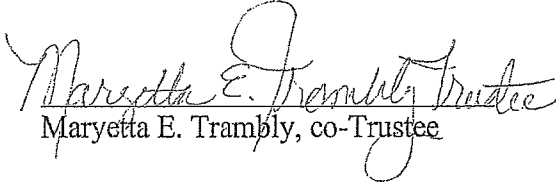
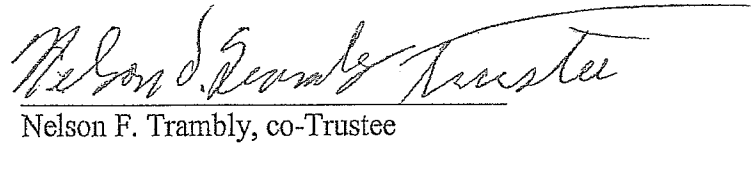
Executed December 30, 2021.

Nelson F. Trambly Revocable Trust dated the 20th day of May, 2014

Nelson F. Trambly Trustee
Nelson F. Trambly, co-Trustee

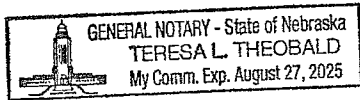
Maryetta E. Trambly Trustee
Maryetta E. Trambly, co-Trustee

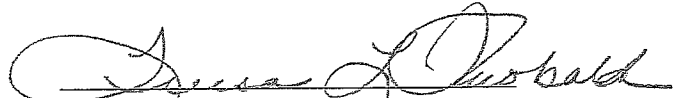
Maryetta E. Trambly Revocable Trust dated the 20th of May, 2014



 Maryetta E. Trambly, co-Trustee Nelson F. Trambly, co-Trustee

STATE OF NEBRASKA)
)ss.
 COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on December 30, 2021, by Nelson F. Trambly and Maryetta E. Trambly, as co-Trustees of the Nelson F. Trambly Revocable Trust dated the 20th day of May, 2014; and Maryetta E. Trambly and Nelson F. Trambly, as co-Trustees of the Maryetta E. Trambly Revocable Trust dated the 20th day of May, 2014.




 Notary Public