Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date				S	choc	ol Dis	trict Code	!			
91	20	21	2944	10/3	L8/2021	Base: 6	5-00	11	Aff	iliate	ed:		Unif	ied:		
Location	ID	Sale	e Number	Useabilit	y & Code#					Parcel Number						
0010000	001		282	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	Sale Assessed	Value		0000			0	0	0	00000		000	0000	
Land		Im	provements	1	Total		D	ate of	Sale	Pro	perty	Classific	ation (ation Code		
3	,160		·		3,160	Status	Pro	perty Ty	ре	Z	oning	Location	City Size		Parcel Size	
		Irriga	tion Type:	•		A) 2 B) 01				C)	1	D) 3	E)	0	F) 5	
LCG			ACRES:	V	ALUE:		LCG				ACR	ES:		VAL	U E:	
IRRIGATE	ED 1A1					GR	ASSLA	ND 10	Gl			1.320			1,710	
	1A					1G			0.040				50			
	2A1					2G1										
	2A					2G										
	3A1					3G1						1.080			1,400	
	3A	-						3	3G							
	4A1							40	Gl							
	4A					5		2	4G							
DRYLANI	D 1D1					S	helterb	elt/Timb	er				-			
-1	1D							Accreti	on							
	2D1							Was	ste							
	2D						•	Oth								
	3D1		·			AG L	AND '	ГОТА	\mathbf{L}			2.440			3,160	
	- 3 D							Roa				0.560				
	4D1	_					F	Farm Sit	tes							
	4D	20200100	x4450111111145001145001					ome Sit	_							
							F	Recreation								
	wellings							Oth		_						
Outl	ouildings		· į		at an are	Nor	ı-AG '	ГОТА	\mathbb{L}			0.560				

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

NEBRASKA

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

FORM 521

Good Life, Great Service.

The deed will not be recorded unless this statement	it is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed Mo. 10 Day 18 yr. 2021 Mo. 10 Day 18 yr. 2021
WEBSTER - 91	THE RESERVE THE PROPERTY OF TH
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Grantor's Name (Seller) Joseph Hunter & Elizabeth McClure, H&W & Rose Hunter	John Ord and Julienne Ord, H&W
Street or Other Mailing Address 6110 Oakridge Dr	Street or Other Mailing Address 548 E State St
City State Zip Code Lincoln NE 68516	Guide Rock State Zip Code 68942
Phone Number (402) 540-0054	Phone Number (928) 344-3822 Is the grantee a 501(c)(3) organization? Yes No UNo
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)
☐ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved	Mineral Interests-Producing Exempt
	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Le	
	neral Quit Claim Warranty
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forec	osure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (LR.C. § 1031	Life Estate Sale Trustee to Beneficiary
☐ Buyer ☐ Seller ✔ No ☐ Court Decree ☐ Exchange ☐ Grant	or 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.	tives? (If Yes, check the appropriate box.)
	Partnership, or LLC Self Other
Brothers and Sisters Grandparents	and Grandchild Spouse
Ex-spouse Parents and C	hild 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.)
\$6,000	☐ 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
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Hwy 136, Rd. 2500, Guide Rock, NE 68942	John Ord and/or Julienne Ord, 548 E State St.
18a No address assigned 18b V Vacant land	Guide Rock NE 68942
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, V	Vebster County, Nebraska.
reade 200 rest of the title 2 is 2 is 2 is 2 is 3 is 3 is 3 is 3 is	,
21 If agricultural, list total number of acres transferred in this transaction	·
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	l s
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 stateme	nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement. John Ord	(928) 344-3822
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign N. O.	10/02/202
here Signature of Grantee or Authorized Representative	Title Date Date
Register of Deed's Use Or	nly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Resording Data
Mo. 11 Day 1 Yr, 21 \$ 13.50	BK2021, Pa 2944
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

		ASKA DOCUMENTARY STAMP TAX Date: 11/01/21 3.50 By AS	State of Nebraska County of Webster ss. Entered on numerical index and filed for record Clerk's office of said county this 01 of November A.D., 2021, at 08:55 o'clock AM. Recorded in Book 2021 on Pages 2944-2945 County Clerk's 16.00 By: AS Deputy Electronically Recorded
	Space Above F	Reserved for Recording Purposes	3
	Qı	uitclaim Deed	
consideration receive joint tenants with right described real estate A tract 250 ft	ed from GRANTEI ght of survivorship e (as defined in Ne	ES, quitclaims to Joh p, husband and wife eb. Rev. Stat. §76-201 //2 NE1/4 of 1-1-9, We	20.00, and other valuable in Ord and Julienne Ord , as , GRANTEES, the following): ebster County, Nebraska.
Joseph Homier Elizabeth McClure	<u></u>		
Rose Hunter	tu	and the second s	
State of Nebraska County of Lancaster)) ss.)		
The foregoing	j instrument was	acknowledged befo h Hunter, a married m	re me on this 12th day of

GENERAL NOTARY - State of Nebraska RACHEL E STRONG My Comm. Exp. February 9, 2022

Notary Public

State of Nebraska)) ss.		
County of Lancaster)		
The foregoing October	instrument was ackn , 2021, by Elizabeth M o	owledged before me cClure, a married won	on this <u>184</u> 4day of nan.
		Notary Public	e g
		RACHE	- State of Nebraska LE STRONG pp. February 9, 2022
State of Nebraska)) ss.		
County of Lancaster	·)		
The foregoing	instrument was ackn , 2021, by Rose	owledged before me Hunter	on this 18^{46} day of
·		Adda Notary Public	Peng
			- State of Nebraska LE STRONG to February 9, 2022

13291-5

Cnty No.	Во	ok	Page		S	ale Date	1				Sch	iool Di	strict Co	le			
91	20	21	3190		12	/1/2021	Base:	91-	0002	0002 Affiliated: Unified:							
Location	D	Sale	Number	τ	Jseabil	ity & Code#	Ā	Parcel Number									
0001583	302	:	314		1		GeoCde	Tw	n Rr	Rng Sec		Qrt	Subdiv	Ai	rea	Blk	Parcel
	D	ate of S	ale Assessed	l Va	lue		4491		00 0 10070 004 000							0000	
Land		Imp	rovements			Total			Date	of S	ale F	ropert	y Classif	cati	on C	ode	
2	,485		1,22	5		3,710	Status		Property	Туј	ре	Zoning	Locati	on	City	7 Size	Parcel Size
Assessor Lo	cation:	RURA	L (RUR)				A) 1	E	3) 0	1	(7) 1	D) 1		E)	6	F) 3
		17 18 15				Residential							Comm	rcia	l		
,	Mul	tiple Im	provements:	Mul	tiple. Im	provements.:			Multi	ple. I	Improv	ements.:					
		Constr	uction Date:	Con	struction	Date:			Const	ructi	on Da	te:					
			Floor:	Floo	or Sq. Ft.	:			Floor	Sq.	Ft. :						
		Buildin	g Cost New:	Cost	t:				Cost:								
Single Family	Style:			Res	sidentia	l Condition:			Com	mer	cial (Occupan	cy Code:				
(100) ☐ Mobile Home (10) ☐ Worn Out							Prim	ary:		0	ther1:		C	Other2:			
(101) 🗆 On	e Story			(20) 🗆	Badly Worn			Com				tion Clas				
(102) 🗆 Tw				(30)		Average			(1)	· · · · · · · · · · · · · · · · · · ·							
(103) 🗆 Spl				(40		Good			(2)								
(104) 🗆 1 1				(50)	·	Very Good			(3)	· · · · · · · · · · · · · · · · · · ·							
(111) □ Bi-				(60) 🗆	Excellent			1	(4) Wood or Steel Framed Ext. Walls							
(106) □ Oth				1	-				(5)_				and Wall	<u> </u>			
Townhouse of		Style:				l Quality:		-	(6)			Frame					
(301) 🗆 On						Low			Cost			•			ditio		0.1
(302) □ Tw				<u> </u>		Fair					Low			(10)		Worn	
(307) 🗆 1 1/					-	Average					Ave			(20)		Badly	
(308) □ Spl				<u> </u>	 _	Good						ve Aver	ige	(30)		Avera	ge
(309) 🗆 2 1/						Very Good			(40)	Ш	Higl	1		(40)		Good	
(304) 🗆 On				(60) 🗆	Excellent			-	-		ne en e		(50)		Very (
(305) 🗆 Tw	o Story I	Duplex					-							(00)		Excell	ent
Assessor's																	····
Assessor Co	mment	s and R	leason for A	djus	stment	:											
WD			 -														
																	
													da				
Comments	From							Com	ments:								
000158	****					····	•	~ 0 111		•			<u>-</u> -	_			
	<u>-</u>		- 1 /						-								
							······································										
																10	
																(Conti	inue on back)

Real Estate Transfer Statement

	adultional space is in						
	d will not be recorded	unless this statemen					
1 County Name	2 County Number		3 Date of Sale/Tra		4 Date of Dee		2021
WEE	BSTER - 91			y <u>1 Yr.</u> 2021		_ Day29	_Yr
5 Grantor's Name, Address, and Te	lephone (Please Print)	Administration of the second s		e, Address, and Tele	phone (Please Pri	int)	
Grantor's Name (Seller) Jay De Armstrong			Grantee's Name (I Jim Henry	Buyer)			
Street or Other Mailing Address 1054 Road 1400			Street or Other Ma 15520 Moos	ailing Address ehorn Way			
City Red Cloud	State NE	Zip Code 68970	Caldwell		State ID		Zip Code 83607
Phone Number (402) 746-0305			Phone Number (208) 880-22	ls the gra If Yes, is t	ntee a 501(c)(3) or he grantee a 509(a		Yes No No
Email Address n/a			Email Address n/a				
7 Property Classification Number	Check one box in categor	ories A and B. Check C if	property is also a	mobile home.			
(A) Status		(B	Property Type				(C)
☐ Improved ✓ Single	Family Ind	lustrial [Mineral Interests	-Nonproducing	State Asse	ssed	Mobile Home
Unimproved Multi-		ricultural [creational	Mineral Interests	-Producing	Exempt		
8 Type of Deed Conservato			nd Contract/Memo	Partition	Sheriff	Other_	
Bill of Sale Corrective Cemetery Death Certi	ficate – Transfer on Death		ase neral	Personal Rep.	Trust/Trustee Warranty		
9 Was transfer part of IRS like-			water and the second se	ble Trust Revoca		Transfer or	n Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Auction [Easement Gift	Life Esta		[Beneficiary
Buyer Seller N 11 Was ownership transferred in full?			or Trust Partition	Satisfac	ased for same use	Other (Expert) Other (Exper)	
✓ Yes				Yes No_			
13 Was the transfer between relatives Yes No Au	s, or if to a trustee, are the took or Uncle to Niece or Nep		atives? (If Yes, check Partnership, or LLC	the appropriate box. Self) 	Other	
=	others and Sisters		and Grandchild	Spouse			
	spouse	Parents and C		= .	and Step-child		
14 What is the current market value of	f the real property?	oranic aminonino de la minora de antigra de a		age assumed? (If Yes			
\$10,500			Yes	No \$	agent or a title com	nany2 (If Ves	include the name
16 Does this conveyance divide a cur	rent parcer or land?		of the agent or	title company contac	ct.) Ves South	hern Title, L	LC No
18 Address of Property				iress of Person to Wh	om the Tax Statem	nent Should be	e Sent
Lots			Grantee				
18a 🗹 No address assigned 1	8b Vacant land						
20 Legal Description (Attach additional		0 1 0 -1-1:4	: 4- 45- 0	it. of Dod Cl	aud Maha	tor Cou	ntv
Lots 35 through 43, E	Block 4, Garber	s Second Addit	ion to the C	ity of Red Ci	oua, webs	ter Cour	ity,
Nebraska							
21 If agricultural, list total number of a	cres transferred in this trar	nsaction	·				
22 Total purchase price, including		d			22 \$		10,500.00
23 Was non-real property included	l in the purchase? er dollar amount and att	ach itomizad list \ (see	instructions)		23 \$		
Yes No (If Yes, enter 24 Adjusted purchase price paid					\$		10,500,00
25 If this transfer is exempt from					S S Z / Z S S S S S S S S S S S S S S S		
Under penalties	of law, I declare that I ha	ave examined this stateme	ent and that it is, to t	the best of my knowl	edge and belief, tr	ue, complete,	, and
correct, and that I am o	duly authorized to sign this	statement.				(40	02) 746-2246
Print or Type Name of	Grantee or Authorized Rep	presentative		Closing Age	nt		ne Number 12/1/2021
sign Signature of Grantee	or Authorized Representation	WWW	Title	Closing Age	111	Date	
here Signature of Grantee of			was 2.000 To 100 To			For	Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or	ister of Deed's Use Or Exempt Number	11y 28 Recording Data	a -		FUI	Dept. Ose Only
			01/ 00	121 Da	219n		
Mo. Day Yr. 2 Nebraska Department of Revenue	+ 4 24.1		ISK al	14 1g	Authorized by	Neb. Rev. Stat.	§§ 76-214, 77-1327(2)

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this day of Dec A.D., 20 21, at 11:30 o'clock A.M. Recorded in Book 2021 on Page 3190 County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-1-21
\$_24-75__By__VO

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.

Jay De Armstrong

STATE OF NEBRASKA)
) ss.

COUNTY OF WEBSTER)

Lovember 29,2021.

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

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

Notary Public

Agricultural Land Sales Worksheet

91 2021 3191 9/28/2021 Base: 91-0002 Affiliated: Unified: Location ID Sale Number Useability & Code # Parcel Number			
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	A.		
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: VAL	UE:		
IRRIGATED 1A1 GRASSLAND 1G1 104.000 1	34,680		
1A 1G 5.000	6,475		
2A1 2G1 93.000 1	20,435		
2A 2G 43.000	55,685		
3A1 3G1			
3A 3G			
4A1 4.000 4G1	3,640		
4A 4G 63.000	57,330		
DRYLAND 1D1 Shelterbelt/Timber			
1D Accretion			
2D1 Waste			
2D Other			
3D1 AG LAND TOTAL 312.000 3	78,245		
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	Comments:	
001903000		
		
		(Continue on back)

Good Life, Great Service,

Real Estate Transfer Statement

315

FORM

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

521

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.		
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 09 Day 28 Yr. 2021 4 Date of Deed Mo. 11 Day 01 Yr. 2021		
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)		
Grantor's Name (Seller) Hoffman Ranches, Inc.	Grantee's Name (Buyer) Terry L and Rebecca L Simpson		
Street or Other Mailing Address 418 N Main St.	Street or Other Mailing Address 913 HWY 136		
West Both State			
Unify Name 2. County Number So Date of Sheff Transfer Mo. 0.9 (py. 28 yr. 2021 Mo. 11 Day. 01 yr. 2021 Mo. 12 Day. 01 yr. 2021 Mo. 13 D			
Unimproved Multi-Family V Agricultural			
8 Type of Deed Conservator Distribution L	and Contract/Memo Partition Sheriff Other		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031			
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		
14 What is the current market value of the real property?			
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			
	,		
20 Legal Description (Attach additional pages, if needed.) The North Half (N½) of Section Thirty (30), Townsh P.M., Webster County, Nebraska.	ip Two (2) North, Range Eleven (11) West of the 6th		
21 If agricultural, list total number of acres transferred in this transaction 320+-			
22 Total purchase price, including any liabilities assumed			
· · · ·	<u>instructions</u>)		
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 exemptic	n number		
correct, and that I am duly authorized to sign this statement.			
sign () and ()			
here Signature of Grantee or Authorized Representative	Title Date		
Register of Deed's Use C	nly For Dept. Use Only		
	1 1		
Mo. 12 Day 01 Yr. 2021 \$ 1512,00	Book 2021, 19 3191		
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2		

State of Nebraska 3 _{SS} .	Book 2021, Pg 3191
County of Webster \$55. Entered on the	20011 4041) 19
numerical index and filed for record in the	
Clerk's office of said county this 1st day	
of <u>Vecember</u> A.D., 20 <u>21</u> , at <u>3:20</u> o'clock <u>Y</u> M. Recorded in Book <u>202</u> 1	
on Page_3(9)	
Louise Petsch County Clerk	
IndCompAssessorCarded	
uta	NEBRASKA DOCUMENTARY
	NEBRASNA DOOTAX
	Date 12 (- 2)
	\$ 1512.00 By Liz
CORPORATION JOI	NT TENANCY WARRANTY DEED
State of Kansas, GRANTOR, in consider THOUSAND AND NO/100 DOLLARS	orporation organized and existing under the laws of the ration of SIX HUNDRED SEVENTY TWO (\$672,000.00) received from GRANTEES, Terry L.
-	and and wife as joint tenants, conveys to GRANTEES,
the following described real estate (as de	fined in Neb. Rev. Stat. §76-201):
The North Half (N½) of Section (11) West of the 6th P.M., Webst	Thirty (30), Township Two (2) North, Range Eleven er County, Nebraska.
GRANTOR covenants (jointly and sever GRANTOR:	ally, if more than one) with GRANTEES that
	te and that it is free from encumbrances except roads and
highways, easements and restrictio	
(2) has legal power and lawful authori	•
(3) warrants and will defend title to the	e real estate against the lawful claims of all persons.
_ 15t	
Executed November \\ \frac{\fint}\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\fin}}}}}}{\frac{\fin}}}}}}}}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\fin}}}}}}}}{\frac{\frac{\frac{\frac{\frac{\fir}}}}}}{\frac{\frac{\fir}{\fir}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}	TIOPENANT DANICHES INIC
	HOFFMAN RANCHES, INC.
NOTARY PUBLIC - State of Karsas MELISSA WOYDZIAK My Appt. Expires 4-16-2023	By: <u>Vieta Hoffman</u> President
	President OD
STATE OF KANSAS, COUNTY OF <u></u>	Sarton) ss.
The foregoing instrument was acknowled	dged before me on November 15th, 2021, by Victor
Hoffman, President of Hoffman Ranches	s, Inc., Inc., a Kansas Corporation, on behalf of the
Corporation.	- -

Comm. expires: 4-16-23

Agricultural Land Sales Worksheet

Cnty No. Bo	ok	Page	Sal	le Date	School District Code										
91 20	21	3251	12/6	5/2021	Base: (Base: 01-0123 Aff					ffiliated: Unified:				
Location ID Sale Number Useability & Code #				y & Code #	Parcel Number										
002003700	;	316	1		GeoCde	Twn	Rng	Se	ect (Qrt	Subdiv	Area Blk		Parcel	
D	ate of S	ale Assessed	Value		4245	3	11	2	0	4	00000	1	000	9645	
Land Improvements Total					I	ate of	Sale	Prop	erty	Classific	ation (Code			
250,630				250,630	Status	Pro	perty Ty	уре	Zon	ing	Location	Cit	y Size	Parcel Size	
	Irrigat	ion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) 9	
LCG	£	ACRES:	VA	LUE:		LCG				ACR	ES:		VAL	UE:	
IRRIGATED 1A1	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~				GR	:ASSL	AND 1	G1		3	6.000			46,620	
1A								1G			3.000	3,88			
2A1						G1		4	3.000	55,68					
2A								2G		2	3.000		29,785		
3A1							3	G1		1	1.000			14,245	
3A								3G							
4A1					4G)		G1						· · · · · · · · · · · · · · · · · · ·		
4A		-						4G							
DRYLAND 1D1	,				Shelterbelt/Timber										
1D		38.500		95,095	Accretion			ion							
2D1							Wa	ste			1.000			200	
2D		2.000		4,350	Other										
3D1	-				AG L	AND		\dashv			8.000	-	2	50,630	
3D							Roa				2.000				
4D1		0.500		7.5	Farm Sites										
4D		0.500		765			Iome Si	_							
							Recreati								
Dwellings					Other Non-AG TOTAL 2.000						<u></u>				
Outbuildings					180	n-AG	IOIA	ய			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

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	24 2021
WEBSTER - 91	Mo. <u>12</u> Day <u>6</u> Yr. <u>2021</u> Mo. <u>11</u> Day _	24 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	5-2-7-7-7-7-7-7-7-7-7-7-7-7-7-7-7-7-7-7-
Grantor's Name (Seller)	Grantee's Name (Buyer)	
Judith Steinacher Street or Other Mailing Address	Holly A. Wehrman Street or Other Mailing Address	·····
757 Tanager Circle	1215 Road Q	
City State Zip Code Longmont CO 80504	City State NE	Zip Code 68970
Phone Number	Phone Number Is the grantee a 501(c)(3) organization	on? Yes No
	(402) 519-1782 If Yes, is the grantee a 509(a) foundation	tion? Yes V No
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C i	property is also a mobile home.	
(A) Status (B) Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
✓ Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
☐ IOLL ☐ Commercial ☐ Recreational		
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff C	ther
☐ Bill of Sale	ase Personal Rep. Trust/Trustee	
Cemetery Death Certificate – Transfer on Death Executor Mi	neral Quit Claim Warranty	
	losure Irrevocable Trust Revocable Trust Trans	fer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trust	ee to Beneficiary
Buyer Seller ✓ No Court Decree Exchange Grant		r (Explain) corrective
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No,	state the intended use.)
✓ Yes	Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
	Partnership, or LLC Self Other	
	and Grandchild Spouse	
Ex-spouse Parents and C		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest to the state of	erest rate.)
\$216,000	Yes	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (I of the agent or title company contact.) ves Ag West Lai	nd Brokers No
Yes ✓ No		
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	uld be Sent
Ag Land	Grantee	
18a 🔽 No address assigned 18b 🗹 Vacant land		
20 Legal Description (Attach additional pages, if needed.)	00) Towardin Three (2) North Dance	Hoven (11)
The Southeast Quarter (SE1/4) of Section Twenty (20), Township Three (3) North, Range t	ieven (11)
West of the 6th P.M., Webster County, Nebraska		
100.		
21 If agricultural, list total number of acres transferred in this transaction160+-	T	
22 Total purchase price, including any liabilities assumed	22 \$	0.00
23 Was non-real property included in the purchase?	\$	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	<u> </u>
	\$	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 exemptio	n number	
Under penalties of law, I declare that I have examined this statement	ent and that it is, to the best of my knowledge and belief, true, com	plete, and
correct, and that I am duly authorized to sign this statement. Teresa Theobald		(402) 746-2246
Print-or-Type Name of Grantee or Authorized Representative		Phone Number
sign	Closing Agent	12/6/2021
The state of the s	Title	Date
here Signature of Grantee or Authorized Representative		
Register of Deed's Use O		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 12 Day 6 Yr. 21 \$ Exempt #4	BK2021, Pg 3251	000 =0 =0 =
Nebraska Department of Revenue	Authorized by Neb. Rev	Stat. §§ 76-214, 77-1327(2)

•		2431 220
State of Nebraska Ss.		BOOK 2021 PAGE
County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this	NEBRASKA DOG STAMP Date !2-1 \$ TYPEPT BY	
Return to: Southern Title, LLC 2837 W Hwy 6 #205 Hastings, NE 68901		
CORREC	CTIVE WARRANTY DEE	ED
Judith Steinacher, a single person, Gravaluable consideration received from G 201):	ntor, in consideration of Ol rantee, Holly A. Wehrman	NE DOLLAR (\$1.00) and other, defined in Neb. Rev. Stat. 76-
The Southeast Quarter (SE1/4) of Section (11) West of the 6 th PM., Webster Cou	on Twenty (20), Township inty, Nebraska	Three (3) North, Range Eleven
Corrects Warranty Deed recorded Nove	ember 23, 2021 in Book 20.	21, Page 3172
Grantor covenants, jointly and severally	, if more than one, with Gr	antee that Grantor:
 is lawfully seised of such re has legal power and lawful warrants and will defend tit persons. 	authority to convey the sar	ne:
Executed Morarbu 34	, 2021.	
Judith Steinacher STATE OF Colorado COUNTY OF Boulder STATE OF Colorado COUNTY OF Boulder		VALERIA ESTEFANIA VICTORIA NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20214033913 MY COMMISSION EXPIRES AUGUST 25, 202

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

, 2021

Notary Public

Cnty No.	Во	ok	Pag	ge		Sa	ale Date			School District Code													
91	20	21	326	8		12/	7/2021	Base: 9	1-0	002	Affi	liated:				Unif	ied:						
Location	ID.	Sale	Number	r	Us	seabili	ty & Code#		-			Parcel	N	umber									
0001362	200		317			1		GeoCde	Twn	Rng	Sec	t Qrt		Subdiv		Area	Blk	P	ırcel				
	D	ate of S	ale Asse:	ssed	Val	ue		4371			00	0		1002	5		002	00	00				
Land		Imp	oroveme	nts			Total			Date of S	Sale :	Proper	ty	Classi	Classification Code								
	970		5,	560			6,530	Status	Pı	roperty Ty	ре	Zoning	3 .	Locat	on	Cit	y Size	Size Parcel Siz					
Assessor Lo	cation:	RED	CLOUD	(R	C)		•	A) 1	B)	01		C) 1		D) 1		E)	6	F) 2					
							Residentia		-														
	Mul	tiple Im	proveme	ıts:	Multi	ple. Impi	rovements. :			Multiple.	Impro	vements.	:	**									
		Constr	ruction Da	ate:	Cons	truction I	Date: 19	00		Construction Date :													
			Flo	or:	Floor	Sq. Ft. :																	
		Buildir	ig Cost No	ew:	Cost	:	113,7	25		Floor Sq. Ft. : Cost :													
Single Family	Style:	104			Resi	dential	Condition: 1	0		Commercial Occupancy Code:													
(100) □ Mo	bile Hon	ne			(10)	₩ 3	Worn Out			Primary: Other1: Other2:													
(101) 🗆 One	e Story				(20)		Badly Worn			Comme	rcial	Constru	ıcti	on Cla	s:								
(102) 🗆 Two	o Story				(30)		Average			(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame													
(103) □ Spl	it Level				(40)		Good			(2)	Rei	inforced	Co	ncrete l	ran	ne							
(104) 🗷 11/	2 Story				(50)	<u> </u>	Very Good			(3) Masonry Bearing Walls (4) Wood or Steel Framed Ext. Walls													
(111) 🗆 Bi-l	Level				(60)		Excellent			(4)	Wo	od or S	teel	Frame	l Ex	t. Wal	ls						
(106) 🗆 Oth	ier									(5) Metal Frame and Walls													
Townhouse or	r Duplex	Style:			Resi	dential	Quality: 30			(6) 🗆	Pol	e Frame	:			.,							
(301) 🗆 One	e Story				(10)		Low			Cost Ra	nk:				Ct	Condition:							
(302) 🗆 Two	o Story				(20)		Fair			(10)					(10		Worn						
(307) 🗆 11/	2 Story				(30)		Average			(20)					(20		Badly						
(308) □ Spli	it Level				(40)		Good			(30)			rag	re	(30		Avera	ge					
(309) 🗆 21/				_	(50)		Very Good			(40)	Hig	gh.			(40		Good						
(304) 🗆 One	e Story D	Ouplex		_ -	(60)		Excellent								(50		Very (
(305) 🗆 Two	o Story I	Duplex													(60	0) 🗆	Excell	ent					
Assessor's	Adju	stmen	t to Sal	e Pr	ice	(+ or	-):																
Assessor Co	mment	s and R	leason fo	r Ac	ljus	tment:																	
WD																							
							don.																
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· · · ·	<u> </u>								Yam	nents:													
Comments 1									-OIIIO	iems.													
0001302																		_					
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• •																	_						
-																	(Conti	nue on	back)				

NEBRASKA Good Life. Great Service

Real Estate Transfer Statement

FORM 521

DEDARTMENT OF DEVENUE

Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

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. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Webster 9 Day <u>a9 Yr. 21</u> Mo. 12 Day 7 Select County & County Number _Yr._A | Мо 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 Brumbaud Grantee's Name (Buyer)
Jaimi Sature * Jonatha Street or Other Mailing Address t or Other Mailing Address Zip Code cloud State Cloud JE Phone Number* Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 402-257-7298 Email Address 19h07@outlook.com abrumba Jonubou lones 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile ho (A) Status (B) Property Type (C) mproved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Multi-Family Unimproved Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift **▼**Sale (I.R.C. § 1031 Exchange) Life Estate Trustee to Beneficiary Yes Mo Mo Court Decree Exchange Satisfaction of Contract Other (Explain) Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was, real estate purchased for same use? (If No, state the intended use.) Yes ☐ No Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes 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.) #6,530 No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Νο Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent North Chestnut Street Jaime Saterlee & Jonathan Jones 405 N. Chestret St. Red Cloud, NE 68970 Red Cloud, NE US970 No address assigned 20 Legal Description SE Corner Block 2 Leducis Addition Red 21 If agricultural, list total number of acres 000 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Solerie Tarmi or Type Name of Grantee or Authorized Representative Phone Number Date Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BOOK <u>202</u> PAGE <u>3268</u>

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-7-21
\$ 2250 By 40

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.

871/a SELorner Blocks Leduc's Addition To Red Cloud
The Grantor covenants with the Grantee that the Grantor:

The Grantor covenants with the Grantoe 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.

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IN WITNESS WHEREOF the Grantor has sig year first above written.	ned and sealed this Warranty Deed the day and
Signed in the presence of:	tot Comp Assessor Corded
XI-Om Jirum Comple Signature	Glen Brunbaugh
Name	Glen Eldon 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: Any Bruhum

STATE OF NEBRASKA

COUNTY OF Webster

In the State of Nebraska, County of <u>WebSter</u>, on this <u>Qad</u> day of <u>September</u>, <u>Dollar</u>, before me, <u>James Scheuneman</u> 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.

Notary Public for the State of Nebraska

County of WebSter

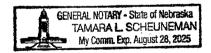
My Commission Expires: August 28. 2035

GENERAL NOTARY - State of Nebraska
TAMARA L. SCHEUNEMAN
My Comm. Exp. August 28, 2025

Grantor Acknowledgement

STATE OF NEBRASKA
COUNTY OF Webster
In the State of Nebraska, County of WebSter , on this 29 th day of September , 2021 , before me, James L. Scheumen 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



A CENTRA INTERF - Set of Metrals
L SCHEUNEMAN
MY Down Bo Aged 28, 2023

Cnty No.	Bo	ok	Page		Sa	le Date	School District Code														
91	20	21	3272		12/	7/2021	Base: \$	91-	0002	A	ffilia	ted:	l: Unified:								
Location	Ю	Sale	Number	ı	Useabilit	y & Code#					P	arcel I	Num	ıber							
0001253	300		318		1		GeoCde	Tw	n Rn	, ,	Sect	Qrt	Su	ubdiv	Area	Blk	P	arcel			
	D	ate of S	ale Assesse	d Va	alue		4371			1	00	0	10	020		009	00	000			
Land		Imp	provements		1	[otal			Date o	f Sa	le Pr	operty	y Cla	assifica	tion (Code					
1	,095		15,91	15 17,010 Status F						Гуре	7	Zoning	L	Location	Cit	City Size		el Size			
Assessor Lo	cation:	RED	CLOUD (RC)			A) 1	В	0:		C)	1	D) 1	E)	6	F)	2			
			······			Residential	Commercial														
	Mul	tiple Im	provements:	Mu	ltiple. Impre	ovements.:	Multiple, Improvements. :														
		Constr	uction Date:	Con	nstruction D	Construction Date :															
			Floor:	Flo	or Sq. Ft. :	1,2	Floor Sq. Ft. :														
	,	Buildin	ig Cost New:	Cos	st:	142,5	Cost:														
Single Family	Style:	101		Re	sidential (Condition: 20)		Commercial Occupancy Code:												
(100) 🗆 Mo	bile Hon	ne		(10	0) 🗆 V	Vorn Out			Primary: Other1: Other2:												
(101) 🗷 On	e Story			(20	0) B B	adly Worn			Commercial Construction Class:												
(102) 🗆 Tw	o Story			(30	0) 🗆 A	verage			(1)		Firepi	roof Str	uctu	ral Steel	Frame						
(103) □ Spl	it Level			(40	0) 🗆 🤆	ood			(2)		Reinf	orced C	Concr	rete Frar	ne						
(104) 🗆 11/	/2 Story			(50	0) 🗆 V	ery Good			(3)		Maso:	пгу Веа	aring	Walls							
(111) 🗆 Bi-l	Level			(60	0) 🗆 E	xcellent			(4)	<u></u>	Wood	l or Ste	el Fra	amed Ex	ct. Wal	ls					
(106) □ Ott	ier								(5)		Metal	Frame	and	Walls							
Townhouse or	r Duplex	Style:		Re	sidential (Quality: 30	(6) □ Pole Frame														
(301) 🗆 On	e Story			(10	0) 🗆 L	ow	Cost Rank: Condition:									-					
(302) 🗆 Tw	o Story			(20	0) 🗆 F	air			(10)	(10) 🗆 Low (10) 🗆 Worn C											
(307) 🗆 11/	/2 Story			(30	0) 🗷 A	verage			(20)		Avera	ige		(2	0) 🗆	Badly	Worr	1			
(308) 🗆 Spl	it Level			(40		ood			(30)		Abov	e Avera	age	(3	0) 🗆	Avera	ge				
(309) 🗆 21/	2 Story			(50	0) 🗆 V	ery Good			(40)		High			(4	0) 🗆						
(304) 🗆 On	e Story I	Suplex		(60	0) 🔲 E	xcellent			(50) 🗆 Very Good												
(305) □ Tw	o Story I	Duplex	····											(6	0) 🗆	Excell	ent				
Assessor's	s Adju	stmen	t to Sale P	ric	e (+ or	·):															
Assessor Co	omment	s and R	Reason for A	Adju	ıstment:																
WD																					
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Comments 1			<u></u>					_om	ments:												
000123	<u> </u>																				
		·														(Conti	nue or	ı back)			

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

318

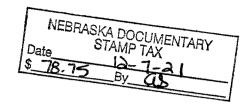
FORM **521**

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed 2021 Mo. Jay Mo. A Day WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Charles R. Van Beber and Myrna C. Van Beber Grantor's Name (Seller) Margaret Wales and Gordon C Wales Street or Other Mailing Address Street or Other Mailing Address 318 mame Zip Code City Zip Code State State na Phone Number V No V No Phone Number Is the grantee a 501(c)(3) organization? Yes 402 If Yes, is the grantee a 509(a) foundation? Yes Email Address n/a **Email Address** n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Mineral Interests-Producing Exempt Unimproved Multi-Family IOLL Recreational Commercial Distribution Land Contract/Memo Partition Sheriff Other_ 8 Type of Deed Conservator Trust/Trustee Personal Ren Bill of Sale Corrective Easement Lease Quit Claim ✓ Warranty Mineral Cemetery Death Certificate - Transfer on Death Executor 9 Was transfer part of IRS like-Foreclosure Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Life Estate ✓ Sale Trustee to Beneficiary Auction Gift Exchange) by buyer or seller? Seller No Partition Satisfaction of Contract Other (Explain) Court Decree Exchange **Grantor Trust** 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Yes V No \$35,000 S 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.)

