

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	6	12/31/2021	Base: 91-0002				Affiliated:		Unified:		
Location ID		Sale Number	Useability & Code #	Parcel Number								
001807700		1	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	10	0	00000	1	000	7695
Land	Improvements		Total	Date of Sale Property Classification Code								
14,075			14,075	Status	Property Type		Zoning	Location	City Size		Parcel Size	
Irrigation Type:				A) 2	B) 05		C) 5	D) 3	E) 0		F) 9	
LCG		ACRES:	VALUE:	LCG		ACRES:		VALUE:				
IRRIGATED	1A1			GRASSLAND	1G1							
	1A				1G							
	2A1				2G1							
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1				Shelterbelt/Timber							
	1D				Accretion							
	2D1				Waste		70.370	14,075				
	2D				Other							
	3D1				AG LAND TOTAL		70.370	14,075				
	3D				Roads							
	4D1				Farm Sites							
	4D				Home Sites							
					Recreation							
	Dwellings				Other							
	Outbuildings				Non-AG TOTAL							

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
JTWD			
Comments from		Comments:	
001807700			
(Continue on back)			

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 12 Day 31 Yr. 2021		4 Date of Deed Mo. 12 Day 31 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Benjamin Pegg Street or Other Mailing Address 3507 W 7th St City Hastings State NE Zip Code 68901 Phone Number n/a Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jordan Johnson and Crystal Johnson Street or Other Mailing Address 2465 S Adams Central Ave City Hastings State NE Zip Code 68901 Phone Number 402-705-2504 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational				<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home	
8 Type of Deed							
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?							
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No							
10 Type of Transfer							
<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input checked="" type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.)							
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
12 Was real estate purchased for same use? (If No, state the intended use.)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other							

14 What is the current market value of the real property? \$210,000		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No	
18 Address of Property Ag Land		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	
18a <input checked="" type="checkbox"/> No address assigned		18b <input checked="" type="checkbox"/> Vacant land	

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

See Attached

1/3 interest

21 If agricultural, list total number of acres transferred in this transaction 70.37+-

22 Total purchase price, including any liabilities assumed	22 \$ 70,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 70,000.00

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.

Jordan Johnson

Print or Type Name of Grantee or Authorized Representative

sign
here

Signature of Grantee or Authorized Representative

Grantee

Title

Phone Number

12/31/2021

Date

Register of Deed's Use Only

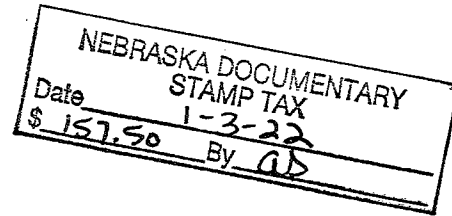
For Dept. Use Only

26 Date Deed Recorded Mo. 1 Day 3 Yr. 22	27 Value of Stamp or Exempt Number \$ 157.50	28 Recording Data BK 2022, Pg 6
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All of County Surveyor's Lot Eight A (8A), part of Government Lots Nine (9), Ten (10) and Fifteen (15) located in Section 10, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing at the Southwest corner of the East one-half (E1/2) of said Section 10; thence S88°30'09"W (assumed bearing) along the south line of the Southwest Quarter (SW1/4) said Section 10, 589.44 feet; thence N02°17'19"W along a line parallel with and 589.38 feet west of the west line said East one-half (E1/2) Section 10, 2145.87 feet to the present median line of the Republican River, this also being the True Place of Beginning; thence continued N02°17'19"W, 1870.72 feet to the south bank of the Republican River according to the Original Government Survey; thence N28°19'13"E perpendicular to the median line of the Republican River according to said government Survey, 304.93 feet to said median line; thence S61°40'46"E along said median line, 465.56 feet; thence S32°33'29"E along said median line, 993.12 feet; thence S29°46'47"E along said median line 658.99 feet; thence S18°49'03"E along said median line, 257.09 feet; thence S27°15'53"E along said median line, 450.23 feet; thence S47°49'47"E along said median line, 906.22 feet; thence S45°28'52"E along said median line, 428.42 feet to the present median line of the Republican River; thence N89°12'50"W along said present median line, 795.19 feet; thence N77°30'56"W along said present median line, 187.53 feet; thence N69°05'40"W along said present median line, 245.24 feet; thence N46°32'57"W along said present median line, 335.07 feet; thence N16°54'09"W along said present median line, 123.58 feet; thence N11°04'40"W along said present median line, 217.86 feet; thence N03°07'38"W along said present median line, 241.43 feet; thence N45°11'29"W along said present median line, 192.62 feet; thence S80°42'30"W along said present median line, 364.48 feet; thence S89°20'58"W along said present median line, 251.93 feet; thence N80°37'23"W along said present median line, 181.92 feet; thence S89°18'50"W along said present median line, 138.55 feet to the place of beginning.

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 3 day
of Jan A.D., 2022, at 11:26
o'clock 4 M. Recorded in Book 2022
on Page 6-7
Louise Petach County Clerk
16.00 Deputy
Ind Comp Assessor Carded



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

JOINT TENANCY WARRANTY DEED

Benjamin Pegg, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jordan Johnson and Crystal Johnson, 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):

An undivided 1/3 interest in and to: All of County Surveyor's Lot Eight A (8A), part of Government Lots Nine (9), Ten (10) and Fifteen (15) located in Section 10, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing at the Southwest corner of the East one-half (E1/2) of said Section 10; thence S88°30'09"W (assumed bearing) along the south line of the Southwest Quarter (SW1/4) said Section 10, 589.44 feet; thence N02°17'19"W along a line parallel with and 589.38 feet west of the west line said East one-half (E1/2) Section 10, 2145.87 feet to the present median line of the Republican River, this also being the True Place of Beginning; thence continued N02°17'19"W, 1870.72 feet to the south bank of the