Yes GTA Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 841 N Webster St Grantee Red Cloud, NE 68970 18b Vacant land 18a No address assigned 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 35,000¹.00 23 Was non-real property included in the purchase? 23 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 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. 76-352-941 Phone Number AN BEDER Print or Type Name of Grantee or Authorized Representative (4) Date Title Signature of Grantee or Authorized Representative here For Dept. Use Only Register of Deed's Use Only 28 Recording Data Value of Stamp or Exempt Number 26 Date 75 dod Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this____ Dec_ A.D., 2021, at 2:12 AM. Recorded in Book 202 I County Clerk Deputy Comp _Assessor_ _Carded_ 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.

STATE OF NEBRASKA COUNTY OF webster

The foregoing instrument was acknowledged before me

December , 2021

by Margaret Wales and Gordon C. Wales, wife and husband.

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

Cnty No.	Во	ok	Page			Sale	Date			School District Code												
91	20:	21	3273		11,	/30	/2021	Base: 9	91-(-0002 Affiliated: Unified:												
Location	ID	Sale	Number	1	Useabil	ity	& Code#					Pa	rcel N	um	ber		· ·					
0001501	100	-	319		1			GeoCde	Tw	n Rng		Sect	Qrt	Su	ıbdiv	Area	Blk	P	arcel			
	Da	ate of S	ale Assesse	d Va	alue			4371			(00	0	10	045	,	004	00	000			
Land		Imp	rovements	5		To	otal			Date of	Sal	le Pro	perty	Čla	assific	ation	Code					
	830		25,54	10			26,370	Status	F	roperty T	уре	Zo	oning	L	ocation	C	Parc	el Size				
Assessor Lo	cation:	RED	CLOUD ((RC))			A) 1	B	01		C)	1	D) 1	E)	6	F)	2			
			-				Residential							Co	mmer	cial						
	Mult	tiple Im	provements	: Mu	ıltiple. Im	prov	ements.:	Multipl	e. Im	provem	ents.:											
	· ·	Constr	uction Date	: Co	nstruction	ı Dat				Constru	ction	Date :										
			Floor	Flo	or Sq. Ft	.:		91		Floor S	q. Ft.	:										
		Buildin	g Cost New	: Co:	st:		168,0	50		Cost:												
Single Family	Style:	101		Re	sidentia	ıl Co	ndition: 20)	- 12	Commercial Occupancy Code:												
(100) 🗆 Mo	bile Horr	ie		(10	0) 🛮	Wo	om Out			Primary: Other1: Other2:												
(101) 🗷 One	e Story			(20	0) 🗷	Ba	dly Worn			Commercial Construction Class:												
(102) 🗆 Two	o Story			(3	0) 🗆	Av	erage			(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame												
(103) 🗆 Spli	it Level		<u></u>	(4	0) 🗆	Go	od			(2)						me						
(104) 🗆 11/	2 Story			(5)	0) 🗆	Ve	ry Good			(3)		Masom	гу Веа	ring	Walls							
(111) 🗆 Bi-I	Level			(6	0) 🗆	Exe	cellent			<u> </u>					amed E	xt. Wa	lls					
(106) □ Oth	er			igspace						(5) Metal Frame and Walls (6) Pole Frame												
Townhouse or		Style:		-			uality: 40			- ` ´ - 			ame									
(301) 🗆 One				+ <u>`</u>	0) 🗆	Lo				Cost R						ondit						
(302) Two					0) 🗆	Fai				 ` ´ 		Low					Wom					
(307) 🗆 11/				(30	-		erage					Averag					Badly		1			
(308) 🗆 Spli				(40		Go				<u> </u>		Above	Avera	ge			Avera	ge				
(309) 🗆 21/				(50			ry Good			(40)	<u> </u>	High					l Good	~ 1				
(304) 🗆 One		-		(60	0) 🗆	Exe	cellent			(50) 🗆 Very Good												
(305) 🗆 Two	o Story D	Ouplex													(1	60) E	Excell	ent				
Assessor's							•								-v .							
Assessor Co	mment	s and R	eason for	Adju	stmen	t:				-												
WD																						
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Comments f	rom								Comi	nents:												
000150		· -	_					<u>`</u>	~ vIII)	~~~*****								-				
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																	(Conti	inue or	ı back)			

NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statement	is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 1 Day 30 Yr. 2021 4 Date of Deed Mo. 1 Day 30 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Derek Sundling and Victoria Sundling	Grantee's Name (Buyer) Charles R. Van Beber and Myrna C. Van Beber
Street or Other Mailing Address 2211 Sewell St	Street or Other Mailing Address
City State Zip Code	City State Zip Code
Lincoln NE 68502	Greeley CO 80631
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No
Email Address N/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B)	Property Type (C)
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer	osure
Yes No	Yes
Brothers and Sisters Grandparents a Ex-spouse Parents and Ch	artnership, or LLC Self Other nd Grandchild Spouse
14 What is the current market value of the real property?	Yes No \$ %
\$60,000 16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.) Yes GTA No
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	*
Lots Four (4), Five (5) and Six (6), Block Four (4), Rendered to the control of t	adcliff's Addition to Red Cloud, Webster County,
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 00,000
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 correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and 970-352-94/8 Phone Number
Print or Type Name of Grantee or Authorized Representative	
here Signature of Grantee or Authorized Representative	Title $\frac{2-4-21}{2}$
Register of Deed's Use On	ly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 12 Day 7 Yr. 21 \$ 135.00	BK 2021, Pg 3273
ebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this _____ day Dec A.D., 20 21, at 2:16 NEBRASKA DOCUMENTARY D.M. Recorded in Book 202 STAMP TAX County Clerk Deputy 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. 30 NOV Executed , 2021. Derek Sundling STATE OF NEBRASKA COUNTY OF Lancaster

LEVI ERICK General Notary - State of Nebraska My Commission Expires Mar 9, 2025

Sundling and Kelly Sundling, husband and wife.

The foregoing instrument was acknowledged before me November 30, 2021 by Derek

Victoria Sundling

STATE OF APPOIDA) ss.

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

Notary Public

Cnty No.	Во	ok	. 1	Page		Sa	le Date		:	School District Code												
91	20:	21	3	277		12/	7/2021	Base: (1-0	123	Af	filiate	ed:			Unit	ĭed:					
Location	ID	Sale	Num	ber	Us	eabilit	y & Code#					Pa	rcel N	Vun	nber	· .			,			
0005092	200	3	320			1		GeoCde	Twn	Rn	g S	ect	Qrt	Sı	ubdiv	Area	Blk	P	arcel			
	D	ate of Sa	ıle As	ssessed	Valı	1e		4131			(00	0	30	015		003	00	000			
Land		Imp	rover	nents]	Total .			Date o	f Sal	e Pro	perty	Cl	Classification Code							
1	,065		10	0,415	5		11,480	Status	Pı	roperty	Туре	Z	oning	1	Location	Cit	y Size	Parc	el Size			
Assessor Lo	cation:	BLADI	EN	(BLA)				A) 1	B)	0:	1	C)	1	Γ) 1	E)	7	F)	2			
							Residential							Co	ommerc	ial		v				
	Mul	tiple Imp	rovei	nents:	Multi	ole. Impro	ovements.:			Multip	le. Imp	roveπ	nents.:									
		Constru	uction	Date:	Const	ruction D				Construction Date :												
				Floor:	Floor	Sq. Ft. :	1,4			Floor Sq. Ft. :												
		Building	g Cost	t New:	Cost :		199,2	30		Cost :												
Single Family	Style:	101			Resi	dential (Condition: 10)		Commercial Occupancy Code:												
(100) □ Mo	bile Hon	ne			(10)	★ 7	Jorn Out			Primary: Other1: Other2:												
(101) 🗷 One	e Story				(20)	`□ B	adly Worn			Commercial Construction Class:												
(102) 🗆 Two	o Story				(30)	□ A	verage			(1) ☐ Fireproof Structural Steel Frame												
(103) □ Spl	it Level				(40)		ood			(2) ☐ Reinforced Concrete Frame												
(104) 🗆 11/	'2 Story				(50)		ery Good			(3) ☐ Masonry Bearing Walls (4) ☐ Wood or Steel Framed Ext. Walls												
(111) 🗆 Bi-l	Level				(60)	□ E	xcellent			(4)		Vood	or Stee	el Fr	ramed Ex	xt. Wal	ls					
(106) □ Oth	er						<u> </u>			(5) Metal Frame and Walls												
Townhouse or	r Duplex	Style:			Resi	dential (Quality: 40			(6)	□ P	ole F1	rame									
(301) 🗆 One	e Story				(10)		ow			Cost	Rank	:			C	onditi	on:					
(302) 🗆 Two	o Story				(20)	□ F	air								(1		Worn					
(307) 🗆 11/	2 Story				(30)		verage										Badly	Worr				
(308) 🗆 Spli	it Level				(40)	Æ 0	ood						Avera	ge	(3		Avera	ge				
(309) 🗆 21/	2 Story				(50)		ery Good			(40)		ligh					Good					
(304) 🗆 One	e Story D	ouplex			(60)	ΠЕ	xcellent			,			·		(5		Very (
(305) 🗆 Two	o Story I	Ouplex													(6	0) 🗆	Excell	ent				
Assessor's	s Adju	stment	to S	ale Pı	rice	(+ or -	·):															
Assessor Co	mment	s and R	easor	for A	djust	ment:																
WD																						
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									<u></u>													
C	C								Comp	nents:												
Comments 1									- CHILL													
										-			-									
																	(Conti	nue or	back)			

NEBRASKA |

Real Estate Transfer Statement

Good Life, Great Service, To be filed with the Register of Deeds.

Read instructions on reverse side.

If additional space is needed, add an attachment and identify the applicable item nur. **FORM** 521

		will not be recor							lated					
1 County Name	The deed	2 County Number		is statemen			-25 are acci							
1 County Name	MEDO	TER - 91	91	1	3 Date of Sale/Transfer									
E Grantaria Nama As			4\	J						Yr	<u> </u>			
5 Grantor's Name, Ad Grantor's Name (Seller		phone (Flease Phin	i)				ess, and relep	hone (Please I	-rint) 					
Martin Gomez a	and Beatrice	Gomez			Grantee's Nar Triston J.	Gellerm	ann-Farle	y and John	P. Gang	wish				
Street or Other Mailing PO Box 142	y Address				Street or Othe 3212 E A	er Mailing Ad	dress .	-						
City Bladen		State NE		Zip Code 68928	City Kearney			State NE		Zip Co 6	ode 8847			
Phone Number (402) 303-0356	1				Phone Number	er 757		itee a 501(c)(3)			√ No			
Email Address N/A	<u> </u>				Email Address	s 234	In Yes, is a	ne grantee a 509	(a) ioundatio	on? Yes	√ No			
					N/A									
7 Property Classifica	ation Number. C	heck one box in ca	tegories A and		~~~~		home.							
(A) Status				(B)	Property Ty					(C)				
✓ Improved	✓ Single Fa	-	Industrial		=	rests-Nonpro	•	State As	sessed	Mobile Mobile	e Home			
Unimproved	∐ Multi-Far		Agricultural	L	Mineral Inter	rests-Produc	ing	Exempt	ı					
loll	Commer	cial	Recreational											
8 Type of Deed	Conservator		Distribu	=	nd Contract/Mer	=	tition	Sheriff	U Oth	er				
Bill of Sale Cemetery	Corrective	ate - Transfer on Dea	Easema			=	sonal Rep.	Trust/Trustee	€					
- 4					neral			✓ Warranty	<u> </u>					
9 Was transfer par- kind exchange (I. Exchange) by buye	R.C. § 1031	10 Type of Transfe	=	LI		vocable Trust	==	le Trust	_	r on Death				
	r or seller? Seller ✓ No	Auction	Easemen	=		Estate	✓ Sale	// O		to Beneficiar	У			
11 Was ownership trans		Court Decre			or Trust Part			ion of Contract used for same us		Explain)	led use \			
	No	rio, orpiani no arri				✓ Yes	No _			are the interior				
13 Was the transfer bet	tween relatives, o	r if to a trustee, are	the trustor and b	eneficiary rela	tives? (If Yes. cl	heck the app	ropriate box.)							
☐ Yes 🔽	_	or Uncle to Niece or		•	artnership, or L		Self	F	Other					
	Brothe	ers and Sisters	_		and Grandchild	 1	Spouse	-	_					
	Ex-spo	ouse	=	arents and Ci			Step-parent a	nd Step-child						
14 What is the current r							* *	, state the amou	int and intere	est rate.)				
\$9,000					Yes	✓ No	•	,		•	%			
16 Does this conveyand	ce divide a curren	t parcel of land?	•		17 Was trans	fer through a	real estate ad	gent or a title co	mpany? (If Y	es, include the				
Yes 🔽		•			of the age	nt or title con	npany contact	.) 🗸 Yes <u>Ce</u>	ntral Nebra	ka Title	No			
18 Address of Property		·						om the Tax State						
315 W Francis St					Same as	- #6								
Bladen, NE 6892	.8				Same as	5 #O								
18a No address as	signed 18b	☐ Vacant land												
20 Legal Description (A	itach additional p	ages, if needed.)												
Lots 15 and	16 Block	3 Spancaic	Addition	to Blade	n Mohet	for Cou	ntv Nah	raeka						
Lots 15 and	10, DIOCK	o, opence s	Addition	to Diage	ii, websi	iei Coui	iity, iven	naska						
21 If agricultural, list total	al number of acre	s transferred in this	transaction		·									
22 Total purchase pr	rice, including a	ıny liabilities assu	med					22 \$		9,000	00			
23 Was non-real prop		•						\$		5,000				
☐ Yes 🔽 N	o (if Yes, ente r c	lollar amount and	attach itemize	d list.) (<u>see i</u>	nstructions)		<i></i>	23						
24 Adjusted purchas	se price paid for	r real estate (line :	22 minus line 2	23)				24		9,000	00			
25 If this transfer is	exempt from the	e documentary et	amp tax. list the	e exemption	number									
		law, I declare that				, to the best	of my knowie	dge and bellef,	true, comple	ete, and				
correct, a	and that I am duly	authorized to sign t	this statement.				=	·	-	MESI	1			
		nann-Farley ar		Gangwi	รก					11 4/4	1252			
sign	JUES Name of Gra	antee or Authorized	Hepresentative			,	Grantee		P	hone Number へのという				
		y well					JI AI ILEE			12/07/20	Z I			
here Signatur	re of Offantee or A	uthorized Represen	tative	•	Title				D	ate				
			egister of Dec		•				F	or Dept. Use	Only			
26 Date Deed Recorded		27 Value of Stamp		ber	28 Recording) 3.	~~						
Mo. A Day	B yr. 21	\$ 20.2	<u>د.</u>		BKa	021, F	a Od							
Nebraska Department of Rev	venu e					•	1	Authorized b	y Neb. Rev. St	at, §§ 76-214, 77	7-1327(2)			

Index
Computer
Assessor
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/08/21 \$ 20.25 By AS Bk 2021, Pg 3277

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

Forese 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

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

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

Notary Public

Cnty No.	Bo	ok	Page		5	Sale	Date			School District Code														
91	20	21	3320		12/	10	/2021	Base:	91-	-00	02	Affi	iliate	:d:			Unif	ĭed:						
Location	ID	Sale	Number	τ	Jseabil	ity	& Code#						Par	rcel N	Vur	mber			. :					
0001689	900		321		1			GeoCde	T	wn	Rng	Sec	ct	Qrt	s	Subdiv	Area	Blk	F	arcel				
	D	ate of S	ale Assessed	d Va	lue			4491				ŏ	0	0	1	0115		002	0	000				
Land		Imp	orovements			T	otal			D	ate of S	Sale	Pro	perty	⁄ C	lassific	ation (Code						
1	,110		109,04	0		1	10,150	Status		Pro	Property Type Zoning Location City Size									cel Size				
Assessor Lo	cation:	RED	CLOUD (RC)				A) 1		B)	01		C)	1]	D) 1	E)	6	F)	2				
							Residentia						C	ommer	cial									
	Mul	tiple Im	provements:	Mul	Multiple. Improvements. :																			
		Constr	ruction Date:	Con	Construction Date :																			
		٠.	Floor:	Floo	Floor Sq. Ft. : 1,704							Floor Sq. Ft. :												
	12	Buildir	ig Cost New:	Cos	st:		242,6	Cost:																
Single Family	ngle Family Style: 104 Residential Condition: 35											Commercial Occupancy Code:												
(100) □ Mo	100) ☐ Mobile Home (10) ☐ Worn Out											Primary: Other1: Other2:												
(101) 🗆 One	e Story			(20	0) 🗆	Ba	dly Wom			Commercial Construction Class:														
(102) 🗆 Tw	o Story			(30)) 医	Av	erage			\perp	(1)	Fi	герго	of Stn	ucti	ural Stee	l Frame	;						
(103) □ Spl	it Level			(40) H	Go	od			\perp	(2) 🗆	Re	infor	ced C	one	стеtе Fra	me							
(104) 🗷 11/	2 Story			(50)) 🗆	Ve	ry Good				(3) □	Ma	asonr	у Веа	ring	g Walls								
(111) □ Bi-l	Level			(60) 🗆	Ex	cellent				(4) □	W	ood c	or Stee	el F	ramed E	xt. Wal	1s						
(106) □ Oth	er							(5) 🗆	Me	etal F	rame	and	d Walls											
Townhouse or	r Duplex	Style:		Res	sidentia	uality: 40	(6) □ Pole Frame																	
(301) 🗆 One	e Story			(10)) 🗆	Lo	W			- (Cost Rai	nk:			- 1	. (Conditio	on:						
(302) 🗆 Tw	o Story			(20)) 🗆	Fai	T				(10)	Lo	w			(10) 🗆	Wom	Out					
(307) 🗆 11/	2 Story			(30)) 🗆	Av	егаде				(20)	Av	/erage	e		(Badly		n				
(308) 🗆 Spl	it Level			(40)) 🗷	Go	od				(30)	At	ove .	Avera	ge	(Avera	ge					
(309) 🗆 21/	2 Story			(50)) 🗆	Ve	ry Good				(40)	Hi	gh			(Good						
(304) 🗆 One	e Story D	ouplex		(60)) 🔲	Ex	cellent			_								Very (
(305) 🗆 Two	o Story I	Ouplex														(60) 🏻	Excell	ent					
Assessor's							:												····					
Assessor Co	mment	s and R	leason for A	Adju	stment	:												_		_				
WD																								
																				-				
C									Cor	nma	ents:			1.00 90 00										
000168									CUII	ea LIIL®	.1113.													
500108			-										-											
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																		(Cont	inue c	n back)				

Good Life. Great Service.

Real Estate Transfer Statement

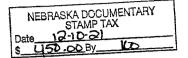
• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed								
WEBSTER - 91	Mo. 12 Day 10 Yr. 2021 Mo. 12 Day 08 Yr. 2021								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)								
Donald G and Diane A Hoffman	Charles R and Merna C Van Beber								
Street or Other Mailing Address P.O. Box 482	Street or Other Mailing Address 2117 Glenfair Rd								
Red Cloud State Zip Code NE 68970	City State CO 80631								
Phone Number (785) 491-9001	Phone Number (254) 718-9674 Is the grantee a 501(c)(3) organization? Yes V No								
Email Address	Email Address								
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.								
(A) Status	Property Type (C)								
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home								
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt								
OLL Commercial Recreational									
	Ind Contract/Memo Partition Sheriff Other								
	Personal Rep. Trust/Trustee								
	ineral Quit Claim V Warranty								
part of an IRS like-kind exchange?	Hosure								
(I.H.O. 9 1031 Exchange)	or Trust Partition Satisfaction of Contract Other (Explain)								
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)								
✓ Yes	Yes								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re									
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and 0	3 545 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
\$134,860	Yes ✓ No \$								
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name								
Yes No	of the agent or title company contact.) Yes No								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
541 N Jefferson St Red Cloud, NE 68970	Same as Grantee								
18a No address assigned 18b Vacant land									
20 Legal Description									
Lots 1-4 of Block 2, Subdivision Annex Lot 12, Red Cloud, Webster	County Nebraska								
Lots 1-4 of Block 2, Subdivision Affilex Lot 12, New Gloud, Webster	obanty, Nobrabia								
· ·									
21 If agricultural, list total number of acres									
	22 \$ 199,500,00								
22 Total purchase price, including any liabilities assumed	\$								
23 Was non-real property included in the purchase? Yes Vo (If Yes,	enter dollar amount and attach itemized list.) 23 \$								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 4 199,500 00								
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number								
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, complete, and								
Kory J McCracken	(402) 746-3613								
Print or Type Name of Grantee or Authorized Representative	Phone Number Attorney 12/10/2021								
Cinnet up of Control or Authorized Representative	Title Date								
liele ,									
Register of Deed's Use C									
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	By 2021 Po 3320								
Mo. 12 Day 10 Yr. 21 \$ 450.00	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)								

BOOK_2021	PAGE_	3320
-----------	-------	------

State of Nebraska County of Webster Ss.

County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of 12 C A.D., 20 21, at 9:37 o'ctock A.M. Recorded in Book 202 on Page 3200 County Clerk 10:50 Vo Deputy Ind Comp Assessor Carded



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

Diane A Hoffman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December $\overline{\mathcal{S}}$, 2021, by Donald G. Hoffman and Diane A. Hoffman, husband and wife.

Comm. expires

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date Date	School District Code											
91	20	21	3332	11/10)/2021	Base: 9	1-00	74	Aff	ffiliated: Unified:							
Location	Location ID Sale Number Useability & Code #								ħ.	Parcel	Νι	umber					
0021019	002101900 322 1						Twn	Rng	Se	ect Qrt		Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value						4131	4	11	1	2 0		00000	1	000	0275		
Land		Imp	provements	nts Total Date of Sale Property Classific							Classifica	ation Code					
183	,580				183,580	Status	Pro	perty Ty	ре	Zoning Location			City Size		Parcel Size		
		Irriga	tion Type:	•		A) 2	05		c) 5		D) 3	E)	0	F) 9			
LCG			ACRES:	VAI	LUE:		LCG			AC	RE	CS:		VAL	UE:		
IRRIGATE	D 1A					GR	G1	·	9	000.	11,655						
	1 <i>A</i>					1G											
	2A1					2G1											
	2.A					2G			-								
	3A1	L									1	000	1,295				
	3A							3	3G								
	4A1							40	G1								
	4A	L.			- 1				4G								
DRYLANI	D 1D1		45.000	1	111,150	5	Shelterb	elt/Timb	oer								
	10		24.000		59,280			Accreti	on								
	2D1							Was	ste		1	000			200		
	2D							Otl	_								
	3D1				. :	AG L	AG LAND TOTAL					0.000		1	83,580		
	3E)						Roa	\rightarrow			2.000					
	4D1					Farm Sites			tes						-		
	4D)			The state of the s		Home Sites					- 4-1					
					10.00		I	Recreati	on								
	wellings							Otl									
Outl	oùildings	;				No	n-AG	ГОТА	\mathbf{L}		2	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)
		DATES 100.00

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

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

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 12 Day 10 Yr. 21 Mo. 12 Day 1 Yr. 21							
WEBSTER - 91 ▼								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)							
Judith Steinacher	See attached sheet							
Street or Other Mailing Address 757 Tanager Circle	Street or Other Mailing Address							
City State CO 80504	City State Zip Code							
Phone Number (303) 651-9633	Phone Number Is the grantee a 501(c)(3) organization? Yes V N Yes V Yes V N Yes V N Yes V Ye							
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.							
	Property Type (C)							
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Hom							
✓ Unimproved	Mineral Interests-Producing Exempt							
Ommercial Recreational								
	d Contract/Memo Partition Sheriff Other							
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir	se Personal Rep. Trust/Trustee eral Quit Claim Warranty							
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forect								
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary							
Excitating of by buyor or bonor.	r 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 us							
X Yes No	Yes							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.								
■ Brothers and Sisters ☐ Grandparents and CI ☐ Ex-spouse ☐ Parents and CI								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
\$172,969	☐ Yes							
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name							
Yes Vo	of the agent or title company contact.) Yes V N							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent							
Rural Webster County, Nebraska	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	et Half (E1%) of the Northeast Quarter (NE1%) of Section Twelve							
(12), Township Four (4) North, Range Eleven (11), West of the	6th P.M., Webster County, Nebraska							
(12), 10 monip 1 our (1) north, 1 ange 2 orth (17), 11 orthograph	,							
21 If agricultural, list total number of acres transferred in this transaction	•							
	50 \$							
22 Total purchase price, including any liabilities assumed								
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	nstructions)							
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 stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and							
Matthew Hanson	(402) 826-435							
Print or Type Name of Grantee or Authorized Representative	Attorney for Grantor 12/10/21							
sign Nathan Jeinson								
here Signature of Grantee or Authorized Representative	Title Date							
Register of Deed's Use Or	nly For Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data							
Mo. 12 Day 13 Yr. 21 \$ 389. 25	BK2021 Fg 3332							
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327							

State of Nebraska County of Webster. 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 202 To County Clerk OD Deputy Carded Assessor Return to Matthew Hanson 1331 Main, Crete, NE 68333

NEBRASKA DOCUMENTARY

WARRANTY DEED

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 (E½) of the Northeast Quarter (NE1/4) 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 ______, 2021.

Muncher

STATE OF COLORADO COUNTY OF Boulder

The foregoing instrument was acknowledged before me on December _0__, 2021, by Judith Steinacher, a single person.

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

Cnty No.	Во	ok	Page	Sale Date					School District Code												
91	20	21	3333	12/10/2021			Base: 9	1-0	074	Aff	iliated	l:		Unified:							
Location	ID III	Sale	Number	U	seabil	ity & Code#							٠.								
0003074	100		323		1		GeoCde	Twn	Rng	Sect		2rt	Subdiv	Area	Area Blk		Parcel				
	Date of Sale Assessed Value						4133			0	0	0	20005		016	5 0000					
Land	entropie Sales also	Imp	rovements			Total		j	Date of	Sale	Prop	ation	ı Code								
1	,420		123,73	0		125,150	Status	Pi	operty T	уре	Zon	ing	Location	n C	City Size		Parcel Size				
Assessor Lo	cation:	BLUE	HILL (BH)			A) 1	В)	01	01		1	D) 1	D) 1 E) 6		F) 1					
No.	Residential											: 51.	Comme	rcial		.					
	Mu	tiple Im	provements:	Multi	iple. Im	provements.:			Multiple	. Impr	ovemer	nts.:									
		Constr	uction Date:	Cons	truction	Date: 19:	17		Construc	tion I	Date:										
	ets.	* *	Floor:	Floor	Sq. Ft.				Floor Sq	. Ft. :	_				1						
		Buildin	g Cost New:	Cost	:	194,0	85		Cost:												
Single Family	Style:	101	114 11 - 12	Resi	identia	l Condition: 35	5		Commo	ercial	l Occu	pan	cy Code:								
(100) 🗆 Mo	bile Hor	ne		(10)		Worn Out	•		Primary	r:		O	ther1:		Other2:						
(101) 🗷 One	e Story			(20)		Badly Worn			Commercial Construction Class:												
(102) 🗆 Two	o Story			(30)	团	Average			(1) ☐ Fireproof Structural Steel Frame												
(103) 🗆 Spli	it Level			(40)	E E	Good			(2) ☐ Reinforced Concrete Frame												
(104) 🗆 1 1/	2 Story			(50)		Very Good			(3) Masonry Bearing Walls												
(111) 🗆 Bi-l	Level			(60)		Excellent			(4) Uood or Steel Framed Ext. Walls												
(106) 🗆 Oth	ier						iubyr <u>Silvan</u>		(5) E] M	etal Fr	ame	and Walls								
Townhouse or	r Duplez	Style:		Resi	identia	l Quality: 30			(6) E] Pc	le Fra	me									
(301) 🗆 One	e Story			(10)		Low			Cost R			17 11	Condition:								
(302) 🗆 Two	o Story			(20)		Fair			(10)	w		-	(10)	Out							
(307) 🗆 11/	2 Story			(30)	**	Average			(20) E	verage			(20)	1							
(308) □ Spli	it Level			(40)		Good			(30)] Al	oove A	vera	(30))							
(309) 🗆 21/	2 Story			(50)		Very Good			(40) E] Hi	gh			(40)	☐ Good	Good					
(304) 🗆 One	e Story I	Duplex		(60)		Excellent				-				<u>` </u>	☐ Very						
(305) 🗆 Two	o Story l	Duplex	· · · · · · · · · · · · · · · · · · ·											(60)	☐ Excel	lent					
Assessor's	Adju	stmen	t to Sale P	rice	(+ 01	r -):															
Assessor Co	mment	s and F	leason for A	djus	tment	•		Ì													
WD							-														
					 -			٧	4		<u></u>										
Comments from 000307400							omn	ients:													
0003074	*00					<u> </u>							•								
															-						
																					
															(Cont	inue or	ı back)				

Real Estate Transfer Statement

Good Late. Great Serr		To be filed with								521
sid physical and not only							e applicable item 5 are accurately co			
1. County Name	1710 MC	2. County N	فتنصف والمستجد والمستجد والمستجد		erie i kor i na ez nam 15 kapana i	Sale/Transfer	the second control of	. Date of t	الربط والمستوال	ware the state of the state of
Webster		91			Mo 12		Yr. <u>2021</u>	Mo. <u>12</u>	Day 09	Yr. <u>2021</u>
5. Grantor's Name,		elephone (Please	Print)				dress, and Telepho	ne (Pleas	e Print)	
Grantor's Name (Seller)					ı	Name (Buyer)				
Joshua J. Drake and							Jeffrey J.	Weerhe	im	
Street or Other Mailing 9505 South Banner /						Other Mailing Ado rcamore St.	ness			
City		State	Zip Co	de	City	roamore St.	Si	ale	Zin	Code
Roseland		NE	6897		Blue Hill		N	ŀΕ	689	930
Phone Number					Phone Nu		is the grantee a 501	(c){3) Org	anization?	☐ Yes ☑ No
402-460-8673		*			000-000	-0000	If Yes, is the granter	e a 509(a)	foundation?	☐ Yes ☑ No
Email Address					Email Add	ess @gmail.com				
tkklivestock@gmail.d		Chark one hav is	catonorine ^	and B Ch			nohila home			
(A) Status	Cauon Aumosi.	CHECK OHE DOX II	I categories A		erty Type	enty is also a n	IODIIC IIOIIC.	1	((c)
☑ Improved	☑ Single Farr	rily 🔲 Indust	rial		ral Interests-No	noreducino	☐ State As:	sessed		obile Home
☐ Unimproved	☐ Multi-Famil	• =			ral Interests-Pr		☐ Exempt	-		
☐ IOLL	☐ Commercia	. – •				-		į		
	Conservator		☐ Distribution	n 🗆 Land	Contract/Mem	e Partitio	on Sheriff		ner	
•	□ Corrective		☐ Easement			_	nal Rep. 🔲 Trust/Tr	_		
		- Transfer on Death	☐ Executor	☐ Mine		☐ Quit C	•			
9 Was transfer part of	IRS like- 10	Type of Transfer	☐ Distribution	Foreck	sure \sqcap	Irrevocable Trus	st D Revocable Tri	ust	☐ Transfer on	n Death
kind exchange (I.R.(Exchange) by buyer		☐ Auction	☐ Easement	□ Gift		Life Estate	☑ Sale	_	☐ Trustee to I	
Buyer Seller			☐ Exchange			Partition	☐ Satisfaction o	f Contract		•
11 Was ownership trans	_ i					142 Mac real e	state purchased for s			
	Sienes in loar (ii No	140, explain the divis	1011.)			☑ Yes	□ No	ame dae:	(ii tio, acido ac	anciroco doo-,
13 Was the transfer bet		if to a truetoe, are #	se trustor and h	eneficion re	latives? (If Yee					
		or Uncte to Niece or					proto mon.j	□ Oth	ner	
ப 1 6 5		or uncie to Niece or Iers and Sisters			earmership, or and Grandchik	_	50	_ 00	·	
	☐ Ex-sq			anuparents rents and C			parent and Step-child	i		
14 What is the current m			<u> </u>			·	!? (If Yes, state the ar		interest rate.)	
\$93,000.00		brokend .			☐ Yes	⊠No \$				%
16 Does this conveyand		t parcel of land?	·		17 Was transf	er through a real	estate agent or a title	company	? (If Yes, includ	
	No				_		/ contact) ☑ Yes Ak			No
18 Address of Property	O:					Address of Perso No 6 Above	on to Whom the Tax S	owiement S	onouio de Sent	•
210 S Sycamore : Blue Hill, NE 6893					Jane AS	איטער הייי				
		3								
18a No address ass 20 Legal Description (A	signed 18b L	J Vacant land			<u> </u>					
The North Half (I	naci additional pi N1/2) of Lote	syes, ii lieeded.) : Thirteen (12)	and Fourte	en (14)	Block Sivi	een (16) O	riginal Town of	Blue Hi	ill. Webster	r County.
Nebraska, accor	ding to the r	ecorded nist ti	rerenf	(1-7),	DIOGR OW	(.0), 0			,	···•y;
21 If agricultural, list tot										
				·			22			000 00
22 Total purchase price									93,	000.00
23 Was non-real proper	rty included in the	purchase? lar amount and att	ach Hemized lis	at 1 ispo ine	tructions		23			
C 169 G MO	ų, 163, elitel 401	me minomil die die	rewilliable ill							
24 Adjusted purchase p	orice paid for real	estate (line 22 minu	s line 23)				24		93,	000.00
25 If this transfer is exe	mpt from the doc	umentary stamp tax,	list the exempt	on number						
Unde	er penalties of la	w, I declare that I ha	ve examined th	is statemen	t and that it is,	to the best of my	knowledge and belie	f, true, con	nplete, and	
correct, an	id that I am duly a	uthorized to sign the	s statement.							
<u></u> ✓ Jeffe	ry J. Weerheim								69-6834	
		antee or Authorized F	epresentative					Phone	Number	
•	11. 6	71.1.	1	ç						
here ⊳ _	off Ill	-] [[]@ls	MIM	Buye	r				nber 10, 2021	1
Signa	turigot Grangee o	r Kuthorized Repres	eritativė	Title				Date		
The state of the s	/_	Dan	ister of Deed	e' lisa On	lv			- Contract	For Dept.	Use Only
26, Date Deed Record	ed 12	7. Value of Stamp or	COLUMN TO A SECURE OF THE PROPERTY OF THE PROP	CHARLEST AND DESCRIPTION OF THE PARTY AND TH	The second secon	^				
	!*	· - · - · · · · · · · ·			`	/ 1		2		

Mo 12 Day 13 Yr. 21 s 209. 25

Nebraska Department of Revenue
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

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

Index Computer		NEBRASKA DOCUMENTARY STAMP TAX	Bk 2021, Pg 3333						
Assessor Carded		Date: 12/13/21	State of Nebraska ss.						
04/404		\$ 209.25 By AS	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						
			Focuse Letsch County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded						
	After Recording Return To: Aksarben Title	e and Escrow, 11239 Chicago Circle, Oma	nha, NE 68154 (402) 333-1025						
	v	VARRANTY DEED							
	KNOW ALL MEN BY THESE PRESENT herein, whether one or more, in consid from Grantee, do hereby grant, bargain, the Grantee, whether one or more, the fo	eration of One Dollar and other sell, convey and confirm unto	valuable consideration received ffenx J. Weerheim, herein called						
	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 covenar Grantor is lawfully seized of the said proceedings, easements and restrictions those levied or assessed subsequent to the same; and that Grantor warrants and all persons whomsoever.	remises; that said premises are for record and all regular taxes and all regular taxes are date hereof; that Grantor has right will defend the title to said prem	ree from encumbrances except nd special assessments, except nt and lawful authority to convey						
	Dated this 977 day of December	, 20 <u>Zl_</u> .							
,	Joshua J Drake	Tracie I. Drake	rahe						
,		•							
	State of Nebraska)) ss.								
	County of Adams) The foregoing instrument was acknowled J. Drake and Tracie I. Drake.	lged before me on this Q^{th} day	of December, 2021, by Joshua						
	Oxill A Beuro								
	Notary Public My commission expires:		lotary - State of Nebraska JRLL A. BEYKE omm. Exp. Oct. 28, 2022.						

Return to:

Aksarben Title and Escrow Jeffery J. Weerheim

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	ile Date	School District Code										
91	20	21	3347	12/:	13/2021	Base: 65-0005 Affiliated:							Unified:			
Location	ш	Sale	e Number	Useabili	ty & Code #		Parcel Number									
0012046	500		324	4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	Sale Assessed	Value		4241	3	9	1	1	4	00000	1	000	1995	
Land		Im	provements		Total		D	ate of	Sale	Proj	perty	Classifica	tion (Code		
247	,875				247,875	Status	Prop	erty Ty	pe	Zoi	ning	Location	Cit	y Size	Parcel Size	
		Irriga	tion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) 9	
LCG			ACRES:	\mathbf{V}_{L}	ALUE:		LCG				ACR	ES:	1.	VALI	JE:	
IRRIGATE	ED 1A1					GR	ASSLA	ND 10	G1	,				38,850		
	1A							1	ιG		39.000				50,505	
	2A1							20	G1							
	2A							2	2G	4.000					5,180	
	3A1							30	G1							
	3A	.						3	3G						·	
	4A1							40	G1							
	4A		•					4	1G							
DRYLANI) 1D1					5	helterbe	lt/Timb	ет							
	1D		62.000		153,140			Accretic	on							
	2D1							Was	ste			1.000			200	
	2D							Oth	er							
	3D1					AG L	AND T	ГОТА	\mathbf{L}		13	6.000	·	2	47,875	
	3 D							Roads 4.000			4.000					
	4D1					Farm Sites			es							
	4D	1					H	ome Sit	es							
		Artist.					R	ecreation	on							
Ι	wellings			_				Oth	ıer							
	ouildings					Noi	ı-AG T	ГОТА	\mathbf{L}			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

• 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.

F	OI	31	V
5	2	1	
_			_

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 12 Day 13 Yr. 2021 Mo. 12 Day 13 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Sonny Hillside Farms, LLC	Grantee's Name (Buyer) SEE ATTACHED
Street or Other Mailing Address	Street or Other Mailing Address
c/o Central National Bank, P.O. Box 268 City State Zip Code	City State Zip Code
City State Zip Code Superior NE 68978	City State Zip Code
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes VN
Email Address	If Yes, is the grantee a 509(a) foundation? Yes ✓N. Email Address
n/a	n/a
7 Property Classification Number. Check one box in categories A and B. Check C	The state of the s
) Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
	Ind Contract/Memo Partition Sheriff Other Personal Rep. Trust/Trustee
	neral Quit Claim Warranty
	closure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031	Life Estate Sale Trustee to Beneficiary
3501613907 b 35361 or content.	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No. explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use
Yes No conveying 1/2 interest	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Other Other
Brothers and Sisters Grandparents	and Grandchild Spouse
Ex-spouse Parents and C	hild 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.)
\$123,937	
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
	19 Name and Address of Person to Whom the Tax Statement Should be Sent
18 Address of Property	Rita M. Rasmussen
	612 Riverside Drive
18a No address assigned 18b Vacant land	Waterloo, NE 68957
20 Legal Description (Attach additional pages, if needed.)	
SEE ATTACHED	
SEE ATTACHED	
21 If agricultural, list total number of acres transferred in this transaction	.
	\$
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)
1 Yes 1 No (if Yes, enter dollar amount and attach themized list.) (see	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number 5 & 21
Under penalties of law, I declare that I have examined this statem	ent and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement.	(402) 463-4198
Danielle L.Kelley Print or Type Name of Grantee or Authorized Representative	Phone Number
sign Prim or Type Name of Granice of Authorized Representative	Escrow Closing Agent 12-13-2021
Construe of Constant on Auditorianal Representative	Title Date
nere Cargnature of Grantee of Authorized Representative	
Register of Deed's Use O	The state of the s
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	nly For Dept. Use Only 28 Recording Data Old 20 20 20 20 20 20 20 20 20 20 20 20 20
26 Date Deed Recorded Mo. 12 Day 13 Yr. 21 27 Value of Stamp or Exempt Number \$ Exempt #21	28 Recording Data BK 2021. 14 3347
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	

(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 (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.

er	NEBRASKA DOC STAMP		Bk 2021, Pg 3347
r		2/13/21	State of Nebraska
	\$ Ex021	By AS	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
			Griss Petsch County Clerk
			Fee: \$16.00 By: AS Deputy Electronically Recorded
	•		
	QUITCLAIM I	DEED	
consideration of One Dollar (\$ which is hereby acknowledged Michael G. Menke, a married "Grantee", collectively the "Grain Neb. Rev. Stat. § 76-201):	d, conveys an undiv person, and Carrie	rided one-four J. Heikkinen	th (1/4) interest to each of a married person (each a
See Exhibit "A" attached	I hereto and incorpora	ted herein by t	this reference.
Executed December 10,	2021.		
	S	ONNY HIL	LSIDE FARMS, LLC, A
			ed liability company, Grantor
			* * 1
	-	By:	Daniel Branch
		vame: Kita M. ts: Membei	1
	-		
STATE OF NEBRASKA)		
) ss.		
COLD TOTAL OF	`		1

COUNTY OF Louglas

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

GENERAL NOTARY - State of Nebraska JEANMARIE FOX My Comm. Etp. April 19, 2025

Notary Public Jonmarie Fox

EXHIBIT "A"

The Land referred to herein below is described as follows:

Tract No. 1:

The Northwest Quarter (NW%) 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 SE½ of said Section 18 more particularly described as follows: Beginning at the Northeast corner of said SE½; thence S00°02′09°W (assumed bearing) on the East line of said SE½ 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 SE½; 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 SE½), the Southeast Quarter of the Southeast Quarter (SE½ SE½) and the East Half of the Southwest Quarter of the Southeast Quarter (E½ SW½ SE½), 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.	Bo	ok	Page		S	ale]	Date	School District Code											
91	20:	21	3380)	10/	13,	/2021	Base: 9	1-0	074 Affiliated: Unified:									
Location	ID	Sale	Number		Useabili	ity &	& Code #								ıber	er			
0003140	000		325		1			GeoCde	Twn	Rn	<u> </u>	Sect	Qrt	Su	ubdiv	Area	Blk	P	arcel
	Da	ate of S	ale Assess	ed V	alue			4133				00	0	20	010		005	00	000
Land		Imp	rovement	s		Tot	al	r	. 1	Date o	f Sa	le Pr	operty	y Cla	assifica	tion	Code		
1	,420		38,8	50		_	40,270	Status	P	roperty	Туре	; ;	Zoning	1	Location	n City Size Parcel Size			el Size
Assessor Lo	cation:	BLUE	HILL	(BH))			A) 1	B)	0:	L	C)	1	D)) 1	E)	6	F)	1
		•, •, •				I	Residential							Co	ommerc	ial			
	Mult	tiple Im	provements	s: Mu	ıltiple. Imp	orove	ments. :			Multip	le. In	nprove	ments.:						
	٠	Constr	uction Date	Co	nstruction	Date	: 19	10		Constr	uction	n Date	:						
			Floor	Flo	oor Sq. Ft.	:		53		Floor	Sq. Ft	t. :							
		Buildin	g Cost New		st:		71,7			Cost:									
Single Family	Style:	101	<u> </u>	Re	esidentia	l Cor	idition: 30) .		Comi	nerc	ial O	ccupan	cy C	ode:				
(100) □ Mo	bile Hom	ie .		(1			n Out			Prima	ry:		O	ther1	<u>1:</u>		Other2:		
(101) 🗷 One	e Story				<u> </u>	Bad	ly Worn			Com			onstruc						
(102) 🗆 Two	o Story	,		(30) 🗷 Average						(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spl				+-	(40)						(2) Reinforced Concrete Frame								
(104) 🗆 11/					•		y Good			(3) ☐ Masonry Bearing Walls (4) ☐ Wood or Steel Framed Ext. Walls									
(111) 🗆 Bi-l				(6	0) 🗆	Exce	ellent			(4)						ct. Wa	lls		•
(106) □ Oth										(5)									
Townhouse or		Style:			sidentia					- ` ` -	-		rame						
(301) □ One					<u> </u>	Low		 .		Cost						ondit		0-4	
(302) □ Two						Fair						Low					Wom		
(307) 🗆 1 1/			·-	_		Ave						Avera					l Badly		1
(308) □ Spli				_		Goo							e Avera	ige			Avera		
(309) 🗆 21/				+			Good T			(40)	<u> </u>	High				(0) [(0) [l Good l Very		
(304) □ One	-			(6	0) 🗆	Exce	ellent										l Excel		
(305) 🗆 Two						-						.=-			(c	() L	LACEL	CIIL	-
Assessor's																			
Assessor Co	mment	s and R	eason for	Adju	istment							_							
JTWD				-															
	*														-				
		-	-																
Comments 1	from								Comn	nents:					· 				
000314	000																		
								•											
																	(Cont	inue or	ı back)

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

Register of Deeds. • Read instructions on reverse side.

FORM **521**

 If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed 2021 2021 12 Mo. _____ Day _ WEBSTER - 91 Mo. -5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)
Jahn Grandstaff and Jennifer Frary Grantee's Name (Buyer)
Jared P & Samantha A Krueger Street or Other Mailing Address 2578 Quail Drive Street or Other Mailing Address 102 S Webster St, PO Box 183 City Fremont Zip Code 68025 State Zip Code 68930 City Blue Hill State Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 699-5110 Phone Number (402) 469-7641 If Yes, is the grantee a 509(a) foundation? Email Address Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Bill of Sale Easement Personal Rep Trust/Trustee Corrective Lease Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Cemetery Was transfer part of IRS like-Revocable Trust 10 Type of Transfer Irrevocable Trust Distribution Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Life Estate ✓ Sale Trustee to Beneficiary Exchange) by buyer or seller? Seller No Exchange Partition Satisfaction of Contract Other (Explain) Court Decree **Grantor Trust** 12 Was real estate purchased for same use? (If No, state the intended use 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes __ No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Other Yes Aunt or Uncle to Niece or Nephew Self Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ No Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 305 West Gage St (Same as Grantee) Blue Hill, NE 68930 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 50.000!00 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 50,000,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David B. Garwood Print or Type Name of Grantee or Phone Number Attorney 2021 Dec /4 Title Date esentative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded _ Day 14 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) State of Nebraska Ss.

County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 14th day of 12th May. A.D., 2021, at 3:35 o'clock D. M. Recorded in Book 2001 on Page 3580-3381

LOUISE Pelch County Clerk 516-00 Assessor Carded

401 North Webster Street, Red Cloud, NE 68970

NEBRASKA DOCUMENTARY
STAMP TAX
Date_10 - 14 - 2021
\$_12.50__By_O+4

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.

additional to the same, (5) Warrantes and	vill defend title to the feat	ostate against the
lawful claims of all persons.		
- FA		
Executed December,2021.		
Jahn L. Grandstaff	Melinda K. Grandstaff	and Steff
STATE OF NEBRASKA, COUNTY OF Do	3	J
The foregoing instrument was acknowle	dged before me on Decemb	per 7 2021, by
Jahn L. Grandstaff and Melinda K. Grandstaff, l		
built B. Grandwir and Profitted It. Grandburg,	rasound and wife.	GENERAL NOTARY - State of Nebraska
		LISA DIEHL
. (1 7 2 2 2	X-011	My Comm. Exp. February 7, 2023
Comm. expires February 7, 2023	fise Dehl	
•	Notary Public	
Prepared by Garwood & McCracken, Lawyers	Phone/Fax: (402) 746-3613	Page 1 of 2 Pages

DAVE:F:\wp\2021\grandstf\KRUEGER.WD 12/3/21



Jennifer L. France

STATE OF WYOMING, COUNTY OF Vatrong) ss.

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

Comm. expires (1) 25 22

Notary Public

Agricultural Land Sales Worksheet

91 2021 3387 10/21/2021 Base: 91-0002 Affiliated:	(AT)	Unif	~ 1					
	ONT I	ffiliated: Unified:						
Location ID Sale Number Useability & Code # Parce	Number	Parcel Number						
001412100 326 1 GeoCde Twn Rng Sect Qr	Subdiv	Area	Blk	Parcel				
Date of Sale Assessed Value 4489 1 10 28 0	00000	1	000	0000				
Land Improvements Total Date of Sale Proper	ty Classifi	cation (Code					
303,645 Status Property Type Zonin	g Locatio	n Cit	y Size	Parcel Size				
Irrigation Type: A) 2 B) 05 C) 5	D) 3	E)	0	F) 10				
LCG ACRES: VALUE: LCG AC	RES:		VAL	UE:				
IRRIGATED 1A1 GRASSLAND 1G1	62.390			80,795				
1A 1G	3.170			4,105				
2A1 2G1	64.870	•						
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 2				03,645				
3D Roads	Roads 1.990							
4D1 Farm Sites								
4D Home Sites								
Recreation								
Dwellings Other	··							
Outbuildings Non-AG TOTAL	1.990							

Total Recapture Value:	
	•
	-
Comments:	
	(Continue on back)

DEPARTMENT OF

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

REVENUE	 If additional space is needed, add a 	an attachment and identify the applicable	le item number.
	The deed will not be recorded unless this s	statement is signed and items 1-25 are	accurately completed
	2 County Number	3 Date of Sale/Transfer	4 Date of Deed

	t is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 10 Day 21 Yr. 2021 Mo. 10 Day 27 Yr. 2021								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Serena Fern Boner & Glenda Marie Tietjen, Co-Trustees	Grantee's Name (Buyer) Dean A & Sonja A Dierks								
Street or Other Mailing Address 1024 Road C	Street or Other Mailing Address 10155 Adams, Central Ave.								
City State Zip Code NE 68970	Ayr Sing Zip Code 68925								
Phone Number (402) 746-3328	Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes V No								
Email Address N/a	Email Address n/a								
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.								
	Property Type (C)								
☐ Improved ☐ Single Family ☐ Industrial ☑ Unimproved ☐ Multi-Family ☑ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt								
	nd Contract/Memo Partition Sheriff Other								
	leral Quit Claim Warranty								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller V No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Trustee to Beneficiary								
✓ Yes No	Yes								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Presented Provided	artnership, or LLC Self Other								
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 Vo								
18 Address of Property Rural Webster County 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) 18a V No address assigned 18b V Vacant land 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) 18 Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) 18 Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) 18 Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)									
18a 🔽 No address assigned 18b 🗸 Vacant land	Ayr, NE 68925								
20 Legal Description (Attach additional pages, if needed.) The Southwest Quarter (SW¼) and the West Half of Twenty-eight (28), Township One (1) North, Range Nebraska.	f the Southeast quarter (W%SF%) of Section								
21 If agricultural, list total number of acres transferred in this transaction240+	·								
22 Total purchase price, including any liabilities assumed									
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 421,729 ₁ 17								
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number								
correct, and that I am duly authorized to sign this statement. David B. Garwood	nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-3613								
sign Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	Attorney Phone Number [0 - 99 - 9] Date								
Register of Deed's Use On	ly For Dept. Use Only								
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data								
Mo. 12 Day 15 Yr. 21 \$ 949.50	By 2021 Pg 3.387								
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)								

State of Nebraska 7 County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day _A.D., 20<u>__</u>21_ _M. Recorded in Book<u> බව</u>බ o'clock_D_ <u>338</u> on Page County Clerk Deputy Deputy Comp Accessor

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

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 (SW1/4) and the West Half of the Southeast quarter (W½SE½) 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.

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on (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 (0 -

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

Notary Public

David B. Garwood

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	e Date				S	chool District Code						
91	20	21	3408	12/1	6/2021	Base: 9	02	Aff	liated:			Unified:				
Location	Ю	Sale	Number	Useability	& Code#	Parcel Number										-
0019157	700		327	1		GeoCde	Twn	Rng	Se	ct Q	rt	Subdiv	Area	Blk	P	arcel
Date of Sale Assessed Value						4371	2	11	3.	5 3	3	00000		000	90	065
Land		Imp	orovements	T	otal		D	ate of	Sale	Prope	rty	Classific	ation (Code		
15	,450		4,910		20,360	Status	Prop	erty Ty	ре	Zoni	ng	Location	Cit	y Size	Parc	el Size
		Irriga	tion Type:			A) 1	В)	01		c) 5	5	D) 2	E)	0	F)	7
LCG			ACRES:	VAJ	LUE:		LCG			A	CR	ES:	1	VAL	UE:	
IRRIGATE	ED 1A1					GR	ASSLA	ND 10	G1							
	1A					•		1	ιG							
	2A1					2G1										
	2A					2G			2G						-	
	3A1		···			3G1			G1		_			_		
	3A					3G			3G		·					
	4A1		-					40	G1							
	4A								1G							
DRYLANI) 1D1		****			S	helterbe		-+				-			
	1D							Accretion	on							
	2D1							Was	-							
	2D	-						Oth	-			· · · · ·	=: .			
	3D1	-				AG L	AND T			·						
	3D	1						Roa	-+							
	4D1	+				Farm Sites						1 000			1 5	450
	4D			S. A. P. A. S.	4.1			ome Sit	-			1.230			15,	450
							R	Lecreation					,			
	wellings				4,120	Other Non-AG TOTAL				 		1 220			15	450
Out	buildings				790	Noi	ı-AG	IUTA	JL		_	1.230			13,	450

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

PAT 96-106-99

NEBRASKA

Real Estate Transfer Statemen



FORM **521**

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

Good Life. Great Service.

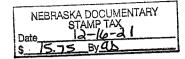
• To be filed with the Register of Deeds. • Read instructions on reverse side.

DEPARTMENT OF REVENUE	• If ac	Iditional sp	pace is nee	eded, add	l an attachi	mer	nt and identify	the ap	oplicable item nu	mber.			
	The deed w	vill not be r	ecorded u	nless thi	s statemen	nt is	s signed and it	ems 1-	25 are accurately				
1 County Name	- Processor - Proc	2 County N	Number			3	Date of Sale/Tran			Date of D		16 201	21
	WEBST	TER - 91					Mo12 Day		_Yr	Mo	Day _	16 Yr. 202	
5 Grantor's Name, Addre	ess, and Telep	hone (Please	e Print)						ss, and Telephone (Please	Print)		
Grantor's Name (Seller) Rodney E Wesco	at					J	irantee's Name (B Justin and El	luyer) lizabe	th Van Wev				
Street or Other Mailing Ad	ldress		distribution to the second			St	treet or Other Ma	ilina Ado					
40 N Cedar St, Ap	ot 14	State			ip Code		118 HWY 1	30	1882-18-7-18-7-18-7-18-7-18-7-18-7-18-7-	State		Zip C	ode
Red Cloud	12	NE		-	68970	F	Red Cloud			State NE	~	6	88970
Phone Number						PI	hone Number 402) 746-43	34	Is the grantee a 5				√ No √No
Email Address					salts assumeras sommer re-		mail Address	-	in roo, to the gran	100 4 00	o(a) loane	100	One
7 Property Classificatio	n Number. Ch	eck one box	in categori	es A and E	3. Check C i	if pro	operty is also a	mobile	home.				
(A) Status					(B)) Pr	roperty Type					(C)	
✓ Improved	✓ Single Fa	mily	Indus	strial			Mineral Interests-	Nonpro	ducing	State As	ssessed	Mobil	e Home
Unimproved	Multi-Fam	8		ultural eational			Mineral Interests-	Produci	ng 🔲	Exempt			
	Conservator	idi		Distribut	tion 🗔 la	nd C	Contract/Memo	□ Part	ition \(\sum_{\text{She}}	ariff		Other	
	Corrective		[Easeme	=	ase				st/Truste		Julei	
	Death Certificat	te – Transfer	on Death	Executo	r 🗌 Mir	nera	al	Quit	Claim Wa	rranty			
9 Was the property purc		10 Type of T	ransfer	Distributio	n Forecl	losu	ire Irrevocab	le Trust	Revocable Trus	t	Tran	sfer on Death	
part of an IRS like-kind (I.R.C. § 1031 Exchange	d exchange?	Auctio	n 🗀	Easement	Gift		Life Estat	te	✓ Sale		Trus	tee to Beneficia	ry
Yes No		-	Decree	Exchange	Granto	or Tr			Satisfaction of 0			er (Explain)	
11 Was ownership transfer ✓ Yes No		No, explain th	e division.)					/as real ✓ Yes	estate purchased for No	r same u	ise? (If No	, state the intend	ded use.)
13 Was the transfer betwe		if to a truster	e are the tru	stor and be	eneficiary rela	ative			propriate box.)				
Yes ✓No		r Uncle to Nie					nership, or LLC		Self		Other		
		rs and Sisters			randparents a	and	Grandchild		Spouse	\ <u>-</u>			
	Ex-spo	use		P.	arents and Cl	hild			Step-parent and Step	o-child			
14 What is the current mar	ket value of the	e real propert	ty?			15	Was the mortga	age assu	umed? (If Yes, state	the amou	unt and in	terest rate.)	
\$20,360							Account of the last	√ No	\$		-		%
16 Does this conveyance of	divide a current	parcel of lan	id?			17	Was transfer the	rough a	real estate agent or npany contact.)	a title co	ompany? (
Yes ✓ No													√ No
18 Address of Property						19 Name and Address of Person to Whom the Tax Statement Should be Sent							
1122 HWY 136 Red Cloud, NE 6897	70					S	ame as Gran	tee					
18a No address assig		Vacant la	and										
	neu ion	vacant i	anu										
20 Legal Description													
See attached													
21 If agricultural, list total r	number of acres	s											
				-						T \$	i		Т
22 Total purchase price	e, including a	ny liabilities	assumed						***********	22		7,000	0,00
•					la (If Van a	nto	r dallar amaunt	and att	ach itemized list.)	23 \$	i		1
23 Was non-real prope	.=:									\$	3	7,000	100
24 Adjusted purchase	price paid for	real estate	(line 22 mi	inus line 2	23)					24		7,000	000
25 If this transfer is exe	empt from the	documenta	ary stamp t	ax, list the	e exemption	n nu	umber		•				
Unde	r penalties of I that I am duly	law, I declar	e that I have	e examined	this stateme	ent a	and that it is, to the	ne best	of my knowledge ar	nd belief,	, true, con	nplete, and	
	McÇrackei		Joign ullo ou	C.O. III	-)	/						(402) 746-	3613
Print or Typ	Name of Gra		orized Repre	sentative	/							Phone Number	
sign		(1)							Attorney			Dec 16, 2	2021
here Signature of	Grantee or A	uthorized Rep	presentative			Title	е					Date	
			Regist	ter of Dec	ed's Use Or	nly	eaconimera contra di Sina				Т	For Dept. Use	e Only
26 Date Deed Recorded		27 Value of	Stamp or Ex				Recording Data	, /	7 = 11 P				****
Mo. 12 Day 16	_YAI	\$ 15	. 75				RKSOM	1, 10	3408				

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.

State of Nebraska ss. County of Webster

BOOK 2021 PAGE 3408



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, GRANTEES, 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 (SW½) 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 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 16, 2021.

Rodney & Mescoat

Rodney É. Wescoat

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

GENERAL NOTARY - State of Nebraska

The foregoing instrument was acknowledged before me on December $\frac{1}{2}$, 2021, by Rodney E. Wescoat, a single person.

KORY MCCRACKEN
Ny Comm. Exp. August 27, 2022
Comm. expires

Notary Public

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970

Phone/Fax: (402) 746-3613 KORY:C:\wp\800\VANW_WESJTD 12/13/21 Page 1 of 1 Pages

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page		Sale Date			School District Code											
91	20	21	3414	11	/10	/2021	Base: 01-0123 Aff				iliateo	d:		Unified:					
Location	ш	Sale	e Number	Useabi	ility	& Code#							Parcel Number						
002406900 328 4						05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	P	arcel		
Date of Sale Assessed Value							4247	3	12	1	0	2	00000	1	000	01	000		
Land		Improvements Total					Date of Sale Property Classification Code												
341	,500				3	41,500	Status	Prop	erty Ty	рe	Zo	ning	Location	Cit	y Size	Par	cel Size		
		Irriga	tion Type:	•			A) 2	B)	05		C)	5	D) 3	E)	0	F)	9		
LCG			ACRES:		VAL	UE:		LCG				ACR	ES:		VAL	ÚE:			
IRRIGATE	ED 1A1						GR	ASSLA	ND 10	Gl									
	1 <i>A</i>	<u> </u>	•				1G												
	2A1						2G1			31									
	2A						2G			2G									
	3A1	ı					3G1			G1									
	3A						3G			3G									
	4A1	[40	G1									
	4A									1G						_,			
DRYLANI) 1D1	l					5	Shelterbe	elt/Timb	ег									
	10		120.000		2	96,400		-	Accreti	on									
	2DI	!							Was	ste			2.000				400		
	20					. <u></u>			Oth		····					<u></u>			
	3D1		10.000			21,750	AG L				7.000		3	41,	500				
	3D								Roa	ds			4.000						
	4D1						Farm Sites			es									
Secretaria de Anto Operator de Como de Companyo	4D)	15.000	in respectively.	10.70	22,950		_	ome Sit			_							
			Value 15 S No. 9					R	Lecreation	on				.					
	wellings					_	Other												
Out	buildings	3					No	n-AG	ГОТА	$ \mathbf{L} $			4.000						

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

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM 521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 11 Day 10 Yr. 2021 4 Date of Deed Mo. 11 Day	10 _{Yr.} 2021							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) James R. Karr and Janet M. Karr	Grantee's Name (Buyer) James R. Karr and Janet M. Karr Revocable	Trust							
Street or Other Mailing Address P. O. Box 156	Street or Other Mailing Address P. O. Box 156								
City State Zip Code	City State	Zip Code							
Phone Number	Phone Number Is the grantee a 501(c)(3) organization	68928 tion? Yes ✓ No							
(402) 756-1351 Email Address	(402) 756-1351 If Yes, is the grantee a 509(a) found	dation? Yes No							
Email Address N/A 7 Property Classification Number. Check one box in categories A and B. Check C if	N/A								
	Property Type	(C)							
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home							
✓ Unimproved Multi-Family ✓ Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt	I Widdlie Floring							
		Other							
	ase Personal Rep. Trust/Trustee Peral Quit Claim Warranty								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Grante	Life Estate Sale Trus	nsfer on Death stee to Beneficiary er (Explain)							
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.) 7 Yes No	12 Was real estate purchased for same use? (If No.								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela									
	Partnership, or LLC Self Other and Grandchild Spouse Step-parent and Step-child								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	terest rate.)							
\$341,500	Yes V No \$	//f Vac include the name							
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent							
N/A	James R. Karr and Janet M. Karr Revocable Trust								
18a 🗸 No address assigned 18b 🗌 Vacant land	P. O. Box 156, Bladen, NE 68928								
20 Legal Description (Attach additional pages, if needed.) The Northwest Quarter (NW1/4) of Section Ten (10) West of the 6th P.M., Webster County, Nebraska	, Township Three (3) North, Range Tw	velve (12),							
21 If agricultural, list total number of acres transferred in this transaction160									
22 Total purchase price, including any liabilities assumed	22 5	0 <mark>,</mark> 00							
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)								
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 stateme correct, and that I am duly authorized to sign this statement. Richard LAlexander	nt and that it is, to the best of my knowledge and belief, true, con	(402) 462-9989							
Print or Type Name of Grantee or Authorized Representative	A.H	Phone Number							
Sign Signature of Grantee or Authorized Representative	Attorney	7411121 Date							
TICIC /		For Doub Hos Outs							
Register of Deed's Use Or 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	1ly 28 Recording Data	For Dept. Use Only							
Mo. 12 Day 17 Yr. 21 \$ Exempt 4	BKabal, Pa 3414								
Nebraska Department of Revenue	Authorized by Neb. Re	v. Stat. §§ 76-214, 77-1327(2)							

State of Nebraska ss. County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of Dec A.D., 2031, at 10:3
o'clock A.M. Recorded in Book 202
on Page 3414-3415
Course Potsch County Clerk
(10.∞ OD Deputy
IndCompAssessorCarded

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

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 Oday of November

James R. Karr

Jánet M. Karr

BOOK 2021 PAGE 3415

STATE OF NEBRASKA)
COUNTY OF Adams) ss.)
The foregoing instru	ment was signed and acknowledged before me on ewhere, 20 2/ by a persons identified to me to

GENERAL NOTARY - State of Nebraska RICHARD L. ALEXANDER My Comm. Exp. July 12, 2022

be James R. Karr and Janet M. Karr, the above named Grantors.

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date				S	School District Code							
91	20:	21	3416	11/10	/2021	Base: 01-0123 Affiliated:							Unified:				
Location	ID I	Sale	Number	Useability	& Code#	Parcel Number											
0021114	100		329	4		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value							4	11	1	9	4	00000	1	000	0470		
Land		Improvements Total			otal	Date of Sale Property Classific							ation Code				
290	,755			2	290,755	Status	Proj	erty Ty	ре	Zo	oning	Location	Cit	y Size	Parcel Size		
		Irrigat	tion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) 9		
LCG		,	ACRES:	VAI	UE:		LCG				ACR	ES:		VALUE:			
IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1		3	0.000			38,850		
	1A					1G			1G								
	2A1					2G1					1.000	1,295					
	2A					2G			2G		2	2.000			28,490		
******	3A1					3G1			Gl								
	3A					3G			3G								
	4A1							40	G1								
	4A								4G								
DRYLANI) 1D1		41.000	1	.01,270		Shelterbe										
	1D							Accreti	on								
	2D1		10.000		24,750			Was	_			2.000			400		
	2D		44.000		95,700			Oth				0.000			00 755		
•	3D1					AG L	AND T		_			0.000 7.000		2	90,755		
	3D							Roa	-			7.000					
	4D1					Farm Sites											
	4D							ome Sit	-				•				
						Recreation					_						
	wellings	+	-			Other Non-AG TOTAL						7.000					
Out	ouildings				·	1901	u-AG.	UIA	ப			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

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

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

Mo. Jay Day Yr. 9 Xema # 4	UN QUALITY 3416-3711					
26 Date Deed Recorded Mo. 12 Day 17 Yr. 21 \$ Exempt # 4	BK 2021, Pa 3416-3417					
Register of Deed's Use On	v ⁻¹	For Dept. Use Only				
here Signature of Grantee or Authorized Representative	Title	Date (
sign wallevaile	Attorney	1417/21				
Richard L. Alexander Print or Type Name of Grantee or Authorized/Representative		(402) 462-9989 Phone Number				
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, co	mplete, and				
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number					
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23)	24	0 00				
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)					
22 Total purchase price, including any liabilities assumed		0,00				
21 If agricultural, list total number of acres transferred in this transaction						
West of the 6th P.M., Webster County, Nebraska.	(10), Township Four (+) North, Range	. LIGVOII (11 <i>)</i> ,				
The Southeast Quarter (SE1/4) of Section Nineteen	(19) Township Four (4) North Range	Fleven (11)				
18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)						
	P.O. Box 156, Bladen, NE 68928					
N/A	James R. Karr and Janet M. Karr Revocable Trust					
☐ Yes ☑ No 18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Si					
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes					
\$290,755	☐ Yes	%				
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)				
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch						
	Partnership, or LLC Self Othe	r				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela						
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If N	o, state the intended use.)				
Buyer Seller ✓ No Court Decree Exchange Granto	A PROPERTY OF THE PROPERTY OF	ner (Explain)				
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift		stee to Beneficiary				
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecl		nsfer on Death				
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Mir	ase Personal Rep. Trust/Trustee neral Quit Claim V Warranty					
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff	Other				
✓ Unimproved	Mineral Interests-Producing Exempt					
☐ Improved ☐ Single Family ☐ Industrial ☐	Mineral Interests-Nonproducing State Assessed	Mobile Home				
(A) Status (B)	Property Type	(C)				
7 Property Classification Number. Check one box in categories A and B. Check C if						
Email Address N/A	Email Address N/A	dation? Yes ✓No				
Phone Number (402) 756-1351	Phone Number (402) 756-1351 Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) found	tion? Yes ✓ No				
City State Zip Code Bladen NE 68928	City State Bladen NE	Zip Code 68928				
Street or Other Mailing Address P.O. Box 156	Street or Other Mailing Address P.O. Box 156					
Grantor's Name (Seller) James R. Karr and Janet M. Karr	Grantee's Name (Buyer) James R. Karr and Janet M. Karr Revocable	Trust				
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)					
WEBSTER - 91	Mo. 11 Day 10 Yr. 21 Mo. 11 Day	0 Yr. 21				
1 County Name 2 County Number	t is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed					

State of Nebraska 3ss.
County of Webster \$35.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of Dec A.D., 20 21, at 10:31
o'clock AM. Recorded in Book 202
on Page 3416-3417
Jourse Petrch County Clerk
16.00 A 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 Oday of November, 2021

mes R. Karr Janet M. Ka

BOOK 2021 PAGE 3417

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

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

GENERAL NOTARY - State of Nebraska RICHARD L. ALEXANDER My Comm. Exp. July 12, 2022

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date			School District Code																				
91	20	21	3418	11/10	Base: 0	01-0123 Affiliated:						Unified:																
Location	m	Sale	Sale Number Useability & Code # Parcel Number																									
0021115	500		330	4	05	GeoCde	Twn	Rng	Sec	Qrt	Subdiv	Area	Blk	Parcel														
	D	ate of S	ale Assessed	Value	<u> </u>	4131	4	11	19	3	00000	1	000	0475														
Land		Imp	rovements	To	otal		D	ate of	Sale	Property	Classific	ation (Code															
608	,795				608,795	Status	Pro	perty Ty	уре	Zoning	Location	Cit	ty Size	Parcel Size														
		Irrigat	ion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 9														
LCG			ACRES:	VAI	LUE:		LCG			ACR	ES:	'	VAL	UE:														
IRRIGATI	ED 1A1		47.600	2	218,010	GR	ASSLA	ND 1	Gl		3.100			4,015														
	1 <i>A</i>								1G																			
	2A1		11.100		50,840			2	G1		4,92																	
	2A		41.900] 1	183,105				2G	# 400 W	5,830																	
	3A1					3G1		GI					-															
	3A								3G																			
	4A1		26.600	1	112,520		4G1																					
.,	4A								4G																			
DRYLANI		1	3.300		8,150	Shelterbelt/Timber																						
<u></u>	1D				***		Accretion																					
	2D1		0.200 6.800	_	495 14,790	Waste		*****				·········		······		·· ·		_										
	2D 3D1	+	6.800		14,790	Other ACLAND TOTAL												1 5	2.900	0 6		08,795						
	3E					AG LAND TOTAL Roads																						,
·	4D1	1	4.000		6,120	Farm Sites																						
	4D	 			-,	Home Sites																						
	, i					Recreation						_																
I	wellings	C STATE SAME SAME		AND SUPERIOR OF THE PROPERTY O		Other		her					:															
	buildings					No	n-AG	ГОТА	L		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		
	(0	Continue on back)

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

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

FORM 521

in additional space is needed, and an attachi	nent and identity the applicable item number.	
	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	10 21
WEBSTER - 91		10 Yr. 21
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) James R. Karr and Janet M. Karr	Grantee's Name (Buyer) James R. Karr and Janet M. Karr Revocable	e Trust
Street or Other Mailing Address P.O. Box 156	Street or Other Mailing Address P.O. Box 156	
City State Zip Code Bladen NE 68928	City State Bladen NE	Zip Code 68928
Phone Number (402) 756-1351	Phone Number Is the grantee a 501(c)(3) organiz	
Email Address N/A	(402) 756-1351 If Yes, is the grantee a 509(a) fou Email Address	ndation? Yes No
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home	
	Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	
✓ Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
☐ IOLL ☐ Commercial ☐ Recreational		
	d Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		ansfer on Death
Exchange) by buyer or seller?		ustee to Beneficiary
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract O 12 Was real estate purchased for same use? (If I	ther (Explain)
Yes No	Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)	
✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., P		er
Brothers and Sisters Grandparents a		
Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
\$608,795	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 of the agent or title company contact.) Yes	(If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	
N/A	James R. Karr and Janet M. Karr Re	vocable Trust
	P.O. Box 156, Bladen, NE 68928	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)	(10) Township Four (1) North Dans	e Floven
The Southwest Quarter (SW1/4) of Section Nineteen		je Eleveri
(11), West of the 6th P.M., Webster County, Nebras	ka.	
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed		0,00
23 Was non-real property included in the purchase?	\$	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	\$	0100
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	1	0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, co	omplete, and
Richard L. Alexander		(402) 462-9989
Print or Type Name of Grantée or Authorized Representative	Attornov	Phone Number
	Attorney	- Date
nere ","	Title	•
Register of Deed's Use On		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data RV 3631 D. 21110	
Mo. 2 Day 11 Yr. 21 \$ Exempt 774	BK a0a1, Ha 3418 Authorized by Neb. F	ev. Stat. §§ 76-214, 77-1327(2)
	, iditionized by Neb. 1	(_/

State of Nebraska 7
State of Nebraska Sss. 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 10:35
o'clock O.M. Recorded in Book 202
on Page 3418-3414
Crouse Petach County Clerk
16.00 AD Deputy
IndCompAssessor_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/Othay of November, 2021

James R. Karr

Janet M. Karr

BOOK_	2021	_PAGE_	3419
		_	

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was signed and acknowledged before me on this _/o day of __November____, 20_2/_ by a persons identified to me to be James R. Karr and Janet M. Karr, the above named Grantors.

GENERAL NOTARY - State of Nebraska
RICHARD L. ALEXANDER
My Comm. Exp. July 12, 2022

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date				S	choo	l Dist	rict Code			
91	20	21	3420	11/10	11/10/2021		Base: 01-0123 Affiliated:						Unified:		
Location	ш	Sale	Number	Useability	& Code#					Par	rcel N	umber			
0021143	300		331	4		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		4131	4	11	3	0	2	00000	1	000	0740
Land		Imp	provements	To	otal		D	ate of	Sale	Pro	perty	Classifica	rtion (Code	
339	,050		3,240		342,290	Status	Pro	perty Ty	ре	Zo	ning	Location	Cit	y Size	Parcel Size
		Irrigat	tion Type:	_ .		A) 1	B)	05		C)	5	D) 3	E)	0	F) 9
LCG			ACRES:	VAI	LUE:		LCG				ACR	ES:		VAL	
IRRIGATE	ED 1A1					GF	RASSLA	ND 1	G1			8.800			11,395
	1 <i>A</i>								1G						
	2A1							20	G1		1	1.410			14,780
	2A	L	,					;	2G						
	3A1							30	G1						
	3A	L							3G						
	4A1							40	G1						
	4A								4G						
DRYLANI	D 1D1		89.410	2	220,845	:	Shelterb	elt/Timb	рет						
	10							Accreti	on						
	2D1						_	Was	ste						
	20	-	30.000		65,250		Other								
· · · - ·	3D1		·			AGI	AND		-			1.470		3	30,400
	3 D)			•			Roa	-			1.940			
	4D1		11.850		18,130]	Farm Si	tes			1.000			8,650
Control of the Contro	4D)						lome Si	_						
]	Recreati	on						
	Owellings							Otl							0 0=0
Out	buildings	5			3,240	No	n-AG	ТОТА	$ \mathbf{L} $			2.940			8,650

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

DEPARTMENT OF REVENUE

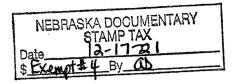
Real Estate Transfer Statement

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

FORM

The deed will not be recorded unless this statement	t is signed and items 1-25 are accurately completed.					
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed					
WEBSTER - 91	Mo. 11 Day 10 Yr. 21 Mo. 11 Day 0 Yr. 31					
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)					
James R. Karr and Janet M. Karr	James R. Karr and Janet M. Karr Revocable Trust					
Street or Other Mailing Address P.O. Box 156	Street or Other Mailing Address P.O. Box 156					
City State Zip Code Bladen NE 68928	City State Zip Code Bladen NE 68928					
Phone Number (402) 756-1351	Phone Number (402) 756-1351 Is the grantee a 501(c)(3) organization? Yes VNo					
Email Address N/A	Email Address					
7 Property Classification Number. Check one box in categories A and B. Check C if	N/A property is also a mobile home.					
	Property Type (C)					
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home					
✓ Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt					
☐ IOLL ☐ Commercial ☐ Recreational						
	nd Contract/Memo Partition Sheriff Other					
Bill of Sale Corrective Easement Lea						
Cemetery Death Certificate – Transfer on Death Executor Mir Was transfer part of IRS like- 10 Type of Transfer Distribution Forecl						
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Distribution Forect Distribution Gift	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary					
Zikinango, s, sayor er sonor.	or Trust Partition Satisfaction of Contract Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)					
✓ Yes No	✓ Yes					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	AND RESIDENCE AND ADMINISTRATION OF CONTRACT OF CONTRA					
✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., F Brothers and Sisters Grandparents a	eartnership, or LLC Self Otherand Grandchild Spouse					
Ex-spouse Parents and Ci						
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)					
\$342,290	☐ Yes					
16 Does this conveyance divide a current parcel of land? Yes ✓ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent					
N/A	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 Alberther cost Occupies (ANALIA) of Costion Thirty (2)	0) Township Four (4) North Bango Floven (11)					
The Northwest Quarter (NW1/4) of Section Thirty (3	0), 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 transaction160						
22 Total purchase price, including any liabilities assumed						
23 Was non-real property included in the purchase?	\$					
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	\$					
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						
	nt and that it is, to the best of my knowledge and belief, true, complete, and					
correct, and that I am duly authorized to sign this statement. Richard L. Alexander	(402) 462-9989					
Print or Type Namenof Grantee of Authorized Representative	Phone Number					
sign	Attorney $\frac{12/17/21}{}$					
here Signature of Grantee or Authorized Representative	Title Daté /					
Register of Deed's Use On	ly For Dept. Use Only					
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data					
Mo. 12 Day 1 Yr. 21 \$ Exerct #4	BK2021, 19 3420					
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)					

State of Nebraska Sss. County of Webster
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 10:37
o'clock A.M. Recorded in Book 202
on Page 3440-3441
Louise Petoch County Clerk
16.∞ <u>ab</u> Deputy
IndCompAssessorCarded



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 /0 day of /0 day of

Jameš R. Karr

Janet M. Karr

STATE OF NEBRASKA)
COUNTY OF Adams) ss.)

The foregoing instrument was signed and acknowledged before me on this 10 day of November, 20 21 by a persons identified to me to be James R. Karr and Janet M. Karr, the above named Grantors.

GENERAL NOTARY - State of Nebraska RICHARD L. ALEXANDER My Comm. Exp. July 12, 2022

Notary Public

Agricultural Land Sales Worksheet

					· · · · · · · · · · · · · · · · · · ·											
Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	21	3422	11/10	10/2021 Base: 01-01			123	Afi	filiate	ed:		Unified:			
Location ID Sale Number Useability & Code #					Parcel Number											
0021112	200		332	4	05	GeoCde Twn Rng		Se	ect Qrt		Subdiv	Area	Area Blk		arcel	
Date of Sale Assessed Value						4131	4	11	1	9	1	00000	1	000	0 0460	
Land	Land Improvements Total Date of Sale Property Classi							Classific	cation Code							
611	,430			6	11,430	Status Property Type			ype	e Zoning		Location	ocation City		Size Parcel	
	Irrigatio		ion Type:	•		A) 2	B)	05		C)	5	D) 3	· E)	0	F)	9
LCG ACRES: VALUE:					LCG ACRES: VALUE:											
IRRIGATE	ED 1AI		19.500		89,310	GRASSLAND 1G1			GI				4,145			145
	1A				10			1G								
2A1			12.800	ļ	58,625		2G1			1.000					1,	295
2A			89.900	3	392,860			2G					···			
3A1									G1							
	3A 3		3G		.											
	4A1					4G1			-							
	4A		11.200		27 66E	4G										
DRYLANI			0.400		27,665 990	Shelterbelt/Timber			-+							
	1D 2D1		4.700		11,635	Accretion										
2D1			11.450		24,905	Waste Other										
3D1		-		AG LAND TOTAL					15	4.150		6	11,	430		
	3D					Roads			-				-			
<u> </u>	4D1	-				Farm Site			\rightarrow							
	4D					Home Sites			tes							
								Recreat	ion		_					
Dwellings			Other													
Outl	buildings					Noi	n-AG	TOTA	Γ			5.000				
	m 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1															

Assessor's Adjustment to Sale Price (-	+ or -):	Total Recaptur	re Value:
Assessor Comments and Reason for Adjustm	ent:		
WD; TRANSFER TO A REVOCABLE	TRUST		
Comments from		Comments:	
002111200	3 15 (S + 15)		
			(Continue on back)

Good Life, Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement 33& • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number.

FORM

	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 11 Day 10 Yr. 21 Mo. 11 Day 10 Yr. 21
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)
James R. Karr and Janet M. Karr	Grantee's Name (Buyer) James R. Karr and Janet M. Karr Revocable Trust
Street or Other Mailing Address P.O. Box 156	Street or Other Mailing Address P.O. Box 156
City State Zip Code Bladen NE 68928	City State Zip Code Bladen NE 68928
Phone Number (402) 756-1351	Phone Number Is the grantee a 501(c)(3) organization? Yes No 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.
	Property Type (C)
Improved ☐ Single Family ☐ Industrial ✓ Unimproved ☐ Multi-Family ✓ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
Bill of Sale Corrective Easement Lea	
Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller V No Court Decree Exchange Granto	Description Satisfaction of Contract Transfer on Death Trust Transfer on Death Trustee to Beneficiary Trust Partition Satisfaction of Contract Other (Explain) Trust Trust Partition Satisfaction of Contract Other (Explain) Trust Trust Partition Satisfaction of Contract Other (Explain) Trust Trust Partition Trust Partition Trust T
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.) Ves
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	artnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents a	_
Ex-spouse Parents and Ch	ild 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.)
\$611,420	☐ Yes
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ✓ No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
N/A	James R. Karr and Janet M. Karr Revocable Trust
18a No address assigned 18b Vacant land	P.O. Box 156, Bladen, NE 68928
20 Legal Description (Attach additional pages, if needed.)	
The Northeast Quarter (NE1/4) of Section Nineteen West of the 6th P.M., Webster County, Nebraska.	(19), Township Four (4) North, Range Eleven (11),
21 If agricultural, list total number of acres transferred in this transaction160	
	·
22 Total purchase price, including any liabilities assumed	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	
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
	at and that it is, to the best of my knowledge and belief, true, complete, and
Richard L. Alexander	(402) 462-9989
Print or Type Name of Grantee or Authorized/Representative	Phone Number
Sign Signature of Grantee or Authorized Representative	Attorney /2/17/\$) Date
liele -	
Register of Deed's Use On	
26 Date Deed Recorded Mo. 12 Day 17 Yr. 21 SEVEND # # 4	BKabal, Pg 3422
Mo. Day Yr. St. Shering Art Young	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 10:39 o'clock 4 M. Recorded in Book 202 on Page 3423-3423

Dec. County Clerk

10.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-17-21
\$ Exempt # 4 By 65

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 2040 day of 200

James R. Karr

Janet M. Karr

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was signed and acknowledged before me on this 10 to day of November, 20 to by a persons identified to me to be James R. Karr and Janet M. Karr, the above named Grantors.

GENERAL NOTARY - State of Nebraska
RICHARD L. ALEXANDER
My Comm. Exp. July 12, 2022

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code																									
91	20	21	3424	11/10	/2021	Base: 01-0123 Affiliated: I								ied:		***															
Location I	D	Sale	Number	Useability	& Code#					Parcel Number																					
0021144	00		333	4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	Parcel																
	D	ate of S	ale Assessed	Value		4131	4	11	3	30 1 00000 1 000 0						745															
Land		Imp	rovements	To	otal		I	ate of	Sale	ale Property Classification Code						. *															
280,	810		199,610	4	180,420	Status	Pro	perty Ty	ре	Zor	ning	Location	Cit	y Size	Parcel Size																
		Irrigat	ion Type:			A) 1	B)	05		C)	C) 5 D) 3		E)	0	F)	9															
LCG			ACRES:	VAL	UE:		LCG				ACR	ES:	<u> </u>	VAL	UE:	-															
IRRIGATEI) 1A1					GR	GRASSLAND 1G1															GRASSLAND 1G1				4	3.280			56,	050
	1 <i>A</i>						1G			3.340			3.340			3.34			3.340			3.340					4,	325			
	2A1						2GI 43.070				3.070	55,775																			
	2A					2G																									
	3A1							3	G1																						
	3A							:	3G																						
	4A1	 							G1																						
· · · · · · · · · · · · · · · · · · ·	4A	 	20 100		04 155				4G																						
DRYLAND	1D1	-	38.120		94,155 2,965		Shelterb	elt/Timl	-																						
	1D	 	1.200		2,965			Accreti	-																						
	2D1 2D	-	18.110		39,390			Wa: Otl	_																						
***	3D1		10.110		33,330	AGI	AND	TOTA		<u>-</u>	14	7.170		2	52,	735															
	3D	 						Roa	+			1.950																			
	4D1		0.050		75			Farm Si	tes			2.000			13,	075															
***	4D						I	Iome Si	tes			1.000				000															
G (market)				1000	e de la companya de			Recreati	on																						
Dv	vellings			1	.02,445			Otl	ner																						
Outbi	ıildings				97,165	No	n-AG	TOTA	\mathbb{T}			4.950			28,	075															

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

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

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

	,
	t 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
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) James R. Karr and Janet M. Karr	Grantee's Name (Buyer) James R. Karr and Janet M. Karr Revocable Trust
Street or Other Mailing Address P.O. Box 156	Street or Other Mailing Address P.O. Box 156
City State Zip Code Bladen NE 68928	City State Zip Code Bladen NE 68928
Phone Number (402) 756-1351	Phone Number (402) 756-1351 Is the grantee a 501(c)(3) organization?
Email Address N/A	Email Address N/A
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
	Property Type (C)
✓ Improved Single Family Industrial ☒ Unimproved Multi-Family ✓ Agricultural ☐ IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecle Auction Easement Gift	
Buyer Seller ✓ No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes No	\$\sqrt{\gamma}\$ Yes \$\qquad \text{No}
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela ✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	artnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch	
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
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.) ☐ Yes ✓ No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
N/A	James R. Karr and Janet M. Karr Revocable Trust
18a No address assigned 18b Vacant land	P.O. Box 156, Bladen, NE 68928
20 Legal Description (Attach additional pages, if needed.) The Northeast Quarter (NE1/4) of Section Thirty (30 West of the 6th P.M., Webster County, Nebraska.), Township Four (4) North, Range Eleven (11),
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes You fif Yes, enter dollar amount and attach itemized list.) (see in	nstructions)
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
	at and that it is, to the best of my knowledge and belief, true, complete, and (402) 462-9989
Print or Type Name of Grantee or Authorized Representative	Phone Number
	Attorney (Z/)7/Z/ Date
,	[
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	ly For Dept. Use Only 28 Recording Data
Mo. 12 Day 17 Yr. 21 \$ Exempt #4	BK2021, Pg 3424
lebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska	∄}ss.		
County of Webste		ntered	on the
numerical index a	and filed fo	r record	in the
ci - dula affica of s	aid county .D., 20 <u>2</u>	this	uay
of Dec A. o'clock AM.	Recorded	n Book	20a1
on Page 342	4-342	>	
Laure 1-	etach		y Clerk Deputy
16.60		Card	
indComp	_Assessor_	care	16a

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 10 day of 10 works.

James R. Karr

Janet M. Kari

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was signed and acknowledged before me on this 15 day of November, 20 d by a persons identified to me to be James R. Karr and Janet M. Karr, the above named Grantors.

GENERAL NOTARY - State of Nebraska RICHARD L. ALEXANDER My Comm. Exp. July 12, 2022

Notary Public/

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code									
91	20	21	3426	12/14	/2021	Base: C	Aff	iliate	d:		Unified:				
Location	Ю	Sale	Number	Useability	& Code#	Parcel Number									
0025093	300		334	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		4129	4	12	1	0	0	00000	1	000	0000
Land		Imp	provements	Te	otal		D	ate of	Sale	Pro	perty	Classifica	ation (Code	
1,214	,060			1,2	214,060	Status	Proj	erty Ty	ре	Zo	ning	Location	Cit	y Size	Parcel Size
		Irrigat	tion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) 10
LCG			ACRES:	VAL	UE:		LCG				ACR	ES:		VAL	ue:
IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1		3	9.610			51,295
	1.A							1	1G		5	1.850			67,145
	2A1							20	G1		4	0.100	51,930		
	2A					2G			2G						
	3A1					3G1			G1						
	3A							3	3G						
	4A1							40	G1						
	4A							۷	4G						
DRYLANI) 1D1					S	helterbe	lt/Timb	oer						
	1D	1	136.020	3	35,970			Accreti	on		_				
	2D1						Waste					7.860			1,570
	2 D	ı			-			Oth	ner					W.	
	3D1		1.680		3,655	AG L	AND T	ГОТА	\mathbf{T}			1.300		5	63,860
	3D	1						Roa	ds			5.800			
	4D1		24.190		37,010		F	arm Sit	tes						
	4D		9.990	22710	15,285		H	ome Sit	tes						
							R	ecreation	on						
Б	wellings							Oth	_						
Outl	ouildings					Noi	n-AG I	COTA	\mathbb{L}	٠		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)

Good Life, Great Service

NEBRASKA Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Mo. 12 Day 14 WEBSTER - 91 Yr. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Ryan Sorensen and Michelle Sorensen 1 & M Family Farms, LLC Street or Other Mailing Address 19680 W. Blue Valley Rd Street or Other Mailing Address 7906 Sycamore Dr. ^{City} Campbell Zip Code 68506 City State 68932 Lincoln Phone Number (402) 499-0143 Is the grantee a 501(c)(3) organization? **√** No Phone Number (402) 705-7062 If Yes, is the grantee a 509(a) foundation? Yes Email Address N/A Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type Mobile Home | Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Exempt Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing □ IOLL Recreational Commercial Land Contract/Memo Partition Sheriff Other Distribution 8 Type of Deed Conservator Trust/Trustee Personal Rep. Bill of Sale Corrective Easement Lease ✓ Warranty Quit Claim Mineral Death Certificate - Transfer on Death Executor Cemetery Irrevocable Trust Revocable Trust Was transfer part of IRS like-Transfer on Death 10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Life Estate **✓** Sale Auction Easement Gift Trustee to Beneficiary **Grantor Trust** Partition Satisfaction of Contract Other (Explain) Seller ✓ No Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use. 11 Was ownership transferred in full? (If No, explain the division.) No √ Yes No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Self Aunt or Uncle to Niece or Nephew Yes Grandparents and Grandchild Spouse Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Yes ✓ No \$ \$1,013,688 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property

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 1,013,688,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 1.013.688100

See #6 Above

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.

Ryan Sorensen or Michelle Sorensen Print of Type Name of Grantee or Authorized Representative

18b 🗸 Vacant land

Phone Number

Grantee 12/14/2021 Date

Signature of Grantee or Authorized Representative here

Register of Deed's Use Only

28 Recording Data Value of Stamp or Exempt Number

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

(402) 705-7062

For Dept. Use Only

Nebraska Department of Revenue

26 Date Deed Recorded

sign

18a ✓ No address assigned

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

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

Title

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	NEBRASKA DOCUMENTAR
on Page 3426-3427	STAMP TAX
Laure Petre h County Clerk	Date la-1 a
16.00 (1) Deputy	\$ <u>aa81.50</u> By <u>ab</u>

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 ______ day of <u>December</u>, 2021.

I & M Family Farms, LLC

Ronald J. Vance, sole trustee of the Ilef Vance Jr. Revocable Trust dated March 21,199, Class A.

Member.

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 \(\begin{align*} \begin{align*} \begin{align*} \begin{align*} \delta & \text{ 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.



<u> Hirow R. Donnhoff</u> NOTARY PUBLIC

(Seal)

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date	School District Code											
91	20	21	3445		12/	7/2021	Base: 9	91-0074 Affiliated: Unified:										
Location	ID	Sale	Number	U,	seability	& Code #			Parcel Number									
0003155	500		335		1		GeoCde	Twn	vn Rng Sect Qrt Subdiv Area								Pa	rcel
	D	ate of S	ale Assessed	Val	ue		4133			0	0	0	20	0010		006	00	00
Land	,	Imp	rovements		1	otal		j	Date of	Sale	Pr	operty	y Cl	lassifica	cation Code			
4	,130		27,710	o		31,840	Status	Pi	operty 7	уре	Z	oning	ı	Location	Cit	y Size	Parc	el Size
Assessor Lo	cation:	BLUE	HILL (F	3H)			A) 1	B) 01 C) 1 D) 1 E)							E)	6	F)	2
						Residential		•					Co	ommerc	ial			
	Mul	tiple Im	provements:	Multi	ple. Impro	vements.:			Multipl	e. Imp	roven	nents.:						
		Constr	uction Date:	Cons	truction D	ate: 18	90		Constru	ction	Date:	:						
			Floor:	Floor	Sq. Ft. :	1,1	64		Floor S	q. Ft.	:							
		Buildin	g Cost New:	Cost	:	148,2	10		Cost:									
Single Family	Style:	101		Resi	dential (condition: 20)		Comn	ercia	l Oc	cupan	cy C	Code:				
(100) □ Mo	bile Hon	ne		(10)	\square	om Out			Primar	y:		Ot	herl	1:	(Other2:		
(101) 🗷 One	e Story			(20)	≥ B	adly Worn			Comn	ercia	l Co	nstruc	tion	ı Class:				
(102) 🗆 Tw	o Story			(30) Average					(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spl	it Level			(40) ☐ Good				(2) ☐ Reinforced Concrete Frame										
(104) 🗆 1 1/	2 Story			(50)	□ V	ery Good			(3)	□ M	lason	пу Веа	ring	g Walls				
(111) 🗆 Bi-l				(60)	□ E:	cellent									Ext. Walls			
(106) □ Oth	ıer											Frame	and	l Walls				
Townhouse or		Style:				Quality: 30					ole F	rame						
(301) 🗆 One	e Story			(10)		OW .			Cost R						onditio			
(302) 🗆 Two				(20)						J L						Worn		
(307) 🗆 11/				(30)		verage				☐ A						Badly		
(308) 🗆 Spl				(40)		ood			(30) Above Average					<u> </u>	(30) Average			
(309) 🗆 21/				(50)		ery Good			(40)	<u> </u>	igh			`		Good		
(304) □ One				(60)	□ E:	rcellent								 `	-	Very (
(305) □ Tw	o Story I	Duplex												. (6	0) 🗆	Excell	ent	
Assessor's):												 1
Assessor Co	mment	s and R	eason for A	djus	tment:													
WD																		
**																		

Comments f	from							Comm	ents:									
000315					•													
																(Conti	nue on	hack)
																COHI	auc OH	vaus

NEBRASKA

Real Estate Transfer Statement

335

FORM **521**

Good Life, Great Service.

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

	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1							
	nt is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	7 21						
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 State Zip Code Hastings NE 68902	City State Blue Hill NE	Zip Code 68930						
Phone Number	Phone Number (402) 705-2494 Is the grantee a 501(c)(3) organization of the grantee a 509(a) found if Yes, is the grantee a 509(a) found if Yes, is the grantee a 509(a) found if Yes, is the grantee a 509(b) found if Yes, is the grantee a 501(c)(3) organization of the grantee a 500(c) organization org							
N A Email Address	Email Address	dation? Yes No						
7 Deposits Classification Number Charleson have in extension A and B. Charles	N/A							
7 Property Classification Number. Check one box in categories A and B. Check C i		T (6)						
(A) Status (E Improved Single Family Industrial) Property Type Mineral Interests-Nonproducing State Assessed	(C) Mobile Home						
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	IVIODILE I IOITIE						
Old Parity Agricultural Commercial Recreational								
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other						
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty							
		nsfer on Death						
Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Tru	stee to Beneficiary						
		ner (Explaîn)						
11 Was ownership transferred in full? (If No. explain the division.) Yes No	12 Was real estate purchased for same use? (If N	o, state the intended use.)						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	atives? (If Yes, check the appropriate box.)							
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Othe	ſ						
☐ Brothers and Sisters ☐ Grandparents	and Grandchild Spouse							
Ex-spouse Parents and C	hild Step-parent and Step-child							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in							
\$96,000	Yes V 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? of the agent or title company contact.) Yes Prairie Title	(If Yes, include the name						
18 Address of Property	19 Name and Address of Person to Wnom the Tax Statement St	ould be Sent						
406 West Saline, Blue Hill NE 68930	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 Add	tion to the Village of blue Hill. Webster	County.						
Nebraska, according to the recorded plat thereof	tion to the vinage of blue rink, respector	oou.ky,						
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 S	96,000.00						
23 Was non-real property included in the purchase?	\$							
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	\$	06.000.00						
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								
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, co							
Robert a. Malesker		(402) 705-2494						
Sign Print or Type Name of Grantae or Authorized Representative	Grantee	Phone Number 12-7-2021						
here Signature of Grantee or Authorized Representative	Title	Date						
Register of Deed's Use O	ılv	For Dept. Use Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	1,,						
Mo. 12 Day 17 Yr. 21 \$ 216.00	BK2021.19 3445							
Nebraska Department of Revenue		v. Stat. §§ 76-214, 77-1327(2)						

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

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, 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: <u>December 7th</u>, 2021

Robin Gilbert.

Co-Personal Representative

Janelle Lambie,

Co-Personal Representative

STATE OF NEBRASKA)	
)	SS.
COUNTY OF Adams)	
	12 7
The foregoing instrument was	s acknowledged before me on $12-7$, 2021, by Robin
Gilbert, Co-Personal Represen	ntative, Estate of Ardyce M. Burge, Deceased.
GENERAL NOTARY - State of Nebraska LAURIE L. HAWES My Comm. Exp. June 24, 2023	Sawai L. Hawes Notary Public
STATE OF NEBRASKA)	
1 1	SS.
county of <u>Adams</u>)	
	acknowledged before me on 12-7 2021, by Janelle
Lambie, Co-Personal Represer	ntative, Estate of Ardyce M. Burge, Deceased.
	Lauri L Haurs
LAURIE L. HAWES	0 1000 000 000 100
My Comm. Exp. June 24, 2023	Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	21	3459	12/16	/2021	Base: 65-0011 Af				ffiliated: Unified:						
Location	\mathbf{D}	Sale	Number	Useability	& Code#	Parcel Number										
001105	500		336	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subd	liv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		4375	2	9	1	.2	2	000	00	1	000	1200
Land		Imp	provements	To	tal		D	ate of	Sal	e Pro	perty	Clas	sifica	tion (Code	
296	,185			2	96,185	Status	Pro	perty Ty	ре	Zo	oning	Loc	ation	Cit	y Size	Parcel Size
		Irrigat	ion Type:	1		A) 2	B)	05		C)	5	D)	3	E)	0	F) 9
LCG			ACRES:	VAL	UE:		LCG			. , .	ACR	ES:			VAL	ue:
IRRIGATE						GR	ASSLA	ND 1	G1			5.06	60			6,555
	1A					1G			1G		2	2.24	10			28,800
	2A1							20	G1	1.260			60		1,630	
	2A					2G			2G							
	3A1		****			3G1			G1		16.970					21,975
	3A					3 G		3G								
	4A1							40	G1							
	4A								4G							
DRYLANI) 1D1		32.210		79,560	S	Shelterbe	elt/Timl	oer							
	1D		35.470		87,615			Accreti	on							
	2D1					Waste		ste			4.69	90			940	
	2D		0.620		1,350	Other						_				
	3D1		16.830		36,605	AG LAND TOTAL		-+	155.710					96,185		
	3D					Roads				3.850		0				
_	4D1		20.160		30,845	Farm Sites			\dashv				_			
	4D		0.200		310			ome Si	\rightarrow				_			
							F	Recreati	-+				-			· <u> </u>
	wellings					7.7		Oth				2 05				
Out	ouildings					Noi	n-AG	IUIA	ш			3.85	טט			
								r / 1				¥7. I				

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

Real Estate Transfer Statement

FORM

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. 521 If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Mo. __12 __ Day _ Mo. 12 Day 16 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer) David G. and Sharon S. Kathman Revocable Trust Robert L. Delay Estate Street or Other Mailing Address 824 Sweetwood Drive Street or Other Mailing Address 1249 Road 2800 State Zip Code City Superior Zip Code 68978 State Grand Island 68803 Phone Number (402) 879-5705 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family √ Agricultural Mineral Interests-Producing Exempt □ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale ☐ Corrective Easement Lease ✓ Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate Trustee to Beneficiary Buyer Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No √ 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.) 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.) \$420,000 √ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes_ Yes **√** No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Webster County, Nebraska Superior, NE 68978 18a No address assigned 18b Vacant land 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 NW¼ used for cemetery purposes. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 22 420.000!00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 420,000100 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. David G. and Sharon S. Kathman Revocable Trust (402) 225-3266 Print or Type Name of Grantee or Authorized Representative Phone Number sign Grantee 12-16-2021 Signature of Grantee or Authorized Representative 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

Day AD

Nebraska Department of Revenue

State of Nebraska Ss.
County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of Dec. A.D., 20 1, at 90 colock A.M. Recorded in Book 202 on Page 3154 bounty Clerk 10.00 Deputy Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date (2-20-2)
\$ 945.00 By 41

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 (NW½) 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.

Estate of Robert L. DeLay, Deceased

Marian V. Watson, Personal Representative

STATE OF NEBRASKA) ss. COUNTY OF HALL)

The preceding document was executed before me on December _____, 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

Localis R. Walley
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	21	3460	12/16	5/2021	Base: 6	55-00	11	Afi	ffiliated: Unified:						
Location	ID ·	Sale	Number	Useability	& Code#			Parcel Number								
0011009	900		337	1		GeoCde	Twn	Rng	S	ect Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value		4375	2	9	2	2 4	00000	1	000	6093		
Land		Imp	provements	Te	otal		D	ate of	Sal	e Property	Classific	ation (Code			
259	,935		13,590	2	273,525	Status	Pro	perty T	ype	Zoning	Location	Cit	ly Size	Parcel Size		
11, L + 12, L + 12		Irrigat	tion Type:	<u> </u>		A) 1	B)	05		c) 5	D) 3	E)	0	F) 9		
LCG		 	ACRES:	VAI	UE:		LCG			ACR	ES:		VAL	UE:		
IRRIGATE	ED 1A1					GR	LASSL <i>A</i>	ND 1	G1	6	7.380			87,255		
	1A					1G		33.760				43,720				
	2A1					2G1			1	7.570			22,755			
	2A					2G						<u></u>				
-	3A1					3G1		G1		1.590			2,060			
	3A					3G		3G								
	4A.1					4G1		G1								
	4A								4G							
DRYLANI	D IDI		23.360		57,700	Shelterbelt/Timber										
	1D							Accret	ion							
	2D1		7.190		17,795	Waste		aste								
	2D	·	186			Other										
	3D1					AG LAND TOTAL		AL.	15	4.120		2	36,285			
	3 D	•				Roads			ads		3.970					
	4D1					Farm Sites			ites		1.000			8,650		
	4D		3.270		5,000	Home Sites		ites		1.000			15,000			
					A STATE OF S]	Recreat	ion	·						
	Owellings	+			8,705		<u> </u>		her							
Out	buildings	<u> </u>			4,885	No	n-AG	TOT	$ \Psi $		5.970	Se		23,650		
				• (!)				70 J	-	contrino	¥7.1					

Total Recapture Value:
Comments:
(Continue on back

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

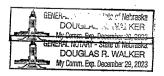
• To be filed with the Register of Deeds.
• Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number.

FORM 521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	, 16 _{Yr.} 2021
WEBSTER - 91	Mo. 12 Day 16 Yr. 2021 . Mo. 12 Day	Yr
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Robert L. Delay Estate	CHARLES A. and JANICE A. MENKE	
Street or Other Mailing Address 824 Sweetwood Drive	Street or Other Mailing Address 3168 ROAD U	
City State Zip Code Grand Island NE 68803	City State Lawrence NE	Zip Code 68957
Phone Number	Phone Number Is the grantee a 501(c)(3) organize	ation? Yes No
(402) 879-5705 Email Address	(402) 756-7417 If Yes, is the grantee a 509(a) four Email Address	ndation? Yes No
7 Property Classification Number. Check one box in categories A and B. Check C if		(0)
(A) Status (B) Industrial	Property Type Mineral Interests-Nonproducing State Assessed	(C) Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
IOLL Commercial Recreational	ad Contract/Mana Destition Chariff	Other
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee	Other
Cemetery Death Certificate – Transfer on Death Executor Mir		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust Tr	ansfer on Death
Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Tr	ustee to Beneficiary
	or Trust Partition Satisfaction of Contract Of 12 Was real estate purchased for same use? (If N	ther (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	Yes No No	vo, state the interided use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Othe	er
Brothers and Sisters Grandparents a	-	
Ex-spouse Parents and Ch	-	interest rate \
14 What is the current market value of the real property? \$300.000	15 Was the mortgage assumed? (If Yes, state the amount and ☐ Yes	interest rate.) %
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	
Yes No	of the agent or title company contact.)	No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	should be Sent
Rural Webster County, Nebraska	LAWRENCE A. WEINE 3188 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		
22 Total purchase price, including any liabilities assumed		300,000,00
23 Was non-real property included in the purchase? ☐ Yes ☐ No (If Yes, enter dollar amount and attach itemized list.) (see i	instructions)	
	\$	300,000 00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		000,000 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number	amplete and
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, or	
Charles A. and Janice A. Menke,		(402) 756-7417
Print or Type Name of Grantee or Authorized Representative	Grantee	Phone Number 12-16-2021
Charles a Marche	Title	
nere symmetric de la constant de la		
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	1ly 28 Recording Data	For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 20 Yr. 21 27 Value of Stamp or Exempt Number \$ 675.00	BK2021, Pg 3460	
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)

BOOK <u>2021</u> PAGE <u>34</u>
Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day ofOeA.D., 20A1, at9:04 o'clockAM. Recorded in BookAD
PERSONAL REPRESENTATIVE'S DEED
MARLAN V. WATSON, Personal Representative of the ESTATE OF ROBERT I DELAY, Deceased, Grantor, in consideration of One Dollar (\$1.00) and Other Valuabl Consideration (OVC) received from Grantees, CHARLES A. MENKE and JANICE A MENKE, conveys to Grantees, the following described real estate (as defined in Nebrask revised Statutes Section 76-201):
The Southeast Quarter (SE½) of Section Two (2), Township Two (2) North, Range Nine (9) West of the 6 th 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, 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//, 2021, by Marlan V. Watson, Personal Representative of the Estate of Robert L. DeLay.

(Seal) GENERAL NOTARY - State of Nebraska DOUGLAS R. WALKER My GORD CYP. December 29, 2023 Rouglos R. Walkey Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	School District Code													
91	20	21 3461 12/16/2021				Base: 6	55-00	11	1 Affiliated: Unified:										
Location ID Sale Number Useability & Code #					Parcel Number														
0012162	200	;	338	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel				
	D	ate of S	ale Assessed	Value	Alabara . Alabara.	4241	3	9	3	5	4	00000	1	000	2630				
Land		Imp	rovements	Т	otal		D	ate of	Sal	e Pro	perty	Classific	ation (Code					
277	,315				277,315	Status	Pro	perty Ty	тре	Zo	ning	Location	Cit	y Size	Parcel Size				
		Irrigat	ion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) 9				
LCG			ACRES:	VA	LUE:		LCG				ACR	ES:	. ,	VAL	UE:				
IRRIGATE						GR	ASSLA	ND 1	G1			7.100			61,000				
	1A								1G										
	2A1					2G1			G1	34.200			44,29		44,290				
	2A					2G		2G	3.600				4,660						
	3A1					3G1		G1											
	3A		a					:	3G										
	4A1					4G1		G1											
	4A								4G			-							
DRYLANI	D IDI		25.500		62,985	\$	Shelterb												
	1D		15.800		39,025			Accreti	on										
	2D1		9.800		24,255	Waste		\rightarrow			2.000			400					
	2D	-	2.700		5,875	Other								<u> </u>		C 000			77 215
	3DI		15.800		34,365					AG LAND TOTAL		-		4.000			77,315		
	3D	-				Roads		-			4.000								
	4D1	-	0.300		460	Farm Sites		一十											
	4D		0.300		460			ome Si Recreati											
		2.5					F	Otl	-										
	owellings buildings					Nα	n-AG				-	4.000			· · · · · · · · · · · · · · · · · · ·				
						110						Volue							

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)

MEBRASKA Good Life, Great Service, DEPARTMENT OF REVENUE

Real Estate Transfer Statement

330

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 statemen	t is signed and items 1-25 are accurately completed.					
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	16 2021				
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) Grantee's Name (Buyer)					
Grantor's Name (Seller) Robert L. Delay Estate	DAVID E. amd TAMARA S. ALBER					
Street or Other Mailing Address 824 Sweetwood Drive	Street or Other Mailing Address 2483 Rd R					
City State Zip Code Grand Island NE 68803	City State Guide Rock NE	Zip Code 68942				
Phone Number (402) 879-5705	Phone Number (402) 756-7741 Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four					
Email Address	Email Address					
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.					
(A) Status (B	Property Type	(C)				
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home				
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt					
OLL Commercial Recreational	nd Contract/Memo Partition Sheriff	Other				
	nd Contract/Memo Partition Sheriff ase Presonal Rep. Trust/Trustee	Other				
	neral Quit Claim Warranty					
kind exchange (LB C § 1031		ansfer on Death				
Exchange) by buyer or seller?		ustee to Beneficiary her (Explain)				
Buyer Seller ✓ No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Ot 12 Was real estate purchased for same use? (If N	V				
√ Yes No	Yes					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		w.				
		er				
	and Grandchild Spouse Step-parent and Step-child					
	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)				
14 What is the current market value of the real property? \$400,000	Yes V No \$	%				
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?					
Yes No	of the agent or title company contact.) Yes					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent				
Rural Webster County, Nebraska	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.I	И., Webster				
County, NE						
21 If agricultural, list total number of acres transferred in this transaction						
22 Total purchase price, including any liabilities assumed	22 5	400,000,00				
Yes Vollf Yes, enter dollar amount and attach itemized list.) (see	<u>instructions</u>)	i				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		400,000 00				
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number					
Under penalties of law, I declare that I have examined this statement	ent and that it is, to the best of my knowledge and belief, true, co	omplete, and				
correct, and that I am duly authorized to sign this statement. David E. and Tamara S. Alber		(402) 756-7741				
Print or Type Name of Grantee or Authorized Representative		Phone Number				
sign David Alber	Grantee	_ 12-16-2021				
here Signature of Grantee or Authorized Representative	Title	Date				
Register of Deed's Use O		For Dept. Use Only				
	128 Recording Data BK 2021. Pa 3461	For Dept. Use Only				

BOOK abai	PAGE 3461

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 0 day of 0 A.D., 2021, at 9:12 o'clock A.M. Recorded in Book 2021 on Page 346 Deputy Clerk

NEBRASKA DOCUMENTARY
STAMP TAX
Date !2-20-21
\$ 960 @ By 45

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 (SE½) 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.

Carded

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

Executed: December _________, 2021

Estate of Robert L. DeLay, Deceased

Marlan V. Watson, Personal Representative

STATE OF NEBRASKA)
COUNTY OF HALL) ss.

(Seal)

GENERAL NOTARY - State of Nebraska
DOUGLAS R. WALKER
My Comm. Exp. December 29, 2023

Dougles P Walky Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		S	ale Date			<u> </u>	Se	chool I)ist	rict Code	2							
91	20	21	3462		11/	12/2021	Base: S	1-0	074	Affi	iliated:			U	nifi	ed:	Blk Parce 000 0000 de ize Parcel S				
Location	D	Sale	Number	U	seabili	ty & Code #					Parce	IN	umber	umber							
0003181	100		339		4	05	GeoCde	Twn	Rng	Sec	ct Qı	t	Subdiv	Are	a	Blk	Pa	rcel			
	, D	ate of S	ale Assessed	Val	ue		4133			00	0 0		20010			000	00	00			
Land		Imp	rovements			Total		j	Date of S	Sale	Prope	rty	Classific	atio	n C	ode					
2	,390		87,76	o		90,150	Status	Pi	roperty Ty	ре	Zonir	g	Location	ı	City	Size	Size Parcel Size				
Assessor Lo	cation:	BLUE	HILL (F	3H)			A) 1	B)	01		C) 1		D) 1	E	9	6	F)	1			
						Residential				Commercial											
	Multiple Improvements				iple. Imp	rovements. :			Multiple.	Impro	ovements	. :									
		Constr	uction Date:	Cons	truction	Date: 19'	71		Construct	tion D	oate:										
			Floor:	Floor	r Sq. Ft.				Floor Sq.	Ft.:											
		Buildin	g Cost New:	Cost		166,9			Cost:								·				
Single Family	Style:	101		Resi	identia	Condition: 30)	14.	Comme	rcial	Occup	anc	y Code:								
(100) 🗆 Mo	bile Hon	ne		(10)		Worn Out			Primary	:		Otl	ner1:		0	ther2:					
(101) 🗷 One	e Story			(20) □ Badly Worn					Commercial Construction Class:									:			
(102) 🗆 Two	o Story			(30) ★ Average					(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame												
(103) 🗆 Spli				(40)					` /					me							
(104) 🗆 1 1/	-			(50)		Very Good						_	ring Walls								
(111) □ Bi-I		A		(60)		Excellent							l Framed E	ext. V	Valls	S					
(106) □ Oth							*		(5)				and Walls								
Townhouse or		Style:				Quality: 30					le Fram	e						_			
(301) 🗆 One						Low			Cost Rank:					Condition: (10) □ Worn Out							
(302) Two				(20)		Fair			<u> </u>	Lo			·····	10)							
(307) 🗆 1 1/				(30)		Average			(20)			250		<u> </u>		Badly Average					
(308) 🗆 Spli				(40)		Good Very Good			(30)			craş		30) 40)		Good	;c				
(309))ramlorr		(60)		Excellent			(40)	1115	Rii			50)		Very C					
(305) Two				(00)		EXCENENT										Excelle					
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Assessor's Assessor Co								į													
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Comments f							(omn	nents:												
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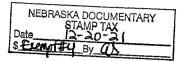
NEBRASKA Good Life. Great Service.

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

DEPARTMENT OF REVENUE					ment and identify					
	The deed v			nis statemen	t is signed and i				d.	
1 County Name	WEBS.	2 County Nun	nber	7	3 Date of Sale/Tra	nsfer y 17		Mo I	Day 17 Yr	21
5 Grantor's Name, Addr			rint)		6 Grantee's Name					
Grantor's Name (Seller)					Grantee's Name (E	Buyer)				
Bostock, Bethann, Street or Other Mailing Ac 314 N Payne St		ingela, and	Kearney, Ker	ecca	Street or Other Ma 314 N Payne	ailing Addre		ia, and Ke	earney,Rebec	ca
City Blue Hill		State NE		Zip Code 68930	City Blue Hill			State NE	Zip	Code 68930
Phone Number		INL		00930	Phone Number	700	Is the grantee a	501(c)(3) orga		s V No
(402) 746-4729 Email Address					(402) 746-47 Email Address	729	If Yes, is the grai	ntee a 509(a) f	foundation? Ye	s No
Email Address					Email Address					
7 Property Classification	on Number. Ch	neck one box in	categories A and			mobile he	ome.			
(A) Status	C Cinala Ca		- Industrial	(B)	Property Type	Monared	using F	State Assess	(C	bile Home
✓ Improved Unimproved	✓ Single Fa Multi-Fan	-	Industrial Agricultural	Ĺ	Mineral Interests Mineral Interests		-] State Assess] Exempt	ed Mion	Jile Home
OLL	Commerc		Recreational	L	minoral miloreole	, roddollig	s L	1 -vo.ubr		
Bill of Sale	Conservator Corrective	to Transfer on	Distrib Easen	nent Lea		☐ Partition	nal Rep.	eriff ust/Trustee arranty	Other	
9 Was the property pure		te - Transfer on I					Revocable Trus		Transfer on Death	
part of an IRS like-kind (I.R.C. § 1031 Exchange	d exchange?	Auction	Easeme		Life Esta	-	Sale	St	Trustee to Benefic	
Yes V No		Court De			or Trust Partition	_	Satisfaction of	Contract 🗸	Other (Explain) Te	
11 Was ownership transfe Yes No	rred in full? (If Retained I	No, explain the d Life Estate of	livision.) Irene Hartmar	n	12 V	Vas real es ✓ Yes	state purchased fo	or same use? ((If No, state the inte	nded use.)
13 Was the transfer between	en relatives, or	r if to a trustee, a	re the trustor and I	beneficiary rela	tives? (If Yes, check	the appro	opriate box.)		***************************************	
✓ Yes No		r Uncle to Niece		3 - 100 min	Partnership, or LLC	✓ Se			Other	
		ers and Sisters		157	and Grandchild	= '	oouse	اما العام حد		
22320 11 0	Ex-spc			Parents and Cl	15 Was the mortg		tep-parent and Ste		nd interest rate \	
\$72,270	rket value of th	e real property?			Yes	No No	\$	the amount a	na interest rate.)	%
16 Does this conveyance	divide a curren	t parcel of land?		4-III	17 Was transfer th	rough a re	eal estate agent o	r a title compa	ny? (If Yes, include	the name
☐ Yes ✓ No					of the agent or	title comp	any contact.)	Yes		_ ✓ No
18 Address of Property	est to the second second second				19 Name and Add		erson to Whom the	Tax Statemer	nt Should be Sent	
314 N Payne St Blue Hill, NE 68930					Same as Grar	ntee				
18a No address assig		Vacant land	i							
20 Legal Description			The second secon	No. of the last of						
See Attached										
21 If agricultural, list total r	number of acre	s	•					1 10		
22 Total purchase price	e. including a	nv liabilities as	ssumed					22		0,00
23 Was non-real prope			1000	No (If Ves e	nter dollar amount	and atta	ch itemized list '	23 \$		1
							orr normzod nou,	24 \$		0100
24 Adjusted purchase					Λ			24		
25 If this transfer is exc	empt from the	documentary	stamp tax, list to	ne exemption ed this stateme	number nt and that it is, to t	the best of	f my knowledge a	nd belief, true	, complete, and	
correct, and	that I am duly McCracke	authorized to sign	gn this statement.	a me chalome	,		,		(402) 74	
sign Print or Typ	pelName of Gra	antee of Authoriz	ed Representative			Δŧ	torney		Phone Numi	per
~	Grantee or A	authorized Repres	sentative	- Albert - Stock Hotel Life Live - 12.	Title				Date	
- Control	'		Register of De	eed's Use Or	níy				For Dept. U	se Only
26 Date Deed Recorded		27 Value of Sta	mp or Exempt Nur		28 Recording Data	- 1 11 /	2111.3			
Mo. 12 Day 20	y_r al	s tx	empt #4		BK 309	21,ta	3462		L D OL 00 TO TO	77 4007/0
Mohracka Danartment of Davon	1110			-		-	B /	authorized by Ne	eb. Rev. Stat. §§ 76-214	, 17-1327(2)

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



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 Rostock

Brent Premer

UL K

Johnny Kearney

Betham Bostock

Wycya

Rebecca J. Kearney

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires

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

Notary Public

STATE OF NEBRASKA, COUNTY OF Madison) ss.
The foregoing instrument was acknowledged before me on
Comm. expires 11 2 2022 MCMCLA K DEPER Notary Public MARCIA K. PIEPER My Comm. Exp. November 2, 2022
STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.
The foregoing instrument was acknowledged before me on
Comm. expires KORY MCCRACKEN My Comm. Exp. August 27, 2022 Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date				S	School D	istric	ct Code									
91	20	21	3464	11/2	/2021	Base: S	91-00	02	Aff	filiated:			Unified:								
Location	ID	Sale	Number	Useability	& Code#		-			Parce	Nun	nber									
0014109	900		340	4	05	GeoCde	Twn	Rng	Se	ect Qr	: s	ubdiv	Area	Blk	Par	rcel					
	D	ate of S	ale Assessed	Value		4489	1	10	2	26 2 00000 1 000 0000					00						
Land	Land Improvements Total						D	ate of	Sale	e Propei	ty C	lassifica	tion (Code							
254	,610		45,240	2	299,850	Status	Pro	perty Ty	тре	Zonin	g :	Location	Cit	y Size	Parce	l Size					
		Irrigat	ion Type:			A) 2	B)	05		c) 5	I	D) 3	E)	0	F)	9					
LCG			ACRES:	VAI	UE:		LCG			AC	RES	:		VAL	UE:						
IRRIGATE	D 1A1					GF	RASSLA	ND 1	G1		29.	880			38,6	95					
	1A								1G		10.	790	10,345								
	2AI					2G1 37.400				48,435											
	2A								2G 34.760 4				45,0	15							
	3A1					3G1															
	3.A	-							3G												
	4A1							40	G1			440				90					
	4A			a• ···					4G		36.	030			7,2	205					
DRYLANI) 1D1					:	Shelterb	elt/Timl	oer												
	1D	t:	19.120		47,225			Accreti	on												
	2D1		·					Wa	ste		3.	000			6	500					
	2D		0.180		390			Otl	-												
	3D1					AG LAND TOTAL 190.250						2	26,5	35							
	3D	ļ			:			Roa				970									
	4D1		13.000		19,890		1	Farm Si	tes			000			13,0						
	4D	S Single-See all 1900	5.650	NIS CONSELL MUNICIPAL MANAGEMENT	8,645			ome Si	_		1.	000	15,00			00					
							I	Recreati	on												
	wellings			*	17,645			Otl													
Outl	ouildings				27,595	No	n-AG	ГОТА	\mathbb{L}		8.	970			28,0	75					

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

Real Estate Transfer Statement

DEPARTMENT OF REVENUE	If additional space is needed, add		ment and identify the applicable item number.
DEPARTMENT OF REVENUE			nt is signed and items 1-25 are accurately completed.
1 County Name	2 County Number	io otatomon	3 Date of Sale/Transfer 4 Date of Deed
	WEBSTER - 91]	Mo. 11 Day 02 Yr. 2021 Mo. 11 Day 02 Yr. 2021
5 Grantor's Name, Addre	ess, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Constance L Bost	tock		Grantee's Name (Buyer) Mark & John Bostock, Rebecca Kilpatrick, & Billie Mahaffy
Street or Other Mailing Ac 1673 RD C	ldress		Street or Other Mailing Address 1472 River Road
City Red Cloud	State N E	Zip Code 68970	Red Cloud State Zip Code 6897
Phone Number (402) 746-3234			Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes
Email Address			Email Address
7 Property Classification	n Number. Check one box in categories A and	B. Check C if	if property is also a mobile home.
(A) Status		(B)) Property Type (C)
✓ Improved Unimproved	Single Family		Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Hor Mineral Interests-Producing ☐ Exempt
IOLL	Commercial Recreational		Nillioral interests Floations
Bill of Sale	Conservator Distribution Distribution Distribution Death Certificate – Transfer on Death Executor	ent Lea	nd Contract/Memo
9 Was the property purc part of an IRS like-kind (I.R.C. § 1031 Exchand	d exchange? Auction	t Gift	✓ Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transfer ✓ Yes No	rred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended us
13 Was the transfer betwee	Brothers and Sisters	amily Corp., P	Partnership, or LLC Self Other and Grandchild Spouse
14 What is the current man	ket value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$299,850			☐ Yes
16 Does this conveyance of Yes ✓ No	divide a current parcel of land?		17 Was transfer through a real estate agent or a title company? (If Yes, include the nam of the agent or title company contact.) ☐ Yes ✓ N
18 Address of Property			19 Name and Address of Person to Whom the Tax Statement Should be Sent
See attached			Same as Grantor
18a No address assig	ned 18b Vacant land		

20 Legal Description

See attached		
21 If agricultural, list total number of acres199.22 +/		
22 Total purchase price, including any liabilities assumed	22 \$	0,00
23 Was non-real property included in the purchase? \[\subseteq \text{Yes} \] 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		
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge an correct, and that I am duly authorized to sign this statement. Kory J McCracken	d belief, true, co	omplete, and (402) 746-3613
Sign Print or Type Name of Grantee of Authorized Representative Attorney		Phone Number 12/17/2/
here 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 S Exempt # 5a 28 Recording Data BK2021. Pa 3464		
	uthorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)

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.

Assessor

Comp

Carded_

NEBRASKA DOCUMENTARY
STAMP TAX
Date [2-20-2]
S. Exempt#5aby 25

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

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

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

Notary Publi

Agricultural Land Sales Worksheet

91 Ja46 Ja29 Ja29 </th <th>Cnty No.</th> <th>Во</th> <th>ok</th> <th>Page</th> <th>Sale</th> <th>Date</th> <th colspan="9">School District Code</th> <th></th>	Cnty No.	Во	ok	Page	Sale	Date	School District Code											
001204600 341 1 2 6code Ruy Ruy Ruy Set Qrt Subdiv Area Bit Parcel Date of Sale Assessed Value 4241 3 9 11 4 0000 1 000 1995	91	20	21	3465	12/15	5/2021	Base: 6	Aff	iliated:			Unif						
Name	Location	m	Sale	Number	Useability	& Code#					Parc	cel N	umber		rea Blk Pa Pa Pa Pa Pa Pa Pa P			
Land Improvements Total Date of Sale Property Usasification Code Parcel Size 247,875 Status Property Type Zoning Location City Size Parcel Size LCG ACRES VALUE: LCG ACRES: VALUE: LCG ACRES: VALUE: LCG ACRES: VALUE: LCG ACRES:	0012046	500		341	1		GeoCde	Twn	Rng	Se	ct Q	Qrt	Subdiv	Area	Blk	Parcel		
247,875 Status Property Type Zouting Location Type: Location Type: Na 2 B) 05 C) 5 D) 3 B) 0 D) 0 D) 3 B) 0 D) 0		D	ate of S	ale Assessed	Value		4241	3	9	1	1 4	4	00000	1 000 1995				
LCG	Land		Imp	provements	To	otal		D	ate of	Sale	Prop	erty	Classifica	ation (Code	•		
LCG ACRES: VALUE: LCG ACRES: VALUE: IRRIGATED 1A1 GRASSLAND 1GI 30.000 38,850 1A 1G 39.000 50,505 2A1 2GI 2GI 2GI 2A2 2G 4.000 5,180 3A3 3G 3GI 3GI 4A4 4GI 4GI 4GI DRYLAND 1DI Shelterbelt/Timber 5helterbelt/Timber 2DI 2DI 4GI 4GI 1.000 200 2DI 4GI 4GI 1.000 200 2DI 4GI 4GI 1.000 200 2DI 4GI 4GI 1.000 247,875 3DI 4GI 4GI 1.000 247,875 3DI 4DI 4GI 4GI 4GI 4GI 4DI 4DI <t< td=""><td>247</td><td>,875</td><td></td><td></td><td>2</td><td>247,875</td><td>Status</td><td>Prop</td><td>erty Ty</td><td>ре</td><td>Zoni</td><td>ing</td><td>Location</td><td colspan="2">n City Size</td><td>Parcel Size</td></t<>	247	,875			2	247,875	Status	Prop	erty Ty	ре	Zoni	ing	Location	n City Size		Parcel Size		
IRRIGATED 1A1 GRASSLAND 1GI 30.000 38,850			Irrigat	ion Type:		•	A) 2	В)	05		c) !	5	D) 3	E)	0	F) 9		
1A	LCG			ACRES:	VAI	UE:		LCG			A	ACR	ES:	,	VAL	JE:		
2A 2G 4.000 5,180	IRRIGATE	ED 1A1	l				GR	ASSLA	ND 10	Gl		3	0.000	38,850				
2A 2G 4.000 5,180 3A1 3G1 3G1 3G1 3A2 3G3 3G3 3G3 3G4 4A3 4G1 4G1 4G3 4G4		1.A					1G 39.00			9.000	50,505							
3A1 3G1 3G1		2A1							20	G1								
3A		2A							2	2G			4.000		5,1			
4A1 4A2 4A3 4A4 4		3A1					3G1											
AA		3A					3G											
DRYLAND 1DI 62.000 153,140 Accretion 2DI Waste 1.000 200 2D Other		4A1							40	31								
1D 62.000 153,140 Accretion 1.000 200 2D1 Waste 1.000 200 2D Other		4A							2	\$G						-		
2D1 Waste 1.000 200 2D Other	DRYLANI) 1D1					,S	helterbe	lt/Timb	er								
2D Other		1D		62.000	1	.53,140			Accreti	on								
3D1 AG LAND TOTAL 136.000 247,875 3D Roads 4.000 4D1 Farm Sites 4.000 4D Home Sites Recreation Other		2D1							Was	ste			1.000			200		
3D Roads 4.000 4D1 Farm Sites 4D Home Sites Recreation Other		2D								_								
4D1 Farm Sites 4D Home Sites Recreation Dwellings Other		3D1					AG L	AND T	ГОТА	\mathbf{L}	**				2	47,875		
4D Home Sites Recreation Dwellings Other		3D)						Roa	ds			4.000			·		
Recreation Dwellings Other		4D1						F	arm Sit	es								
Dwellings Other		4D)					Н	ome Sit	es								
								R	ecreation	on				_				
Outbuildings Non-AG TOTAL 4.000																		
	Out	buildings					No	ı-AG T	ГОТА	\mathbf{L}			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)

NEBRASKA Good Life. Groat Service.

Real Estate Transfer Statement

341

FORM **521**

DEPARTMENT OF REVENUE	If additional space								
	The deed will not be reco	rded unless this sta	atement	i is signed and if	tems 1-25 are acc	urately con	npleted.		
1 County Name	2 County Numi	oer		3 Date of Sale/Trail		4 Date of		45 303	4
	WEBSTER - 91			Mo. 12 Day	y <u>15</u> yr. <u>2021</u>	_ Mo	12 Day _	15 _{Yr.} 202	<u> </u>
5 Grantor's Name, Addr	ess, and Telephone (Please Pri	nt)		6 Grantee's Name	, Address, and Tele	phone (Pleas	e Print)		
Grantor's Name (Seller) SEE ATTACHED				Grantee's Name (E MENKE LAN	Suyer) ID AND CATTI	LE LLC			
Street or Other Mailing A				Street or Other Ma					
City	State	Zip Co	ode	City Lawrer		State	'NE	Zip Co	, 895
Phone Number				Phone Number	is the gra		(3) organizatio 509(a) founda		√ No √ No
Email Address				Email Address					
7 Property Classification	on Number. Check one box in c	ategories A and B. Ch	eck C if	property is also a	mobile home.				
(A) Status			(B)	Property Type				(C)	
Improved	Single Family	Industrial		Mineral Interests	-Nonproducing	State	Assessed	Mobile	Home
✓ Unimproved	Multi-Family	Agricultural		Mineral Interests	-Producing	Exem	pt		
IOLL	Commercial	Recreational		- 					
<u>-</u>	Conservator	Distribution	=	d Contract/Memo	Partition	Sheriff		ther	
= =	Corrective Death Certificate - Transfer on D	Easement eath Executor	Lea Min	ise ieral	Personal Rep. Quit Claim	☐ Trust/Trus			
9 Was transfer part of	of IRS like- 10 Type of Trans	sfer Distribution	Foreck	osure Irrevocal	ole Trust Revoca	ble Trust	Trans	fer on Death	
kind exchange (LR. Exchange) by buyer o	C. § 1031 Auction	Easement	Gift	Life Esta	te ✓ Sale		Truste	ee to Beneficiary	¥
	eller 🗸 No Court Dec		Granto	r Trust Partition		tion of Contra		(Explain)	ad 1100 \
11 Was ownership transfe ✓ Yes	erred in full? (If No, explain the dir	vision.)			Vas real estate purch ✓ Yes	ased for same	e use? (II No,	state the interior	
13 Was the transfer between	een relatives, or if to a trustee, an				the appropriate box.)			
✓ YesNo	=	· = -	-	artnership, or LLC	∐ Self		Other_		
	✓ Brothers and Sisters	=	-	ind Grandchild	Spouse				
	Ex-spouse	Parent	ts and Ch			and Step-child			
	rket value of the real property?				age assumed? (If Yes	s, state the an	nount and inte		%
\$287,407	divide a current parcel of land?			Yes 17 Was transfer th	✓ No \$ rough a real estate a	gent or a title	company? (If		
Yes No	=			of the agent or	title company contac	it.) Yes_	Adams Lanc	Title Co	No
18 Address of Property				19 Name and Add	ress of Person to Wh	om the Tax S	tatement Shor	uld be Sent	
18a No address assig	aned 18b 🗸 Vacant land								
	ch additional pages, if needed.)								
• •	he Southeast Quarter (N	/ CE1/) the South	soort O	wartar of the Sc	withoast Owarton	/SE1/, SE	1/.) and the	Fact Half of	fthe
Southwest Quarter	rie Southeast Quarter (N) r of the Southeast Quarter	/2 SE/4), the South r (F1/2 SW1/2 SE1/2).	all in S	Section Eleven	(11). Township	Three (3) N	North, Rand	ge Nine (9) V	Nest
	ebster County, Nebraska.				(,,		,	, ,	
21 If agricultural, list total I	number of acres transferred in th	is transaction							
							ī\$	<u></u>	1
	e, including any liabilities ass	sumed			• • • • • • • • • • • • • • • • • • • •	22	<u> </u>	287,406	83
	rty included in the purchase? (If Yes, enter dollar amount an	rd attach itomizad liet	1/2001	netrictions)		23	\$		1
	,					3.5	\$ 18	7,406	83
24 Adjusted purchase	price paid for real estate (line	e 22 minus line 23) .			***********	24	Fo	7, 700	102
25 If this transfer is ex	empt from the documentary	stamp tax, list the exe	emption	number					
	or penalties of law, I declare that		statemer	nt and that it is, to t	he best of my knowle	edge and beli	ief, true, comp	olete, and	
•	e L. Kelley	i Iliis Staterijerit.						(402) 463-4	4198
Print or Typ	pe Name of Grantee or Authorize	d Representative						Phone Number	
sign 💫 👊	will fore!	Vari		Es	scrow Closing	Agent		12-15-20	21
here Signature	of Grantee or Authorized Represe	entaty e	:	Title				Date	
		Register of Deed's	Use On	ly	<u></u>			For Dept. Use	Only
26 Date Deed Recorded		np or Exempt Number		28 Recording Data	7 2				
Mo. 12 Day 20	<u> </u>	<i>2</i> 0		PKam	LI. Pa 31	165		,11-11	
Nebraska Department of Reven Form No. 96-269-2008 10-2020	nue Rev. Supersedes 96-269-2008 Rev. 6	-2019			, J	Authorize	ed by Neb. Rev.	Stat. §§ 76-214, 77	-1327(2)

(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 Bk 2021, Pg 3465

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

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 <u>Dec. 15</u> , 2021.	SONNY HILLSIDE FARMS, LLC
	By: January G Poles, Member TAMHARA A. ROBERTS, MEMBER
STATE OF NEBRASKA COUNTY OF Florence See	
On this 15th day of Dec. 2 Authorized Representative of Sonny Hillside	021, before me personally appeared Tammara A. Roberts Farms, LLC, on behalf of the company.
GENERAL NOTARY - State of Nebraska DUSTY S. MCKENNA My Comm. Exp. August 8, 2023	Dusa Staleura Notary Public Dusty S. McKenna

Page 1 of 3

Michael G. Menke	Angela SMenke
STATE OF NEBRASKA COUNTY OF	2021, before me personally appeared Michael G. Menke
GENERAL NOTARY - State of Nebraska SHEILA S. TRAMPE My Comm. Exp. January 10, 2024	Ahera S. Wampl Notary Public -
Carrie J. Heikkinen	Michael J. Heikkinen
STATE OF NEBRASKA COUNTY OF	Danielle L Kelley Notary Public - Danielle L Kelley

EXHIBIT "A"

Tract No. 1:

The Northwest Quarter (NW4) 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 NW½) of Section Twenty-Nine (29), Township Three (3) North, Range Eight (8) West of the 6th P.M., Nuckolis 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., Nuckolis 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 SE½) 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.	Во	ok	Page	s	ale Date						l Dist							
91	20	2021 3516 12/16/2021			Base: 65-0011 Affiliated:							Unified:						
Location	ш	Sale Number		Useabil	ity & Code #				Parcel Number									
0010000	01		342	1		GeoCde	Twn	Rng	Sec	t (Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Value		0000			00)	0	00000		000	0000			
Land	Land Improvements		provements		Total		D	ate of	Sale	Prop	perty	Classific	ation (Code				
3	,160				3,160	Status	Pro	erty Ty	ре	Zor	ning	Location	Cit	y Size	Parcel Size			
		Irrigat	ion Type:			A) 2	B)	01		C)	1	D) 3	E)	F) 5				
LCG			ACRES:	v	ALUE:	e e e	LCG				ACR	ES:	- 1	VAL	UE:			
IRRIGATE	ED 1A1					GR	ASSLA	ND 10	Gl			1.320			1,710			
	1A]	IG		i	0.040			50			
	2A1					Nate of Sale				1								
	2A					Note												
	3A1	Į.							G1			1.080			1,400			
	3A							3	3G									
	4A1							40	G1									
	4A	L						4	4G									
DRYLANI) 1D1						Shelterbe	lt/Timb	рег									
	10)						Accreti	on					·				
	2D1							Was	ste									
	20)	,			A) 2 B) 01 LCG GRASSLAND 1G1 2G1 2G 3G1 3G 4G1 4G Shelterbelt/Timber Accretion Waste Other AG LAND TOTAL Roads Farm Sites Home Sites Recreation			тег									
	3D1	Į.				4G1 4G Shelterbelt/Timber Accretion Waste Other AG LAND TOTAL Roads Farm Sites Home Sites					2.440			3,160				
	3D						Roa	ds		-	0.560		1					
	4D1						Farm Site:		tes									
_	4D)					Н	ome Sit	tes									
							R	Lecreati	on									
	wellings	3						Oth	ner									
	buildings	1				GRASSLAND 1G1 1G 2G1 2G 3G1 3G1 4G1 4G Shelterbelt/Timber Accretion Waste Other AG LAND TOTAL Roads Farm Sites Home Sites Recreation Other Non-AG TOTAL				ı	0.560							
						,	Γ-					** *						

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)

NEBRASKA Good Life, Great Service. Real Estate Transfer Statement

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

FORM 521

	nt is signed and items 1-25 are accurately completed.
	3 Date of Sale/Transfer 4 Date of Deed
1 County Name 2 County Number 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) Grantee's Name (Buyer)
Grantor's Name (Setier) Joseph Hunter & Elizabeth McClure, H&W & Rose Hunter	John Ord and Julienne Ord, H&W
Street or Other Mailing Address 6110 Oakridge Dr	Street or Other Mailing Address 548 E State St
City State Zip Code Lincoln NE 68516	Guide Rock NE State Zip Code 68942
Phone Number (402) 540-0054	Phone Number (928) 344-3822 Is the grantee a 501(c)(3) organization? Yes VNc (928) 344-3822
Email Address hunter.josephr@gmail.com	Ernail Address
7 Property Classification Number. Check one box in categories A and B. Check C i	
) Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial ☐ Wulti-Family ☐ Agricultural	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
IOLL Commercial Recreational	
	nd Contract/Memo Partition Sheriff Other
	ase
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	losure
kind exchange (I.R.C. § 1031	☐ Life Estate ✓ Sale ☐ Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (if No, state the intended use
Yes No	Yes No housing
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	Partnership, or LLC Self Other
	and Grandchild
Ex-spouse Parents and C	- · · · · · · · · · · · · · · · · · · ·
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$6,000	Yes V No \$%
16 Does this conveyance divide a current parcel of land? V 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
Hwy 136, Rd. 2500, Guide Rock, NE 68942	John Ord and/or Julienme Ord, 548 State St.
to Mariana and to City the sales	Guide Rock, NE 68942
18a No address assigned 18b V Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
A 3 acre tract, plus or minus, beginning at the SW1/4 corne	
feet West and 523 feet South to the point of beginning in the	e SW1/4 of the SW1/4 in 1-1-9, Webster County, Nebraska.
21 If agricultural list total number of agres transferred in this transaction 3	
21 If agricultural, list total number of acres transferred in this transaction3	· · · · · · · · · · · · · · · · · · ·
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	
24 Adjusted purchase price paid for real estate (fine 22 minus line 23)	24 6,000 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and
John Ord	(928) 344-3822
Print or Type Name of Granted or Aditrorized Representative	Phone Number
sign ()	12-18-20
here Signature of Grantee of Authorized Representative	Title Date
Register of Deed's Use Or	
26 Date Deed Recorded 27 Value of Stamp or Exempl Number	28 Recording Data
Mo. 12 Day 21 Yr. 21 \$ 13.50	BK 2021, 1/2 35/6
Nebraska Department of Revenue Form No. 98-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
According the man to come time abbitraine to may page time again.	

er or	NEBRASKA DOCUMENTARY STAMP TAX Date: 12/21/21 \$ 13.50 By AS	State of Nebraska Sounty 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 Foruse Letsch County Clerk Fee: \$16.00 By: AS Deputy Electronically Recorded
	Space Above Line Reserved for Recording Purposes	·
	CORRECTED	
	Quitclaim Deed	
Hunter, GRANTORs from GRANTEES, que survivorship, husband Neb. Rev. Stat. §76-2 A 3 acre tra SW1/4 250 freet South to	Joseph Hunter and Elizabeth McClure, in consideration of \$6,000.00, and other valuitclaims to John Ord and Julienne Ord, d and wife, GRANTEES, the following description: act, plus or minus, beginning at the \$5 feet East and 523 feet North and 250 the point of beginning in the SW1/4 County, Nebraska.	aluable consideration received as joint tenants with right of ribed real estate (as defined in SW1/4 corner of the feet West and 523
	Deed corrects the legal description of the age 2944, in Webster County, Nebraska.	Quitclaim Deed filed at
Dated: Decem	nter 16 . 2021.	
Joseph Hunter Elizabeth McClure Rose Hunter		
State of Nebraska County of Lancaster)) ss.)	
The foregoing	g instrument was acknowledged before , 2021, by Joseph Hunter, a married	me on this $\frac{1}{10}$ day of man.

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

State of Nebraska)) ss.
County of Lancaster)
The foregoing instrument was acknowledged before me on this 16th day of 15th with 15th Dicertific 2021, by Elizabeth McClure, a married woman.
GENERAL NOTARY - State of Nebraska COLTEN D. SCHILLING My Comm. Exp. Becember 31, 2023 Notary Public
State of Nebraska) ss.
County of Lancaster
The foregoing instrument was acknowledged before me on this 15 day of 15
GENERAL NOTARY - State of Nebraska COLTEN D. SCHILLING Notary Public Notary Public

13291-5 / #6N18501

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code									
91	20	021 3522 12/21/2021]					Base: 01-0123 Affiliated: Unified:								
Location ID Sale Number Useability & Code #					Parcel Number										
002512300 343 4 05					05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed `	Value		4129	4	12	26	1	00000	1	000	0000	
Land		Imp	provements	Te	otal		D	ate of	Sale	Property	Classific	ation (Code		
651	,460			(551,460	Status	Pro	perty Ty	ре	Zoning	Location	i Cit	ly Size	Parcel Size	
		Irrigat	ion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 10	
LCG			ACRES:	VAL	.UE:		LCG			ACF	ES:	· · · · · · · · · · · · · · · · · · ·	VAL	UE:	
IRRIGATE	D 1A1		111.400	5	510,210	GR	ASSLA	ND 1	G1		7.070			9,155	
	1A		3.700		16,945				1G						
	2A1							20	G1			6,865			
	2A		17.600		76,910	•		3	2G						
	3A1						3G1								
	3A							3	3G						
	4A1		0.500		2,115			40	G1						
	4A							4	4G						
DRYLANI) IDI		11.660		28,800	5	Shelterbe	elt/Timb	per						
	1D							Accreti	on						
	2D1							Was							
	2D	1			<u></u>	Other			_+-	ļ					
	3D1	-				AG LAND TOTAL				15	7.530		6	51,460	
	3D	 						Roa	_		5.000				
	4D1	<u> </u>	0.300		460			arm Sit	-						
Daniel Charles	4D			- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1				ome Sit	-						
							F	Lecreati	_						
	wellings	+				NT	n-AG T	Oth			5.000				
Outl	ouildings	<u> </u>			7	INOI	ı-AG .	IUIA	ப்		5.000				

Assessor's Ad	ljustment 1	to Sale Pri	ce (+ or -):		Total Recapture Value:	
Assessor Comm	ents and Rea	ason for Adji	ustment:			
WD; SALE	BETWEEN	PARENT 8	CHILD			
		• •		· · · · · · · · · · · · · · · · · · ·		
		***	10 1000	****		
		A				
Comments from	1			Com	ments:	
002512300						
	•					
						(Continue on back)

NEBRASKA **FORM** Real Estate Transfer Statement Good Life. Great Service •To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 12 Day 21 _ Day 21 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Elizabeth E Peshek Grantor's Name (Seller) David W. and Janis M. Thom Street or Other Mailing Address 5000 W Platte River Drive Street or Other Mailing Address
1395 N Adams Central Ave City Doniphan Zip Code 68832 Zip Code 68955 Juniata V No Phone Number Phone Number 402 - 984 -Is the grantee a 501(c)(3) organization? Yes 469-5125 If Yes, is the grantee a 509(a) foundation? Email Addre Email Address othon etlir, com 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) Single Family Industrial [Improved Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Distribution Sheriff Other Conservator Land Contract/Memo Partition Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death Foreclosure kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate Sale Trustee to Beneficiary Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Buver 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Self Grandparents and Grandchild Brothers and Sisters 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.) ₽ No \$651,460 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes ₽ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Rural Webster County, Nebraska Elizabeth E. Peshek 1395 N Adams Central Ave Juniata NE 68955 18a V 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 22 Total purchase price, including any liabilities assumed 0.00 23 Was non-real property included in the purchase? 0,00 23 Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions). 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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

David H. Fisher Print or Type Name of Grantee or Authorized Representativy Closing Attorney Signature of Grantee or Authorized Representative

Value of Stamp or Exempt Number

here

correct, and that I am duly authorized to sign this statement.

Register of Deed's Use Only 28 Recording Data

3522

For Dept. Use Only

(402) 463-1383

Phone Number

_ Day <u>aa yr</u>, a Nebraska Department of Revenue

26 Date Deed Recorded

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 docum 2021 Dec 22 08:36 AM Ex05a Book 2021 Page 3522

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/22/21 \$ Ex05a By AS Bk 2021, Pg 3522

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

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 **ELIZABETH E. 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 6^{th} 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

STATE OF NEBRASKA
)
ss:

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on 2c 21, 2021, by DAVID W. THOM and JANIS M. THOM, husband and wife

Notary Public

GENERAL NOTARY-State of Nebraska

David H. Fisher

My Comm. Exp. May 14, 2023

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	202	21 3529 12/1/20			/2021	Base: 65-0011 Affiliated:					Unit	Unified:				
Location ID Sale Number Useability &				& Code#					Parcel I	Number	,			-		
001111600			344	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Pai	rcel	
Date of Sale Assessed Value					4375	2	9	2	6 1	00000	1	000	61	52		
Land	1	Imp	provements	To	otal		D	ate of	Sale	Propert	y Classific	ation (Code		•	
1,878	,770		3,170	1,8	881,940	Status	Pro	perty Ty	уре	Zoning	Location	ı Cit	y Size	Parce	l Size	
		Irrigat	tion Type:	•		A) 1	B)	05		ෆ 5	D) 3	E)	0	F)	9	
LCG			ACRES:	VAL	UE:		LCG		-	ACI	RES:		VAL	UE:		
IRRIGATI	ED 1A1		5.000		22,900	GR	ASSLA	ND 1	G1							
	1A		68.000	3	311,440				1G							
	2AI		44.000	2	01,520			2	G1							
2A 154.30		154.300	6	74,290			:	2G								
	3A1							3	G1							
	3A								3G							
	4A1		6.000		25,380	4G1			G1							
	4A		111.000	4	69,530				4G							
DRYLANI	D 1D1						Shelterb	elt/Timl	ber							
	1D		30.000		74,100	Accretion			ion							
	2D1		6.000		14,850			Wa	ste							
	2D		16.700		36,330			Oti								
	3D1					AG L	AND '	TOTA	\mathbf{T}		7.000		1,8	70,1	.20	
	3D							Roa	ads	1	.2.000		:			
	4D1		9.000		13,770		I	Farm Si	tes		1.000			8,6	550	
magazia de la composición del composición de la composición del composición de la co	4D	Negative and a second	17.000	Complete Spring	26,010			ome Si	-			_				
							F	Recreati	ion							
	Owellings				-			Otl								
Out	buildings		· · · · · · · · · · · · · · · · · · ·		3,170	No	n-AG	TOTA	\mathbf{L}	1	.3.000			8,6	50	
	. 7.		44a Cala Da	• (1)			,	Total	Da	contura	Volum					

Total Recapture Value:	
Comments:	
(Co	ntinue on back)
	Comments:

NEBRASKA

Nebraska Department of Revenue

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

Real Estate Transfer Statement

344

FORM **521**

Good Life, Great Service DEPARTMENT OF REVENUE · If additional space is needed, add an attachment and identify the applicable item number The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 01 Day _ 01 WEBSTER - 91 12 Mo. _ 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buye see attachment B see attachment A Street or Other Mailing Address Street or Other Mailing Address City State Zip Code Zip Code Phone Number Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B, Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ∀ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Пюц Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. ▼ Trust/Trustee Death Certificate - Transfer on Death Quit Claim Warranty Cemetery Executor Mineral Was transfer part of IRS like-10 Type of Transfer Revocable Trust Transfer on Death Foreclosure Irrevocable Trust kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Life Estate Trustee to Beneficiary Auction Easement **√** Gift ☐ Sale ☐ Seller ✓ No Court Decree **Grantor Trust** Satisfaction of Contract Other (Explain) Buyer Exchange Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) No 1/2 interest ✓ Yes □ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild ☐ Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$940,970 V No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property John and Mary Kaldahi 4495 Highway 8 Hardy, NE 68943 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 22 0.00 23 Was non-real property included in the purchase? 23 Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 24 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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. (402) 879-4751 Randall Alexander Phone Number Print or Type Name of Grantee or Authorized Representative sign Attorney at Law 12222021 Date sentative here Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 26 Date Deed Recorded 12 Day 32

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

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

ndex computer _	· · · · · ·		OCUMENTARY IP TAX	Bk 2021, Pg 3529
ssessor _ arded			12/22/21	State of Nebraska Ss.
		\$ Ex025	By AS	Entered on the numerical index and filed for record in th 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
				Forese Letsch County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded
	Return to: Downing, Alexander & \ PO Box 185 Superior, NE 68978		E'S DEED (os Trust)	
	MARY K. KALDAHL and KALDAHL TRUST dated life estate to JOHN A. K remainder interest to The NEBRASKA, GRANTEE Nebraska Revised Statuan undivided one-half The West Half (W1/2) at (26), Township Two (2) County, Nebraska,	d December 14, 200 ALDAHL and MARY IE CATHOLIC FOUL ES, the following des Ites Section 76-201) E (1/2) interest in Ind the Northeast Question 14, 201	00 as amended K. KALDAHL NDATION OF scribed real es : n: arter (NE1/4)	d, GRANTOR, conveys a . as joint tenants, and the SOUTHERN tate (as defined in of Section Twenty-six
	subject to easements an	d restrictions of rec	ord.	
	GRANTOR covenants we encumbrances and GRA same.	rith GRANTEE that s NTOR has legal po	such real estat wer and lawfu	e is free from I authority to convey the
	Executed December			
	MARY K. KALDAHL TRI	JST		
	Man & Lald	l0	\sim 1	TO Val
	MARY K. KALDAHL, Co-	Trustee	JOHN A. K	ALDAHL, Co-Trustee
	STATE OF NEBRASKA)) ss:		
	COUNTY OF NUCKOLL	s)		
	The foregoing instrument 2021, by Mary K. Kaldah December 14, 2000.	t was acknowledged I, Co-Trustee of the	l before me on Mary K. Kalda	December /, thi Trust dated
	GE GE	NERAL NOTARY - State of Nebraska RANDALL L. ALEXANDER My Comm. Exp. August 18, 2025	Notary Pub	lic is
	STATE OF NEBRASKA)		
	COUNTY OF NUCKOLLS) ss: S)		
	The foregoing instrument 2021, by John A. Kaldahl December 14, 2000.			
	·	GENERAL NOTARY - State of Nebraska RANDALL L. ALEXANDER My Comm. Exp. August 18, 2025	Notary Publ	iic

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date													
91	20	21	3530	12/1	/2021	Base: 6	55-00	11	Aff	iliated:			Unified:					
Location	ш	Sale	Number	Tumber Useability & Code # Parcel Number														
0011116	500		345	4	05	GeoCde	Twn	Rng	Se	ect Qri		Subdiv	Area	Blk	Par	rcel		
	D	ate of S	ale Assessed	Value		4375	2	9	2	6 1		00000	1	000	61	52		
Land		Imj	provements	T	otal	!	Date of Sale Property Classifi								ation Code			
654	,475	475 3,170 657,645				Status	Pro	erty Ty	ре	Zoning	3	Location	Cit	y Size	Parce	l Size		
-	Ir		tion Type:	•		A) 1	B)	05		ෆ 5		D) 3	E)	0	F)	9		
LCG	LCG ACRES: VALUE:						LCG			AC	RI	ES:		VAL	UE:			
IRRIGATE	D 1A1		5.000		22,900	GR	ASSLA	ND 10	G1									
	1.A		35.000		160,300			1	1G									
	2A1					2G1												
	2A		57.000		249,090	2G												
	3A1							30	Gl									
	3A							3	3G									
	4A1		4G1															
	4A	_	42.000		177,660				4G									
DRYLANI	D 1D1						Shelterbe	lt/Timb	er									
· · · · · · · · · · · · · · · · · · ·	1D		8.000		19,760			Accreti	on									
	2D1							Was	ste									
	2D	1	6.000		13,055			Oth										
	3D1					AG L	AND T		-	1		5.000		6	45,8	325		
	3D							Roa	-+			1.000						
	4D1						F	arm Sit	tes			L.000			8,6	550		
The service of the se	4D	o zaserzenzaszkie	2.000	120000000000000000000000000000000000000	3,060			ome Sit										
							R	ecreati	on									
	wellings							Oth	-+					**				
Outl	ouildings				3,170	Noi	n-AG	ГОТА	\mathbb{L}			5.000			8,6	550		

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

FORM

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 stateme	nt is signed and items 1-25 are accurately completed.	<u> </u>						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed							
WEBSTER - 91	Mo. 12 Day 01 Yr. 2021 Mo. 12 Day 01 Yr. 2021							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	/						
Grantor's Name (Seller)	Grantee's Name (Buyer)							
see attachment A	see attachment B							
Street or Other Mailing Address	Street or Other Mailing Address							
City State Zip Code	City State	Zip Code						
Phone Number	•							
Priorie Number	Phone Number Is the grantee a 501 (c)(3) organize If Yes, is the grantee a 509(a) fou							
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	3) Property Type	(C)						
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home						
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt							
IOLL Commercial Recreational								
8 Type of Deed Conservator Distribution L	and Contract/Memo Partition Sheriff	Other						
	ease Personal Rep. 7 Trust/Trustee] Ottlei						
	ineral Quit Claim Warranty							
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Fore	closure Irrevocable Trust Revocable Trust Tr	ansfer on Death						
kind exchange (I.R.C. § 103† Exchange) by buyer or seller?	Life Estate Sale Tr	ustee to Beneficiary						
Buyer Seller No Court Decree Exchange Gran	tor Trust Partition Satisfaction of Contract O	ther (Explain)						
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If	No, state the intended use.)						
Yes V No 1/2 interest								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel								
	Partnership, or LLC Self Oth	er						
	and Grandchild Spouse							
Ex-spouse Parents and C								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	·						
\$940,970	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 of the agent or title company contact.) Yes	(if Yes, include the name						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S							
	John and Mary Kaldahl							
	4495 Highway 8							
18a 🗸 No address assigned 18b 🗍 Vacant land	Hardy, NE 68943							
20 Legal Description (Attach additional pages, if needed.)								
	1/1/2) and the Newboost Overton /NE1/4) of Continu						
An undivided one-half (1/2) interest in the West Half (
Twenty-six (26), Township Two (2) North, Range Nine	e (9) west of the 6th P.M., webster Coul	ity, 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?	6	0¦00						
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions) 23	1 1						
· · · · · · · · · · · · · · · · · · ·	\$	000						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)								
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number 23							
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, c	omplete, and						
Randali Alexander		(402) 879-4751						
Print or Tuge Name of Grantee or Authorized Representative		Phone Number						
sign Pull Milade	Attorney at Law	12222021						
	Attorney at Law							
here Signature of Grantee or Authorized Representative	Title	12222021 Date						
	Title	12222021						
here Signature of Grantee or Authorized Representative Register of Deed's Use O	Title	12222021 Date						

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

dex _ emputer _ sessor _ urded _	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 3530 Forus Petsch County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded
	Return to: TRUSTEE'S DEED Downing, Alexander & Wood PO Box 185 Superior, NE 68978	
	JOHN A. KALDAHL and MARY K. KALDAHL, Co-Trustees KALDAHL TRUST dated December 14, 2000, as amended a life estate to JOHN A. KALDAHL and MARY K. KALDAH the remainder interest to THE CATHOLIC FOUNDATION ON NEBRASKA, GRANTEES, the following described real estance 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 (26), Township Two (2) North, Range Nine (9) West of the County, Nebraska,	I, GRANTOR, conveys L as joint tenants, and DF SOUTHERN ate (as defined in If Section Twenty-six
	subject to easements and restrictions of record.	
	GRANTOR covenants with GRANTEE that such real estate encumbrances and GRANTOR has legal power and lawful same. Executed COMMAN . 2021	e is free from authority to convey the
	JOHN A. KALDAHL TRUST JOHN A. KALDAHL, Co-Trustee MARY K. K.	LLALL ALDAHL, Co-Trustee
	STATE OF NEBRASKA)) ss: COUNTY OF NUCKOLLS)	
	The foregoing instrument was acknowledged before me on 2021, by John A. Kaldahl, Co-Trustee of the John A. Kaldahl December 14, 2000.	
	GENERAL NOTARY - State of Nebraska RANDALL L. ALEXANDER My Comm. Exp. August 18, 2025 Notary Publi	ic
	STATE OF NEBRASKA)	
) ss: COUNTY OF NUCKOLLS	
	The foregoing instrument was acknowledged before me on 2021, by Mary K. Kaldahl, Co-Trustee of the John A. Kaldah December 14, 2000	

GENERAL NOTARY - State of Nebraska
RANDALL L. ALEXANDER
My Comm. Exp. August 18, 2025

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	e Date				S	Schoo	ol Dis	trict Cod	e			
91	20:	21	3531	12/1	4/2021	Base: 91-0074 A			Aff	filiate	d:		Uni	fied:		
Location	.m	Sale	Number	Useability	& Code#	Parcel Number										
0017107	700	:	346	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		4133	4	10	3	1	4	00000	1	000	0000	
Land		Imp	provements	Т	otal		D	ate of	Sal	e Pro	perty	Classifi	ation	Code		
319	,325	319,3			319,325	Status	Pro	perty Ty	ype	Zo	oning	Locatio	n Ci	ty Size	Parcel Size	
		Irrigation Type:		Type:		A) 2	B)	05		C)	5	D) 3	E)	0	F) 10	
LCG		£	ACRES:	VAI	LUE:	1	LCG			•	ACR	ES:	. 1	VAL	UE:	
IRRIGATE	ED 1A1					GR	ASSLA	ND 1	G1	·						
	1A					1G										
	2A1							2	G1			2.760	55			
	2A							:	2G			0.520	105			
	3A1							3	G1			0.300			60	
	3A					3G			3G	0.100				20		
	4A1								G1				<u> </u>			
	4A		10 700		21 500				4G							
DRYLANI			12.790		31,590 29,070	S	helterb		-				ļ			
•••	1D		30.980		76,675			Accreti	- 							
	2D1 2D	-	20.420		44,415			Wa Otl					-			
	3D1		26.660		57,985	AG L	AND '				15	7.840		3	19,325	
	3D							Roa	-			4.010				
	4D1		51.340		78,550	Farm Sites										
	4D		0.200		305		Н	ome Si	tes				İ			
								Lecreati								
T.	wellings	Local Belleville	THE REAL PROPERTY OF STREET AND ADDRESS OF THE PERSON OF T	22 and 20				Otl	her							
	buildings	· .				Noi	ı-AG	ГОТА	\mathbf{T}			4.010				
	. 7.0											Y/olano.				

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)

NEBRASKA Good Life, Great Service.

DEPARTMENT OF REVENUE

FORM 521

Real Estate Transfer Statement

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

The deed will n	ot be recorded unless this stateme	ient 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 14 Yr. 2021	Mo. 12 Day	/ <u>14</u> Yr. <u>2021</u>						
5 Grantor's Name, Address, and Telepho Grantor's Name (Seller)	one (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)								
Richard D. Onken, Trustee, Richard D.	Onken Revocable Trust and Peggy	Stephen W. Schmidt and Amber N. Schmidt, husband and wife								
Street or Other Mailing Address 5445 N. 1st Ave.		Street or Other Mailing Address 1731 Highland Drive								
City Hastings	State Zip Code NE 68901	City Hastings	State NE	Zip Code 68901						
Phone Number NA		Phone Number Is the grantee a 501(c)(3) organization? Yes (402) 984-9926 If Yes, is the grantee a 509(a) foundation? Yes								
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net								
7 Property Classification Number. Check or	e box in categories A and B. Check C if	property is also a mobile home.								
(A) Status	(E	3) Property Type		(C)						
☐ Improved ☐ Single Family ☐ Unimproved ☐ Multi-Family ☐ IOLL ☐ Commercial	☐ Industrial ☑ Agricultural ☐ Recreational	☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing	State Assessed Exempt	☐ Mobile Home						
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate - To	Easement Le	nd Contract/Memo Partition Sherri ase Personal Rep. Trust/ neral Quit Claim Warra	Trustee	ner						
9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031										
11 Was ownership transferred in full? (If No, explain the division.) 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 \$760,000.00	property?	15 Was the mortgage assumed? (If Yes, state the	e amount and interes	t rate.) %						
16 Does this conveyance divide a current parce	l of land?	17 Was transfer through a real estate agent or a of the agent or title company contact.)	title company? (If Ye Yes Charter Title	s, include the name						
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									
	ion 31, Township 4 North, Range 10	West of the 6th P.M., Webster County, N	ebraska.							
21 If agricultural, list total number of acres	·		\$	760 000 00						
22 Total purchase price, including any lia			\$	760,000 00						
		er dollar amount and attach itemized list.)	23 \$	760,000 00						
24 Adjusted purchase price paid for real 625 If this transfer is exempt from the document		number	24	,						
	eclare that I have examined this statement a	and that it is, to the best of my knowledge and belie	f, true, complete, and	d						
	ber N. Schmidt, husband and wife		(402) 98 Phone Nu							
sign here	ee or Authorized Representative Drized Representative	Grantee or Authorized Representative December 14 Title								
	Register of Deeds	s' Use Only	Fo	or Dept. Use Only						
26 Date Deed Recorded Mo. 12 Day 22 Yr. 21	27 Value of Stamp or Exempt Number	28 Recording Data BK2021 A 3531								
				11.77.1007.(0)						

State of Nebraska 3ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day __ A.D., 20 **21** , at 3:09 0 M. Recorded in Book 2021 **N**County Clerk 10. Deputy _Comp_ _Assessor Carded AFTER RECORDING RETURN TO: Charter Title & Escrow Services, Inc. 747 North Burlington Avenue Suite G208 Hastings, NE 68901 402-463-6788

NEBRASKA DOCUMENTARY

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) (2) (3) is lawfully seized of such real estate that it is free from encumbrances

has legal power and lawful authority to convey the same;

warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed this /4 day of December, 2021.

Richard D. Onken Revocable Trust

By: Richard D. Onken, Trustee

Peggy L. Onken Revocable Trust

STATE OF Nebraska COUNTY OF

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

Oura

Notary Public

My Commission expires

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

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date	* -			S	choo	l Dis	trict Code		* *		
91	20	21	3540	12/1	4/2021	Base: 9	91-00	74	Aff	iliate	d:		Unif	ied:		
Location	on ID Sale Number Useability & Code # Parcel Number								lumber			-				
001701500 347 1						GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value						4133	4	10	3	3	4	00000	1	000	0000	
Land	d Improvements Total				Cotal		D	ate of	Sale	Pro	perty	Classific	cation Code			
336,535					336,535	Status	Proj	erty Ty	ре	Zo	ning	Location	Cit	y Size	Parcel Size	
		Irriga	tion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) 9	
LCG	·	2.0	ACRES:	V A	LUE:	n See la	LCG				ACR	ES:		VAL	UE:	
IRRIGATE	ED 1A1					GR	ASSLA	ND 10	G1							
	1A							1	lG			2.000			2,590	
	2A1					2G1										
	2A					2G										
	3A1					3G1										
	3A							3	3G							
	4A1			*				40	31							
-	4A			-					IG							
DRYLANI) 1D1		104.000		256,880	5	Shelterbe	elt/Timb	er							
	1D	,						Accretic	on							
	2D1							Was	ite			2.000			400	
	2D 5.00				10,875			Oth	er							
	3D1					AG L	AND 7	ГОТА	\mathbf{L}		15	6.000		3	36,535	
	3D							Roa	ds			4.000				
	4D1		19.000		29,070		F	arm Sit	es							
	4D		24.000		36,720		Н	ome Sit	es							
							R	ecreation	on							
Γ	wellings							Oth								
Out	ouildings					No	n-AG	ГОТА	L			4.000				
												T7 T				

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)

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

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

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

FORM 521

DEPARTMENT OF REVENUE							ne applicable itel							
ine	deed will not	be recorded	unless this	statemer										
1 County Name		County Number	ſ		3 Date of Sale/Transfer 4 Date of Deed Mo. 12 Day 14 Yr. 2021 Mo. 12 Day 14 Yr. 20									
Webster		91			Mo. 12 Day 14 Yr. 2021 Mo. 12 Day 14 Yr. 202 6 Grantee's Name, Address, and Telephone (Please Print)									
5 Grantor's Name, Address, a	ind Telephone	(Please Print	t)		Grantee's Name (Buyer)									
Grantor's Name (Seller) Richard D. Onken, Trustee,	Richard D. Or	nken Revoca	ble Trust an	d Peggy	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	Zip C 6890		City Roseland			Stat NE		- (Zip Code 58973			
Phone Number NA					Phone Number (402) 984-29		Is the grantee a 50 If Yes, is the grante							
Email Address					Email Address	3	net							
dwiebe@charter-title.net 7 Property Classification Numb	ner Check one l	hox in categor	ries A and B.	Check C if										
(A) Status	Jer. Oricon one	box iii oatogo.	100 / 1 4 1 1 2 1) Property Ty						(C)			
☐ Improved ☐ S	Single Family Multi-Family Commercial	✓ Ag	dustrial gricultural ecreational	,-	Mineral Inte	rests-Nonpr		State As Exempt			obile Home			
8 Type of Deed Conser Bill of Sale Correc Cemetery Death		sfer on Death	Distribution Easement Executor		nd Contract/Men ase ieral	Per	tition Sher sonal Rep. V Trus it Claim Warr	t/Trustee		ther				
9 Was transfer part of IRS like-kind 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer Company of IRS like-kind Incompany of IRS like-kind Incomp											ficiary			
11 Was ownership transferred in	full? (If No, expla	in the division.)		12	Was real e ✓ Yes	estate purchased for	same use	? (If No, sta	ate the intend	ded use.)			
13 Was the transfer between rela	tives, or if to a tru	ustee, are the t	rustor and bene	eficiary rela	tives? (If Yes, c	heck the ap	propriate box.)							
Yes V No	Aunt or Uncle		phew 🔲 Far	mily Corp.,	Partnership, or L				Other					
	Brothers and S	Sisters			and Grandchild	=	pouse	abild						
14 What is the current market val	Ex-spouse	operty?	L Par	ents and C	15 Was the mo	ortgage assu	tep-parent and Step- umed? (If Yes, state t		nt and inter	est rate.)	%			
\$840,000.00 16 Does this conveyance divide a	current parcel o	of land?			Yes 17 Was transf	✓ No er through a	\$ real estate agent or	a title con	npany? (If	Yes, include				
Yes ✓ No					of the agent or title company contact.) Yes Charter Title No 19 Name and Address of Person to Whom Tax Statement Should be Sent									
18 Address of Property					Alan M. Bonifas and Nicole A. Bonifas, husband and wife									
, NE 18a ☒ No address assigned	18b □ ∨a	ocant Land			Roseland, N	E 68973								
		icani Land												
20 Legal Description The Southeast Quarter (SE	1/4) of Section	n 3, Townshi	ip 4 North, R	ange 10	West of the 6	th P.M., W	ebster County, N	lebraska	١.					
,														
21 If agricultural, list total number	of acres													
22 Total purchase price, inclu		ties assumed						22	\$	840	,000 00			
23 Was non-real property inc								23	\$					
24 Adjusted purchase price p								24	\$	840	,000 00			
25 If this transfer is exempt fr	om the docum	entary stamp	tax, list the e	exemption	number		· · · · · · · · · · · · · · · · · · ·							
Under penals	ties of law, I dec	lare that I have	e examined this is statement.	statement	and that it is, to	the best of r	my knowledge and b	elief, true,	complete,	and				
Alan M. Bonifas and Nicole A. Bonifas, husband and wife Print or Type Name of Grantee or Authorized Representative (402) 984 Phone Num														
() 0	lame of Grantee	or Authorized	Representative	l.							004			
sign Clark	Dompa	10	-41		Grantee or A	uthorized F	Representative		Decem Date	ber_14_2	021			
here Signature of Gr	rantee or Authori	zea kepresent	auve		i iuc									
			Registe	r of Deed	eeds' Use Only						For Dept. Use Only			
26 Date Deed Recorded	- 4		amp or Exempt	Number										
Mo. 12 Day 32 Yr.	<u>a1</u>	\$ 189	90.00		BKac	1, Kg	3540 Authorized	by Neb Re	v. Stat. 88.76	5-214, 77-1327	7 (2)			

State of Nebraska Sss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day Dec_A.D., 2021 at 3:16 DM. Recorded in Book 202 3540 County Clerk 10.00 _Deputy _Assessor__ _Comp_ 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) (2) (3) is lawfully seized of such real estate that it is free from encumbrances

has legal power and lawful authority to convey the same;

warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed this // day of December, 2021.

Richard D. Onken Revocable Trust

By: Richard D. Onken, Trustee

Peggy L. Onken Revocable Trust

Person J. Ombon By: Peggy E. Onken, Trustee

STATE OF Nebraska COUNTY OF The foregoing instrument was acknowledged before me this 19day of December, 2021 by Richard D. Onken, Trustee, Richard D. Onken Revocable Trust, and Peggy L. Onken, Trustee, Peggy L. Onken Revocable Trust. General Notary - State of Nebraska SARA A. SCHUTTE ly Comm. Exp. Oct. 20, 2022 Notary Public Sara A. Schuffe

My Commission expires

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale Date			School District Code												
91	20	21	3554		10,	/23/2021	Base: 0	1-0	123		Affil	liated:		Un	Unified:						
Location	ш .	Sale	Number	Us	seabi	lity & Code#						Parcel 1	Number								
0005018	800	;	348		1		GeoCde	Twi	ı R	ng	Sec	t Qrt	Subdiv	Area	Blk	Parcel					
	Da	ate of S	ale Assessec	l Valı	ne		4131				00	0	30005		002	0000					
Land		Imp	rovements			Total		Date of Sale Property Classification Code													
1	,410		64,09	5		65 <i>,</i> 505	Status	P	roperty	у Тур	Эе	Zoning	Locatio	n C	City Size Parcel						
Assessor Lo	cation:	BLAD	EN (BLA)			A) 1	B)	0	01 🖰 1			D) 1	E)	7	F) 3					
٠.						Residential		•	Commercial												
	Mul	tiple Im	provements:	Multi	ple. Im	*			Multiple. Improvements. :												
		Constr	uction Date:	Const	ruction	19:			Cons	tructi	ion Da	ate:									
	-		Floor:	Floor	Sq. Ft				Floor	Sq.	Ft. :										
			g Cost New:	-		208,40			Cost	:											
Single Family				Resi	dentia	d Condition: 30)	\$	Com	mer	cial	Occupan	cy Code:								
(100) □ Mol		ie		(10)		Worn Out			Primary: Other1: Other2:												
(101) □ One				(20)		Badly Worn			Commercial Construction Class:												
(102) 🗆 Two	Story			(30) 🗷 Average							(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame										
(103) □ Spli				(40)												:					
(104) 🗷 11/				(50)	Very Good	(3)				aring Walls											
(111) 🗆 Bi-I				(60) Excellent						(4) ☐ Wood or Steel Framed Ext. Walls (5) ☐ Metal Frame and Walls											
(106) □ Oth						(5)				and Walls											
Townhouse or		Style:			d Quality: 40	(6) □ Pole Frame Cost Rank: Condition:															
(301) □ One				(10) Low								**	·	Condition: (10) Worn Out							
(302) Two				(20)		Fair			` ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '												
(307) 🗆 1 1/3				(30)		Average			(20)					(20) ☐ Badly Worn (30) ☐ Average							
(308) 🗆 Spli				(40)		Good Very Cood									Good						
(309) □ 21/3	-	hamler.		(50) (60)		Very Good Excellent			(40)		нıg	т		`	l Very						
(304) □ One (305) □ Two				(00)	Ц	FYCEHEIII								• •	l Excell						
														(00) L	י היאיבוו	MIL.					
Assessor's						<u> </u>				i					 -						
Assessor Co	mments	s and R	eason for A	ajust	meni	. .															
WD																					
														•							
-																					
Comments f	rom						(omn	nents	:											
0005018	300																				
												_									
															Cont	inue on back)					
															(Cont	mac on oack)					

Real Estate Transfer Statement

FORM

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 23 10 23 WEBSTER - 91 Day . Mo 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)
Dianne M. & Patrick Danehey Grantee's Name (Buyer), Providence Land, LLC Street or Other Mailing Address 14065 W Silverlake Road Street or Other Mailing Address 932 Road X Zip Code 68928 ^{City} Bladen State _{City} Bladen State Zip Code 68928 Is the grantee a 501(c)(3) organization? Phone Number (402) 469-0590 Phone Number (402) 984-1784 If Yes, is the grantee a 509(a) foundation? Email Address jon@greencoverseed.com Email Address daneheyfarms@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) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Unimproved Mineral Interests-Producing Multi-Family Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement Lease Personal Ren Trust/Trustee Death Certificate - Transfer on Death Quit Claim ✓ Warranty Cemetery Executor Mineral 9 Was the property purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Gift Life Estate ✓ Sale Trustee to Beneficiary Auction Fasement V No Yes Court Decree 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.) No ✓ Yes ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ✓ No Yes 18 Address of Property 402 N Main 19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee Bladen, Webster County, NE 68928 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 55.000!00 22 22 Total purchase price, including any liabilities assumed :00 0 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 55,000,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David B. Garwood Phone Number Print or Type Name of Grantee of Authorized Representative Attorney Signature of Grantee or Authorized Representative

here

26 Date Deed Recorded

12 Day 23 Nebraska Department of Revenue

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

For Dept. Use Only

28 Recording Data

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

Page 1 of 1 pages

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 33 day of 000 A.D., 2021, at 10:34 o'clock A.M. Recorded in Book 2021 on Page 3554 County Clerk 10.00 Ve Deputy Ind Comp Assessor Carded

NEB			UMENTA	RY
		AMP T		
Date	12-	23- 6	01	
\$ 123	3.75	_By	VO	

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 (½) 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 <u>3</u> , 2021.
Dem What Pater Dans
Dianne M. Danehey Patrick Danehey
STATE OF Nehraska, COUNTY OF WEBSTEF) ss.
The foregoing instrument was acknowledged before me on October <u>23</u> , 2021, by Dianne M. Danehey and Patrick Danehey, wife and husband.

Comm. expires 3-27-25

GENERAL NOTARY - State of Nebraska
CINDY J. TIMM
Garwood & McCraeks I. Wy Comm. Exp. Merch 27, 2025

Ph/Fax (402) 746-3613

401 North Webster Street, Red Cloud.NE 68970 DAVEF:\wp\2021\LEWIS\DIANNEPL.WD.10/19/21

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date			-	Sc	hool	Dis	trict C	ode						
91	202	21	3555		10/2	3/2021	Base: 0)1-(123	Affil	iateo	d:			Unif	ied:				
Location	D	Sale	Number	Us	eability	& Code#				Parcel Number										
0005018	00	3	349	1			GeoCde	Twi	Rng	Rng Sect		Qrt	Subd	iv	Area	Blk	P	arcel		
	Da	ate of Sa	ale Assessed	Valu	ie		4131				0	300	05		002	00	000			
Land		Imp	rovements	Total				Date of Sale Property Classific						sifica	tion Code					
1	,410		64,095	5		65,505	Status	P	roperty Ty	ning	Loc	ation	Cit	y Size	Parc	el Size				
Assessor Lo	cation:	BLAD	EN (BLA)				A) 1	B)	01		C)	1	D)	1	E)	7	F)	3		
						Residentia			Commercial											
	Mult	tiple Imp	provements:	Multip	ole. Impro	vements.:			Multiple. Improvements. :											
		Constr	uction Date:	Const	ruction Da				Construct	tion Da	ate:									
			Floor:	Floor	Sq. Ft. :	1,7			Floor Sq.	Ft.:										
		Buildin	g Cost New:	Cost:		208,4			Cost:											
Single Family	Style:	104	` .	Resi	dential C	ondition: 3	0		Comme	rcial (Occu	ıpanc	y Cod	e:			<u> </u>			
(100) □ Mo	bile Hom	ne		(10)		orn Out			Primary:	:		Oti	her1:		(Other2:				
(101) 🗆 One	Story			(20)	□ Ba	dly Worn			Commercial Construction Class: (1) ☐ Fireproof Structural Steel Frame											
(102) 🗆 Two	Story			(30) 🗷 Average						Fire	proo	f Str	ıctural	Steel	Frame					
(103) □ Spli	t Level			(40)		ood							oncrete		ne					
(104) 🗷 11/				(50)		ry Good							ring W							
(111) □ Bi-I				(60)	□ Ех	cellent			- ` ´						ct. Wal	İs				
(106) 🗆 Oth													and Wa	alls						
Townhouse or		Style:		Residential Quality: 40						Pole	e Fra	me		-						
(301) □ One				(10)						Cost Rank:					onditio					
(302) Two				(20)					· · ·	Lov						Worn				
(307) 🗆 1 1/				` ,		rerage			· '						20) Badly Worn A					
(308) 🗆 Spli				(40) 图 Good						(30) ☐ Above Average (40) ☐ High						(30) ☐ Average				
(309) 🗆 21/				(50) U Very Good					(40)		0)									
(304) □ One		_		(60)	□ Ex	cellent	·		(50) □ Very G (60) □ Excelle											
(305) 🗆 Two									1					(0	0) []	Exceil	em			
Assessor's	•				·):														
Assessor Co	mments	s and R	eason for A	djust	ment:															
WD																				
Comments f	rom					 .	(Comr	nents:					•••						
0005018																				
														,						
								•			-					(Conti	nue on	back)		



Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 10 Day 23 Yr. 2021 4 Date of Deed Mo. 10 Day Day	y <u>25</u> Yr. <u>2021</u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Kurt S. Lewis	Grantee's Name (Buyer) Providence Land, LLC	
Street or Other Mailing Address 3120 S Glencoe Street	Street or Other Mailing Address 932 Road X	
City State Zip Code 80222	City State Bladen NE	Zip Code 68928
Phone Number	Phone Number (402) 984-1784 Is the grantee a 501(c)(3) organi: If Yes, is the grantee a 509(a) fou	zation? Yes No No Yes No
Email Address kurtraider@msn.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)
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
Bill of Sale Corrective Easement Lea	St. Strategic April 2014 St. St. St. St. St. St. St. St. St. St.	Other
		rosefor on Dooth
9 Was the property purchased as part of an IRS like-kind exchange? (I.B.C. & 1031 Exchange) Auction Easement Gift		ransfer on Death rustee to Beneficiary
(I.R.C. § 1031 Exchange)		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.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)	
	artnership, or LLC Self Oth	ner
✓ Brothers and Sisters ☐ Grandparents a		
Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and 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 of the agent or title company contact.) Yes	? (If Yes, include the name
18 Address of Property 402 N Main Bladen, Webster County, NE 68928	19 Name and Address of Person to Whom the Tax Statement Same as Grantee	Should be Sent
18a No address assigned 18b Vacant land		
An undivided one-half (½) interest in Lots Seven (7). Twelve (12), Block Two (2), Original Town of Bladen	, Eight (8), Nine (9), Ten (10), Eleven ı, Webster County, Nebraska.	(11) and
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? Yes Vo (If Yes, en	iter dollar amount and attach itemized list.)	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 statemer correct, and that I am duly authorized to sign this statement. David B. Garwood	nt and that it is, to the best of my knowledge and belief, true, o	omplete, and (402) 746-3613
Print or Type Name of Grantee of Authorized Representative		Phone Number
Sign War Signature of Grantee or Authorized Representative	Attorney	_ <u>/2-3/-3(</u> Date
liele		F D !! O!
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
12 03 01 \$ 107 75	By 2001 Do 3555	
Mo. A Day A2 Yr. A1 4 1 A3 . 15 Nebraska Department of Revenue	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014		

BOOK DOL	PAGE	2555
	FAGE_	

State of Nebraska ${}^{>}_{SS}$.
County of Webster Entered on the
and filed for record in the
culting of said county this a 2 uay
of Dec A.D., 20 21, at 10:35 o'clock A M. Recorded in Book 2021
an Dage 3555
Lounty Cier
TO Deputy
ind CompAssessorCarded

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

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 (½) 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.	Thur Lewis	
	Kurt S. Lewis	
STATE OF COLORADO, COUNTY OF	Denver) ss.	
	2001	

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
MMISSION EXPIRES FEBRUARY 4, 2024

Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page		S	ale Date				1.1	S	chool D	ist	rict Code	;						
91	20	21	3557		9/2	8/2021	Base:	91-	0074	Į	Affi	liated:			Ur	ifi	ed:				
Location	D	Sale	Number	Us	seabili	ty & Code#						Parcel	١Ň	umber							
000335	600		350		4	05	GeoCde	Tw	n R	ang	Sec	ct Qrt	i	Subdiv	Area	a	Blk	Parcel			
	D	ate of S	ale Assessed	Valı	ue		4133				00	0 0		20055			010	0000			
Land	l	Imp	orovements	5		Total			Date	Date of Sale Property Class						ssification Code					
3	,225		354,96	0		358,185	Status		Propert	roperty Type Zoning				Location		City	Size	Parcel Size			
Assessor Lo	cation	BLUE	HILL (3H)			A) 1	E	3) (01 🗘 1				D) 1	E)		6	F) 2			
		······································				Residential				Commercial											
	Mu	ltiple Im	provements:	Multi	ple. Imp	ovements.:			Mult	tiple.	Impre	ovements.	. :								
		Consti	uction Date:	Const	truction 1	Date: 20	13		Cons	struct	ion D	ate:									
			Floor:	Floor	Sq. Ft. :	2,5	60		Floo	r Sq.	Ft.:										
		Buildir	ıg Cost New:	Cost	:	385,5	25		Cost	t:											
Single Family	Style:	101	* .	Resi	dential	Condition: 4	0		Con	nme	rcial	Occupa	nc	y Code:							
(100) 🗆 Mo	bile Hor	me		(10)		Worn Out			Prin	Primary: Other1: Other2:											
(101) 🗷 On	e Story			(20)		Badly Worn			Commercial Construction Class:												
(102) 🗆 Tw	o Story			(30)	Average	(1)	***************************************														
(103) 🗆 Spl	it Level			(40)	₩ (Good			(2)		Re	inforced	Co	oncrete Fra	me						
(104) 🗆 11.	/2 Story			(50)	Π,	Very Good			(3)		Ma	asonry B	ear	ing Walls							
(111) 🗆 Bi-	Level			(60)		Excellent			(4)		W	ood or S	teel	l Framed E	xt. W	all	S				
(106) □ Ott	ner					(5)		Me	etal Fram	ie a	nd Walls										
Townhouse o	r Duple:	x Style:		Residential Quality: 30							Po	le Frame	;	 							
(301) 🗆 On	e Story			(10) □ Low						Cost Rank:					Condi	_					
(302) 🗆 Tw	o Story			(20)		Fair) 🗆							Worn				
(307) 🗆 11	/2 Story			(30)	* 1	Average			(20)			erage					Badly '				
(308) □ Spl				(40)		Good			-	(30) Above Average							Averag	ŗe			
(309) 🗆 21/				(50)		Very Good			(40)	(40) 🗆 High							Good				
(304) 🗆 On				(60)		Excellent											Very C				
(305) □ Tw	o Story l	Duplex					1 20 11		<u> </u>			•		. (60)		Excelle	ent			
			t to Sale P			-):		••													
			Reason for A																		
WD; TR	ANSFE	ER FRO	M TRUST	EE 1	ro si	<u> </u>															
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						**-															
Comments	from		·		· · · · · · · · · · · · · · · · · · ·			Com	ments	 S:											
000335			- w-																		
																	(Contin	nue on back)			

NEBRASKA Good Life, Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

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

521

THE STATE OF THE S	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	28 2021
WEBSTER - 91		
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Carlene Kuper, Trustee of Lee Ann Davidson Rev Trust	Carlene Kuper	
Street or Other Mailing Address 310 S Cherry St	Street or Other Mailing Address 310 S Cherry St	7'- 0-1
City State Zip Code Blue Hill NE 68930	City State Blue Hill NE	Zip Code 68930
Phone Number (402) 460-7104	Phone Number Is the grantee a 501(c)(3) organize (402) 460-7104 If Yes, is the grantee a 509(a) four	
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
(A) Status (B)	Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
OLL Commercial Recreational		l au
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea		Other
	eral Quit Claim Warranty	
9 Was the property purchased as part of an IRS like-kind exchange?	osure Irrevocable Trust Revocable Trust Tra	ansfer on Death
(I.R.C. § 1031 Exchange)		ustee to Beneficiary
Yes ✓ No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Ot 12 Was real estate purchased for same use? (If N	her (Explain)
✓ Yes No	Yes No	no, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela		
	artnership, or LLC Self Solf	er
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch		
Ex-spouse Parents and Ch 14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate)
\$358.185	Yes V No \$	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	
Yes No	of the agent or title company contact.) Yes	
18 Address of Property 310 S Cherry Street	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
Blue Hill, NE 68930	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 Webster County, Nebraska	to Blue Hill,	
21 If agricultural, list total number of acres	1 10	
22 Total purchase price, including any liabilities assumed		0,00
23 Was non-real property included in the purchase? $\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$	atter dollar amount and attach itemized list.)	i
${\bf 24}$ 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 <u>20</u> .	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, co	implete, and
Kory J McCracken		(402) 746-3613
Sign Print or Type Name of Grantee or Authorized Representative	Attorney	Phone Number 12-23-2021
Oi the Cooking Allering Decrease this	Title	- TZ-Z3-Z0Z1
TICIC		
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	ly 28 Recording Data	For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 23 Yr. 21 \$EXEMPLY #20	0 0	
	15/L 2021 Pg 3557	

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of 000 A.D., 20 21, at 1044 o'clock A.M. Recorded in Book 2021 on Page 3557 County Clerk

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-23-31
SEXEMPT DEBY 16

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 Lest and 28, 2021.

Lee Ann Davidson Revocable Trust, dated August 26, 2020

Carlene Kuper, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on 2007 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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale	e Date			School District Code										
91	20:	21	3558		12	/14	1/2021	Base: 9	91-0	0074	1	Affili	ated:			Unif	ied:			
Location	\mathbf{p}	Sale	Number	1	Useabi	ility	& Code#	1. 11				I	Parcel	Nu	mber					
0003118	300		351	1				GeoCde	Tw	n R	Rng Se		Qrt		Subdiv	Area	Blk	P	arcel	
	D	ate of S	ale Assesse	ed Value				4133			00			2	20010		002	00	000	
Land		Imp	rovements	s Total						Date	Date of Sale Property Classification Code									
1	,470	·	23,87	75 25,345			Status	F	roperty	roperty Type Zoning					Cit	el Size				
Assessor Lo	cation:	BLUE	HILL ((BH)			A) 1	В) 0	01 C) 1	1	D) 1	E)	E) 6 F)		1		
							Residential			Commercial										
	Mul	tiple Im _l	provements	: Mu	ltiple. Ir	nprov	ements.:			Multiple. Improvements. :										
		Constr	uction Date	Con	nstructio	n Da				Const	ructi	on Dat	e:							
		No.	Floor	Flo	or Sq. F	t. :	1,5			Floor	Sq. I	Ft. :								
		Buildin	g Cost New	Cos	st:		136,3	25		Cost	:									
Single Family	Style:	101		Re	sidenti	al C	ondition: 20)		Com	mer	cial O	ccupar	сy	Code:					
(100) □ Mo	bile Hon	ie		(10	0) 🗆	W	om Out			Prim	ary:		С	the	er1:	(Other2:			
(101) 🗷 One	e Story			(20	0) 🗷	Ba	dly Worn			Com	mer	cial C	onstru	ctio	n Class:				. '	
(102) 🗆 Two	o Story			(30	0) 🗆	Av	erage			(1)	(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spl	it Level			(4	0) 🗆	Go	ood			(2)		Rein	forced (Con	ncrete Fra	me				
(104) 🗆 11/	2 Story			(50	0) 🗆	Ve	ry Good			(3)		Maso	опгу Ве	arir	ıg Walls					
(111) □ Bi-J	Level			(60	0) 🏻	Ex	cellent			(4)		Woo	d or Ste	el I	Framed E	xt. Wal	ls			
(106) 🗆 Oth	er			_						(5)		Meta	1 Frame	an	d Walls					
Townhouse or	r Duplex	Style:	1	Residential Quality: 30						(6)		Pole	Frame							
(301) 🗆 One	e Story			(10)						Cost	Cost Rank: Condition:									
(302) 🗆 Two	o Story			(20)) 🗆	Fai	ir			(10)	(10) □ Low (10) □						Worn Out			
(307) 🗆 1 1/	2 Story			(30)) 🗷	Av	rerage			(20) Average					C	(20) Badly Worn				
(308) 🗆 Spli	it Level			(40)) 🏻	Go	od			(30)	(30) Above Average					(30) Average				
(309) 🗆 21/	2 Story			(50)) 🗆	Ve	ry Good			(40) □ High				(40) □ Good						
(304) □ One	e Story D	uplex		(60)) 🗆	Ex	cellent							(:		Very (
(305) □ Two	o Story E	Ouplex													1 (6	50) 🗆	Excell	ent		
Assessor's	Adjus	stment	to Sale l	Pric	e (+ o	r-)):													
Assessor Co	mment	s and R	eason for .	Adju	stmen	t:														
WD								2												
				· · · · · · · · · · · · · · · · · · ·																
Cam									, om	ments:						·			-	
Comments f					<u> </u>				-omi	ments.										
								* -												
							<u></u>										(Conti	nue on	back)	

Real Estate Transfer Statement

Good Life. Great Service.

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

DEPARTMENT OF REVENUE	ii dadaiii opassiis		nem and identity the applicable item in		
		X 10 20 40 00 10 10 10 10 10 10 10 10 10 10 10 10	t is signed and items 1-25 are accurate		
1 County Name	2 County Number			Date of Deed	14 _{Yr.} 21
	WEBSTER - 91				Yr
5 Grantor's Name, Add Grantor's Name (Seller)	dress, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone Grantee's Name (Buyer)	(Please Print)	
MARTIN L. MEY	ER & MARILYN L. MEYE	R	Grantee's Name (Buyer) TAMARA GREGORY		
Street or Other Mailing A 2518 W 4TH ST			Street or Other Mailing Address 210 N. PINE		
City HASTINGS	State NE	Zip Code 68901	BLUE HILL	State NE	Zip Code 68930
Phone Number (402) 461-6475		esti esti il esti esti esti esti esti esti esti esti	(308) 289-3807 If Yes, is the gran	501(c)(3) organiza ntee a 509(a) found	
M4MEYER@WII	NDSTREAM.NET		Email Address TAMMYGREGORY2009@GMA	IL.COM	
7 Property Classificat	tion Number. Check one box in cate				
(A) Status			Property Type	la	(C)
✓ Improved ☐ Unimproved ☐ IOLL	Multi-Family	ndustrial	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed	Mobile Home
8 Type of Deed Bill of Sale	Conservator Corrective	Distribution Lar	ase Personal Rep. Tru	ıst/Trustee	Other
Cemetery	Death Certificate – Transfer on Deat	h Executor Mir	neral Quit Claim V Wa	arranty	
11 Was ownership transf	R.C. § 1031	Easement Gift Exchange Granto	osure Irrevocable Trust Revocable Trust Life Estate Sale or Trust Partition Satisfaction of 12 Was real estate purchased for Very Yes No	Trus	nsfer on Death stee to Beneficiary er (Explain) o, state the intended use.)
13 Was the transfer betw	veen relatives, or if to a trustee, are th	ne trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)		-
Yes No	o Aunt or Uncle to Niece or N	lephew Family Corp., F	Partnership, or LLC Self	Other	
	Brothers and Sisters	Grandparents	and Grandchild Spouse		
	Ex-spouse	Parents and Ch		•	
	narket value of the real property?		15 Was the mortgage assumed? (If Yes, state	the amount and in	iterest rate.)
\$30,000	F : 1		Yes No \$ 17 Was transfer through a real estate agent or	r a title company?	/If Vos. include the name
16 Does this conveyance	e divide a current parcel of land?	*	of the agent or title company contact.)	Yes	(ii res, include the harie
18 Address of Property			19 Name and Address of Person to Whom the	Tax Statement Sh	
210 N PINE,	BLUE HILL		TAMARA GREGORY 210 N PINE		
18a No address ass	signed 18b Vacant land		BLUE HILL, NE 68930		
20 Legal Description (Att	tach additional pages, if needed.)		5		
			OF THE EAST 38 FEET OF LOT Y, NEBRASKA, ACCORDING TO		
21 If agricultural, list tota	I number of acres transferred in this to	ransaction	•		
	ice, including any liabilities assur	ned		22 \$	30,000.00
	erty included in the purchase? (If Yes, enter dollar amount and a	attach itemized list.) (see i	instructions)	23 \$	
				24 \$	30,000,00
25 If this transfer is e	xempt from the documentary sta	mp tax, list the exemption	number		
Und	der penalties of law, I declare that I and that I am guly authorized to sign the	have examined this stateme	nt and that it is, to the best of my knowledge a	nd belief, true, cor	mplete, and
JENNI	IFER FLEISCHER				(402) 762-3524 Phone Number
sign Print or T	yae Name of Grantee or Authorized F	representative	ATTORNEY		12/21/21
here Signature	of Grantee of Authorized Represent	ative	Title		Date
	Re	egister of Deed's Use Or			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp		28 Recording Data		
Mo. 12 Day 2	13 yr. <u>al</u> \$ 67.5	D	BK 2021, Pg 35		v. Stat. §§ 76-214, 77-1327(2)
Nebraska Department of Reve	anue		<i>U</i> +	waronzed by Neb. He	v. Ulai. 33 10-214, 11-1021(2)

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of Dec A.D., 20 21, at 2:04 o'clock P. M. Recorded in Book 202 on Page 355 8

LOUISE PASCA County Clerk
10.00 Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 12-23-21 \$ ほうち By KO

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 will 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, Grantor

Marilyn L. Meyer MARILYN L. MEYER, Grandor

STATE OF NEBRASKA)

COUNTY OF AGAMY

)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

Sina

State of Nebraska – General Notary LINDA J. CHARTIER My Commission Expires February 12, 2025

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code									
91	20	21	3566	12/16/2021		Base: 01-0123 Affiliated:					Unified:				
Location	ID	Sale	Number	Useability	Useability & Code #					Parcel I	Number -				
0025151	L00		352	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	P	arcel
	D	ate of S	ale Assessed	Value		4129	4	12	33	4	00000	1	000	0	000
Land	Land		provements	To		D	ate of	Sale I	roperty	Classific	ation (Code			
538	,690			5	38,690	Status	Prop	erty Ty	ре	Zoning	Location	Cit	y Size	Par	cel Size
		Irrigat	tion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F)	10
LCG			ACRES:	VAI	UE:		LCG			ACR	ES:		VAL	Ú E :	
IRRIGATE	D 1A1	-			,	GR.	ASSLA	ND 10	G1						-
	1A		31.200	1	.42,895			1	G						
	2A1							20	31						
	2A					2G		2G		•					
	3A1					3G1		31							
	3A					3G		G							
	4A1							40	F1						
	4A		48.800	2	06,425			4	IG				_		
DRYLANI) 1D1					S	helterbe	lt/Timb	er						
	1D	ļ	76.110	1	.87,995			Accretic	on						
	2D1							Was	-						
	2D							Oth	_						
	3D1	ļ				AG L	AND T	OTA	\mathbf{L}		7.010		5	38,	690
	3D	1						Roa			4.000				
	4D1	+		-			F	arm Sit	es						
Carried Control of the Control of th	4D		0.900	Control of the Contro	1,375			ome Sit							
		(A)					R	ecreation	-						
	wellings							Oth							
Outl	ouildings					Non	-AG 7	OTA	L		4.000				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; SALE BETWEEN BROTHERS	
Comments from Com	ments:
002515100	
	(Continue on back)

Good Life Great Service

Real Estate Transfer Statement

 To be filed with the Register of Deeds.
 Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2021 WEBSTER - 91 Day Yr 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer Dana D. Mèyer and Mitzi R. Meyer, husband and wife Jay B. Meyer and Janet M. Meyer, husband and wife Street or Other Mailing Address 2019 44 Road Street or Other Mailing Address 1771 43 Road City Campbell City Campbell State NE NE 68932 68932 Phone Number (402) 984-2595 Phone Number (402) 984-0896 Is the grantee a 501(c)(3) organization? √No If Yes, is the grantee a 509(a) foundation? √No Email Address N/A Email Address N/Δ 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family √ Agricultural Mineral Interests-Producing ☐ Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep. Death Certificate - Transfer on Death Mineral ✓ Quit Claim Warranty Cemetery Executor Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ∃Gift Life Estate Sale Trustee to Beneficiary Auction Teasement ☐ Seller ✓ No ✓ Partition Satisfaction of Contract Other (Explain) Court Decree Exchange Grantor Trust 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes √ Yes ☐ No No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other ✓ Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$269,345 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 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 0,00 23 Was non-real property included in the purchase? Yes ✓ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number ______ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 420-6091 Andrew M. Loudon (Barld # 21511) Phone Number Print or Type Name of Grantee or Authorized Representative sign Attornev 12.21.2021 Date Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 28 Recording Data 26 Date Deed Recorded 27 Value of Stamp or Exempt Number <u>12 Day 23 Yr. 21</u> Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/23/21 \$ Ex007 By AH Bk 2021, Pg 3566

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 December A.D., 2021, at 02:28 o'clock PM. Recorded in Book 2021 on Page 3566

Focuse Letsch 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

Dana D. Meyer, Grantor

State of Nebraska

) ss

County of Hall

Mitzi R. Meyer, Grantor

Mitzi R. Meyer, Grantor

The foregoing instrument was acknowledged before me on the 16 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

Notary Public

Agricultural Land Sales Worksheet

		1		Date	School District Code												
91 2	021	3575	12/21/2021 Base: 65		55-00	005 Affiliated:				Unified:							
Location ID	Sale	e Number	Useability	Parcel Number													
001312500		353	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Агеа	Blk	Parcel				
	Date of S	Sale Assessed V	/alue		4135	4	9	2	3	00000	1	000	0000				
Land	Im	provements	Te	otal		D	ate of	Sale	Propert	y Classific	ation Code						
279,775			2	279,775	Status	Proj	erty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size				
	Irriga	tion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 9				
LCG		ACRES:	VAL	UE:		LCG			AC	RES:		VAL	UE:				
IRRIGATED 14	.1		:		GR	ASSLA	ND 10	G1		22.080			28,590				
1	A				IG 31.340					40,585							
2.4	.1				2G1 9.980		2G1		2G1			9.980		9.980			12,925
. 2	A	:			2G		2G										
3.4	.1				3G1		3G1										
3	A				3G		3G										
4.6	.1						40	G1									
4	A						2	4G									
DRYLAND 11	1	68.660	1	.69,590	S	Shelterbe	lt/Timb	рег									
1	D						Accretic	on									
21	1		•				Was	ste									
2	D	9.090		19,775			Other		г								
3L	1				AG L	AND T	OTA	\mathbf{T}	1	16.580		2	79,775				
3	D						Roa	ds		3.860							
41	1					F	arm Sit	tes									
4	D	5.430		8,310		Н	ome Sit	tes									
	-1.5					R	ecreation	on									
Dwellin	5S						Oth										
Outbuildin	5S				Nor	ı-AG T	OTA	\mathbf{L}		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)

NEBRASKA Good Life. Great Service.

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 state of the s	t 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						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) Hastings Land, L.L.C., a Nebraska Limited Liability Company	Grantee's Name (Buyer) Michael D. Hastings and Julie A. Hastings						
Street or Other Mailing Address 316 Renee Road	Street or Other Mailing Address 5604 Hay Meadow Ridge						
City DoniphanState NEZip Code 68832	City State Hastings NE	Zip Code 68901					
Phone Number (402) 705-7237	Phone Number (402) 460-0964 Is the grantee a 501(c)(3) organize if Yes, is the grantee a 509(a) four						
Rmail Address	Email Address NA						
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.						
	Property Type	(C)					
Improved Single Family Industrial ✓ Unimproved Multi-Family Agricultural Output Single Family Page 1 Output Single Family Page 2 Output S	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home					
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min		Other					
9 Was transfer part of IRS likekind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☑️ Buyer ☑️ Seller ☑️ No ☐ Court Decree ☑️ Exchange ☐ Granto 11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Tru	ansfer on Death ustee to Beneficiary her (Explain) lo, state the intended use.)					
v Yes	Yes						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela Yes No Aunt or Uncle to Niece or Nephew Family Corp., P Brothers and Sisters Grandparents a Ex-spouse Parents and Ch	artnership, or LLC Self Other and Grandchild Spouse iild 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 i	nterest rate.)					
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name					
18 Address of Property 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 transaction150.44 +/-	, I h						
22 Total purchase price, including any liabilities assumed							
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 76-902(5)(b)							
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Michael D. Hastings and Julie A. Hastings	nt and that it is, to the best of my knowledge and belief, true, co	(402) 460-0964					
Print or Type Name of Grantae or Authorized Representative	Grantee	Phone Number					
The state of the s	Title	/2-21-よいユ Date					
Register of Deed's Use On	ly	For Dept. Use Only					
26 Date Deed Recorded Mo. 12 Day 28 Yr. 21 Stamp or Exempt Number \$ Exempt #50	28 Recording Data BK 2021 & 3575						
Nebraska Department of Revenue	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)					

	BUUK AUAT PAGE 33
State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of	NEBRASKA DOCUMENTARY STAMP TAX Date 12-28-21 \$ Exempit Saby AL
Return recorded document to: Brad Moncrief, L.L.C. 1239 N. Burlington Avenue, Suite 200 Hastings, NE 68901	
JOINT TENANCY WA	RRANTY DEED
HASTINGS LAND, L.L.C., a Nebraska Lim	uited Liability Company, in consideration of
One and 00/100 (\$1.00) DOLLAR and other valuable	
conveys to GRANTEES, MICHAEL D. HASTINGS	
Wife, as joint tenants with rights of survivorship and	
in the following described real estate (as defined in N	
The Southwest Quarter (SW ¼) of Section 26 of the 6 th P.M., Webster County, Nebraska, E Obanion Cemetery Association recorded in E County, Nebraska; AND	EXCEPT a tract deeded to the
All that portion of the Burlington Northern ar (formerly Chicago, Burlington & Quincy Rai over and across: The Southwest Quarter (SW North, Range 9 West of the 6 th P.M., Webster	lroad Company) right-of-way upon,
GRANTOR covenants (jointly and severally,	if more than one) with GRANTEES that
GRANTOR:	*
(I) is lawfully seized of such real estate a	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 re	eal estate against the lawful claims of all
persons. Executed 14mh 21 , 202	21.
	TINGS LAND, L.L.C., braska Limited Liability Company Limited Liability Company WN M. HASTINGS, Member
STATE OF NEBRASKA))ss. COUNTY OF ADAMS)	
The foregoing instrument was sales at 1 111	And 1. 31
The foregoing instrument was acknowledged to by Shawn M. Hastings, Member; Hastings Land, L.L.O on behalf of said company, as Grantor.	C., a Nebraska Limited Liability Company,

Notary Public

GENERAL NOTARY - State of Nebraska
DEBBRA L. WEBER
My Comm. Exp. October 14, 2024

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Sale Date School Dist				ol District Code						
91	20	21	3580	12/23	12/21/2021		Base: 91-0002 Affiliated:					Unified:			
Location	ID	Sale	Number	Useability	& Code#	Parcel Number									<u></u>
0023077	700		354	4	05	GeoCde	Twn	Rng	Se	ct Qr	t	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		4369	2	12	1	4 2		00000	1	000	0000
Land		Imp	rovements	To	otal		D	ate of	Sale	Prope	ty	Classific	ation (Code	
595	,360			1	595,360	Status	Pro	perty Ty	pe	Zonin	g	Location	Cit	y Size	Parcel Size
		Irrigat	ion Type:			A) 2	B)	05		c) 5		D) 3	E)	0	F) 9
LCG			ACRES:	VAI	LUE:		LCG			A	CRI	ES:		VAL	UE:
IRRIGATE	D 1A1	1	1.600		7,330	GR	ASSLA	ND 1	G1			3.290			10,740
	1A		9.500		43,510				1G						
	2A1		27.500	1	125,950		2G1 4.520		4.520		4.520			5,855	
	2A	-				2G		2G							
	3A1				****	-		3	G1						
	3A								3G						
	4A1		29.100		L23,095	4G1									
10.00	4A		58.200	2	246,185				4G						
DRYLANI) 1D1					S	Shelterb	elt/Timl	per						
	1D		7.430		18,350			Accreti	on						
	2D1		0.200	,	495		Waste		3.000		000		600		
	2D					5		Otl							
	3D1					AG L	AND '		_]		3.000		5	95,360
	3D			*				Roa	-			2.000		•	
	4D1		3.330		5,095			Farm Si	_						 ,
	4D		5.330		8,155			ome Si	$\overline{}$						
							I	Recreati				_			
	wellings					TR. T	107	Oth				2 000			
Outl	ouildings					No	n-AG	IUTA	T)	75 1		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

FORM

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

The deed will not be recorde	d unless this statemen	t is signed and items 1-25 are accurate	ly completed.				
1 County Name 2 County Number			Date of Deed				
WEBSTER - 91		Mo. 12 Day 21 Yr. 2021	Mo. 12 Day 21 Yr. 2021				
5 Grantor's Name, Address, and Telephone (Please Print)	- 1000	6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller) Richard H. Johnson and Iris G. Johnson, T	rustees	Grantee's Name (Buyer) Risket, LLC					
Street or Other Mailing Address 1710 W. Monument Rd.	1431003	Street or Other Mailing Address 1710 W. Monument Rd.					
City State	Zip Code	City	State Zip Code				
AVI NE	68925	Ayr	State Zip Code NE 68925 501(c)(3) organization? ✓ Yes ✓ No				
(402) 463-1731		(402) 463-1731 If Yes, is the gran	ntee a 509(a) foundation? Yes VNo				
Email Address N/A		Email Address N/A					
7 Property Classification Number. Check one box in cate	jories A and B. Check C if	property is also a mobile home.					
(A) Status	(B)	Property Type	(C)				
	dustrial	Mineral Interests-Nonproducing	State Assessed Mobile Home				
	gricultural	Mineral Interests-Producing	Exempt				
IOLL Commercial R	ecreational						
8 Type of Deed Conservator	= =	nd Contract/Memo Partition St	eriff Other				
Bill of Sale Corrective	EasementLea		usi/Trustee				
Cemetery Death Certificate – Transfer on Death	Executor Mir	neral Quit Claim V	arranty				
9 Was transfer part of IRS like- kind exchange (IRC 5 1031	Distribution Forecl	osure Irrevocable Trust Revocable Tru	st Transfer on Death				
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction	Easement Gift	Life Estate Sale	Trustee to Beneficiary				
Buyer Seller I No Court Decree		or Trust Partition Satisfaction of	Contract Other (Explain) LLC				
11 Was ownership transferred in full? (If No, explain the divisio	٦.)		or same use? (If No, state the intended use.)				
13 Was the transfer between relatives, or if to a trustee, are the		-					
Yes No Aunt or Uncle to Niece or Ne		=	Other				
Brothers and Sisters	Grandparents a	= '					
Ex-spouse	Parents and Cl	nild Step-parent and Ste	ep-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.)				
\$202,020		Yes 🗹 No \$	%				
16 Does this conveyance divide a current parcel of land? Yes ✓ No		17 Was transfer through a real estate agent of the agent or title company contact.)	r a title company? (If Yes, include the name				
18 Address of Property		19 Name and Address of Person to Whom the					
Rural Webster County		Risket, LLC					
Rulai Websiel County		1710 W. Monument Rd.					
18a No address assigned 18b Vacant land		Ayr, NE 68925					
20 Legal Description (Attach additional pages, if needed.)		74856					
See Exhibit "A"							
21 If agricultural, list total number of acres transferred in this tra	nsaction 160						
		-					
22 Total purchase price, including any liabilities assum	ed	• • • • • • • • • • • • • • • • • • • •	22 \$ 0.00				
23 Was non-real property included in the purchase?			\$				
Yes Vo (If Yes, enter dollar amount and at	tach itemized list.) (<u>see i</u>	nstructions)	23				
24 Adjusted purchase price paid for real estate (line 22	minus line 23\		24 ^{\$} 0,00				
24 Adjusted purchase price paid for real estate (into 22	minos into 20;		24 000				
25 If this transfer is exempt from the documentary stan	·						
Under penalties of law, I declare that I h correct, and that I am duly authorized to sign this		nt and that it is, to the best of my knowledge a	nd belief, true, complete, and				
Michael E. Sullivan	Statement.		(402) 462-2113				
Print or Type Name of Grange-or Authorized Re	presentative		Phone Number				
sign / Sign		Attorney	12/21/2021				
The state of the s	ive	Title	Date				
Here (AHIPPA CALL					
	ister of Deed's Use Or	-	For Dept. Use Only				
26 Date Deed Recorded 27 Value of Stamp of	Exempt Number	28 Recording Data					
Mo. 12 Day 28 Yr. 21 \$ Exer	107 # DD	BK2021.19 3580					
Nebraska Department of Revenue	1	· · · · · · · · · · · · · · · · · · ·	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)				

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 6^{th} 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 commembers of the same family or a partnership or limited owned by members of the same family family, and all sof the partnership or limited liability company are family fourth degree of kindred?	d liability company where all interest is shareholders of the corporation or members illy members related to one another within								
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?									
Note: An entity, as Grantor or Grantee, whose stock another entity is not eligible for this exemption.	or interest is owned in whole or in part by								
Grantors (If entity, provide name of entity and list all members in table be									
Risket, LLC, a Nebraska limited liability company is Grant									
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 be	elow. 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								
details of the conveyance information described above.	vided above is true, complete, and correct and that I am familiar with all of the relevant								
I further certify that documentation that supports this exe	emption is available for inspection at any time by the Nebraska Department of Revenue.								
sign Nuchard H Johnson	MEABLD 12-21-21								
here Grantor or Grantor Representative	MEMBER 12-21-21 Date 12-21-21								
Grantee or Grantee Representative	Tille 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 STAMP TAX STAMP TAX Date: 12/28/21 \$ Ex05b By AS

Bk 2021, Pg 3580

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 December A.D., 2021, at 09:56 o'clock AM. Recorded in Book 2021 on Pages 3580-3581

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, Trustee of the Richard
H. Johnson Revocable Trust

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 2, 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.

A GENERAL NOTARY-State of Nebraska LORI A. JACKSON My Comm. Exp. June 29, 2025

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 6^{th} P.M., Webster County, Nebraska.

Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page			Sale	Date	School District Code											
91	20	21	3591		12	/28	3/2021	Base:	Base: 91-0002 Affiliated: Unified:										
Location	Ю	Sale	Number	τ	Jseabi	lity	& Code#		Parcel Nun					mber					
000141	901		355		4		05	GeoCde	7	Γwn	Rng	Se	ect	Qrt		Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Va	lue	(,,,,	**************************************	4371				0	0	0	1	0025		009	0000
Land	l	Imp	provements			To	otal]	Date of Sale Property Classification Code								
	555						555	Status		Pi	roperty Ty	ре	2	Zoning		Location	С	ity Size	Parcel Size
Assessor Lo	cation:	RED	CLOUD (I	RC)				A) 2		B)	01		C)	1	1	D) 1	E)	6	F) 1
							Residentia	1							(Commer	cial		
	Mu	ltiple Im	provements:	Mul	tiple. In	aprov	rements.:				Multiple.	Impi	rovei	ments.:					
		Const	uction Date:	Con	structio	n Dat	te:				Construc	tion I	Date	:					
			Floor:	Floo	r Sq. Fi	t.:					Floor Sq.	Ft. :							
		Buildir	ıg Cost New:	Cost	t:						Cost:								
Single Family	Style:			Res	identi	al Co	endition:				Comme	rcia	1 Oc	cupan	сy	Code:			
(100) 🗆 Mo	bile Hor	me		(10) 🗆	Wo	om Out				Primary	:		Of	the	xl:		Other2:	
(101) 🗆 On	e Story			(20)) 🗆	Bac	dly Worn				Comme	rcia	l Co	nstruc	tio	n Class:			
(102) 🗆 Tw	o Story			(30)) 🗆	Av	erage				(1)	l Fi	repr	oof Str	uc	tural Stee	Fram	ie	
(103) □ Spl	it Level			(40)) 🗆	Go					(2) Reinforced Concrete Frame								
(104) 🗆 11.				(50)) 🗆		ry Good									ıg Walls			
(111) □ Bi-				(60)		Exe	cellent				. ,					Framed E	xt. Wa	alls	
(106) □ Oth								<u> </u>							an	d Walls			
Townhouse of		x Style:					uality:			_			ole F	rame					
(301) 🗆 On) 🗆	Lo				_	Cost Ra						ondit		
(302) Tw) 🗆	Fai				4	· · ·	Lo				•	<u> </u>	Worr	
(307) 🗆 11/) 🗆		erage				• •	l A] Badly	
(308) □ Spl) [Go				_				e Avera	ige			Avera	
(309) 🗆 21/	-) 🗆		ry Good				(40) □	H	ıgh					I Good	
(304) 🗆 On				(60)) 🗆	Exc	cellent					•						l Very	
(305) □ Tw	o Story I	Duplex	·		<u> </u>											((00) L	I Excel	lent
			t to Sale P				:												~
			Reason for A			t:													
QCD; S	ALE E	BETWEE	N BROTH	ERS	1														
			<u>.</u>	·															
Comments 1	from								Co	mn	nents:								_
000141																			
								*											
	· -														_			(Com	inue on back)
																		(Con	Time off dack)

October 1987 NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

355

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.

1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91	2020
A CONTRACT OF THE CONTRACT OF	2020
5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Cordero and Chelsea Hansen Grantee's Name (Buyer) Joseph D. Hansen II and Abby E. Hansen	
Street or Other Mailing Address 204 w 3 5 5 5 Street or Other Mailing Address 838 N Chestnut St	
State Zip Code City Red Cloud NE	Zip Code 68970
Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes V 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)
Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Image: Image	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) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Deadle Trust Sale Trustee to Bene Only 10 States Trustee to Bene Only 10 States Trustee to Bene Only 10 States Trustee to Bene Only 10 States Trustee to Bene Only 10 States Trustee to Bene Only 10 States Trustee to Bene Only 10 States Trustee to Bene Only 10 States Trustee to Bene Only 10 States Trustee to Bene Only 10 States Trustee to Bene Only 10 States Trustee to Bene Only 10 States Trustee to Bene Only 10 States Trustee to Bene Only 10 States Trustee to Bene Only 10 States Trustee Trust Trustee to Bene Only 10 States Trust Trustee to Bene Only 10 States Trust Trustee to Bene Only 10 States Trust Trustee to Bene Only 10 States Trust Trustee to Bene Only 10 States Trust Trustee to Bene Only 10 States Trust Trustee Trust Trustee to Bene Only 10 States Trust Trustee Trust Trustee Trust Trustee Trust Trustee Trust Trustee Trust Trustee Trust Trustee Trust Trustee Trust Trustee Trust Trustee Trust Trustee Trust Trustee Trust Trustee Trust Trustee Trust Trust Trustee Trust	eficiary
Yes V 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 interpretation of Contract Other (Explain))	
✓ Yes No ✓ Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) V Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other	
Fres No Adnit of Office to Negriew Framing Corp., Farthership, of LLC Self Other Self Ot	
Ex-spouse Parents and Child Step-parent and Step-child	
14. What is the current market value of the real property?	
\$ 555	%
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, inclu of the agent or title company contact.) Yes	de the name
18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Ser	t
Lot	
18a 🗸 No address assigned 18b 🗸 Vacant land	
20 Legal Description	
Lot Seven (7), Block Nine (9), LeDuc's Addition to the City of Red Cloud, Webster County, Nebra	ska
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	000
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402)	750-1322
Print or Type Name of Grantee or Authorized Representative Phone Nu	
sign of a Min II Grantee	
here Signature of Grantee of Authorized Représentative Title Date	
Register of Deed's Use Only For Dept.	Use Only
26 Date Deed Recorded Mo. 12 Day 28 Yr. 31 \$ 2. 25 BK 2021, Pg 359	

DOOK 2	Ud PAGE =
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 ab day ofDecA.D., 20 al _, at1:43 o'clockDM. Recorded in Book_20al on Page3\$Al	RY
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 considera	tion of ONE
DOLLAR (\$1.00) and other valuable consideration, conveys to Grantees, Josep	
and Abby E. Hansen, Husband and Wife, as joint tenants and not as tenants in c	
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, Webraska	bster County,
Executed July 13, 2020.	
Cordero Hansen Cordero Hansen Chelsea Hansen	
STATE OF NEBRASKA) COUNTY OF Washington) ss.	
The foregoing instrument was acknowledged before me on Cordero Hansen and Chelsea Hansen, husband and wife	, 2020 by

MARIA BOTTGER
State of Nebraska-General Notary
My Commission Expires
July 06, 2022

Marka Bottage

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	21	3613	12/30	/2021	Base: 9	Aff	iliated:			Unif	ied:				
Location	Ю	Sale	Number	Useability	& Code#		·	Parcel Number								
0019051	L00		356	1		GeoCde	Twn	Rng	Se	ct Qrt		Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value	Service Consideration Control of	4371	2	11	5	5 4	0	00000	1	000	8305	
Land		Imp	provements	To	otal		D	ate of	Sale	Proper	ty (Classifica	ation Code			
773	,460			-	773,460	Status	Pro	perty Ty	ре	Zoning		Location	Cit	y Size	Parcel Size	
		Irrigat	tion Type:			A) 2	B)	05		ෆ 5		D) 3	E)	0	F) 9	
LCG	,	,	ACRES:	VAI	UE:		LCG			AC	RE	:S:		VAL	ÚE:	
IRRIGATE	ED 1A1	L				GR	ASSLA	ND 1	G1	1	14	.400		1	48,150	
	1A						1G 6.000				5.000	7,770				
	2A1	L				2G1 48.000			62,160							
	2A					2G			2G							
	3A1		·			3G1			G1							
	3A					3G			3G							
	4A1							40	G1							
	4A								4G		79	.000		· · · · · · · · · · · · · · · · · · ·	71,890	
DRYLANI) 1D1						Shelterb	elt/Timl	рег					<u> </u>		
	1D		53.000	1	30,910			Accreti	on					_		
	2D1	-	50.600	1	25,235			Wa	ste		7	.000			1,400	
	2 D)	87.000	1	.89,225			Otl	ner							
	3D1					AG L	AND '	ГОТА	\mathbf{T}			.000		7	73,460	
	3 D				·			Roa	ıds		11	.000				
	4D1					Farm Sites			tes							
	4D		24.000		36,720		Н	ome Si	tes							
							F	Recreati	on							
	wellings					Other			\rightarrow						···	
Outl	ouildings	5	·			No	n-AG	ГОТА	\mathbb{L}		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)
		PAT 96-106-99

NEBRASKA

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

FORM 521

Good Life, Great Service, DEPARTMENT OF REVENUE

The deed will not be recorded unless this statement	t 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 30 Yr, 2021 4 Date of Deed Mo. 12 Day	, 30 _{Yr.} 2021							
5 Grantor's Name, Address, and Telephone (Please Print)	Mo Day Yr Mo Day Yr 6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) See attached	Grantee's Name (Buyer) Michael R. Karr and Diane R. Karr								
Street or Other Mailing Address	Street or Other Mailing Address								
	6480 W Blue Valley Road	7in Onda							
City State Zip Code	City State NE NE	Zip Code 68930							
Phone Number	Phone Number Is the grantee a 501 (c)(3) organiz If Yes, is the grantee a 509(a) four								
Email Address	Email Address n/a								
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.								
(A) Status (B)	Property Type	(C)							
Improved Single Family Industrial Unimproved Multi-Family Agricultural	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home							
OLL Commercial Recreational	d Control (Many Destition Descript	Othor							
8 Type of Deed Conservator Distribution Lan	ad Contract/Memo Partition Sheriff personal Rep. Trust/Trustee	Other							
Cemetery Death Certificate – Transfer on Death Executor Min									
9 Was transfer part of IRS like-kind exchange (i.R.C. § 1031	osure Irrevocable Trust Revocable Trust Trust	ansfer on Death							
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Tr	ustee to Beneficiary							
Buyer Seller No Court Decree Exchange Granto		her (Explain)							
11 Was ownership transferred in full? (If No, explain the division.) V Yes No	12 Was real estate purchased for same use? (If N	lo, state the intended use.)							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)								
	artnership, or LLC Self Othe	er							
☐ Brothers and Sisters ☐ Grandparents a	and Grandchild Spouse								
Ex-spouse Parents and Ch									
· · · · · · · · · · · · · · · · · · ·	15 Was the mortgage assumed? (If Yes, state the amount and								
\$1,000,000	Yes No \$ 17 Was transfer through a real estate agent or a title company?	%							
16 Does this conveyance divide a current parcel of land? Yes No	of the agent or title company contact.) ves Southern	Title, LLC No							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent							
Ag Land	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), TownshipTw	o (2) North, Range Eleven (11) West of the 6	th 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 G	ounty, Nebraska							
21 If agricultural, list total number of acres transferred in this transaction480+-	2/3int								
22 Total purchase price, including any liabilities assumed		1,000,000,00							
23 Was non-real property included in the purchase?	\$								
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in		1,000,000,00							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	1,000,000 ₁ 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 statemen	t and that it is, to the best of my knowledge and belief, true, co	mplete, 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							
sign John Wanten of R Kan	Grantee	12/30/2021							
here Signature of Grantée or Authorized Representative	itle	Date							
Register of Deed's Use Onl	V	For Dept. Use Only							
•	28 Recording Data								
Mo. 12 Day 30 Yr. 21 \$ 2,250.00	BK 2021, Pa 31013								
Nebraska Department of Revenue	Authorized by Neb. Pa	ev. Stat. §§ 76-214, 77-1327(2)							

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	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/30/21 \$2250.00 By AS Bk 2021, Pg 3613

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 30 day of December A.D., 2021, at 04:19 o'clock PM. Recorded in Book 2021 on Pages 3613-3616

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

79

Douglas Garband

, 2021.

STATE OF	kansar)
) ss.
COUNTY O	F Shownel)

The foregoing instrument was acknowledged before me on December $\,\,$ \$\mathcal{L}\$\$, 2021 by Douglas Garnand, a married person and resident of Kansas.

Ashley Bonura
Notary Public
State of Kansas

My Appt. Expires <u>17-77-70724</u>

Ashley Bohura
Notary Public

My commission expires: 67-22-2024

Cameron Andrew Vaziri	- Va	2			
Children City February					
STATE OF Marylond COUNTY OF Montgomery)) ss.				
COUNTY OF Montgoming)				
The foregoing instrument was Cameron Andrew Vaziri, a single pers	acknowle	edged before ·	me on Dec	ember 20^{-i} ,	2021 by

Notary Public

My commission expires: <u>\(\)3/22/2025</u>

ANDREW RESNICK NOTARY PUBLIC MONTGOMERY COUNTY MARYLAND MY COMMISSION EXPIRES 83-22-2025

Maryani Bouquet Wiziri		
·		
STATE OF Maryline)		
STATE OF Maryland) ss. COUNTY OF Montgaray)		
The foregoing instrument was acknow Maryam Bouquet Vaziri, a single person.	vledged before me on Dec	ember $\partial_{l} \mathcal{B}^{TL}$, 2021 by
	Al	
	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.	Bo	ok	Page	Sal	e Date	School District Code									
91	20	21	3617	12/3	0/2021	Base: 9	91-00	02	Affil	iated:		Unified:			
Location	ID	Sale	Number	Useability	& Code#	Parcel 1					Tumber				
0019051	L00		357	1		GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		4371	2	11	5	4	00000	1	000	8305	
Land		Imj	provements	T	otal		D	ate of	Sale	Property	Classific	ation (Code		
773	,460				773,460	Status	Proj	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size	
		Irriga	tion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 9	
LCG			ACRES:	VA	LUE:		LCG			ACR	ES:	VALUE:			
IRRIGATE	ED 1A1					GR	ASSLA	ND 10	G1	11	114.400 148,1			48,150	
	1 <i>A</i>					1G 6.000			6.000	7,770					
	2A1	-				2G1			4	8.000	62,160				
	2 <i>A</i>		5-1			2G			2G						
	3A.1		,			3G1			Gl						
	3A					3G		3G		-			-		
	4A1		-					40	Gl						
	4A							2	4G	7	9.000			71,890	
DRYLANI) 1D1					5	Shelterbe	elt/Timb	er						
	1Ε)	53.000		130,910			Accreti	on						
	2D1	-	50.600		125,235			Was	ste		7.000			1,400	
	20		87.000	:	189,225			Otl	іет						
	3D1					AG L	AND '	ТОТА	\mathbf{T}	46	9.000		7	73,460	
	3D							Roa	ds	1	1.000				
	4D1						F	Farm Si	tes						
	4E		24.000		36,720		Н	ome Si	tes						
			100				F	Recreati	on						
I	Owellings	3						Otl		<u> </u>					
Out	buildings	5				No	n-AG	TOTA	\mathbf{T}	1	1.000	-			
							г	Takal	Das		Yabra.				

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)

NEBRASKA

Good Life. Great Service.

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

357

FORM **521**

• If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed Mo. 12 Day _30 WEBSTER - 91 _Yr. . 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael R. Karr and Diane R. Karr Grantor's Name (Setler Nelson F. Trambly, Trustee; Maryetta E. Trambly, Trustee Street or Other Mailing Address P O Box 141 Street or Other Mailing Address 6480 W Blue Valley Road Zip Code 68930 Zip Code 68932 City Blue Hill Campbell Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Yes Phone Number (402) 756-8505 Phone Number (402) 469-5473 Email Address Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type Industrial State Assessed Mobile Home Improved Single Family Mineral Interests-Nonproducing ✓ Unimproved Mineral Interests-Producing Exempt Multi-Family ✓ Agricultural OLL IOLL Recreational Commercial Distribution Sheriff Other 8 Type of Deed Land Contract/Memo ✓ Trust/Trustee Bill of Sale | Corrective Easement Lease Personal Rep. Quit Claim Warranty Mineral Cemetery Death Certificate - Transfer on Death Executor 9 Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Easement Life Estate ✓ Sale Trustee to Beneficiary Auction Exchange) by buyer or seller? Grantor Trust Partition Satisfaction of Contract Other (Explain) Seller 🗸 No Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No. Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$ _ \$500,000 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Southern Title, LLC ₩ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Grantee Ag Land 18b Vacant land 18a No address assigned 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 _ 22 500.000¹.00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 500,000,00 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. (402) 469-5473 Michael R. Karr Phone Number Print or Type Name of Grantee or Authorized Representative Grantee 12/30/2021 Date Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Mo. 12 Day 30 BK 2021, Pa Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

Index	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/30/21 \$1125.00

By AS

Bk 2021, Pg 3617

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 30 day of December A.D., 2021, at 04:19 o'clock PM. Recorded in Book 2021 on Pages 3617-3618

Doruse Tetsel 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:

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

December

Nelson F. Trambly Revocable Trust dated the 20th day of May, 2014

Welson F. Trambly, co-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 20 th day of May, 2014; and Maryetta E. Trambly and Nelson F. Trambly, as co-Trustees of the Maryetta E. Trambly Revocable Trust dated the 20 th day of May, 2014.		
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD		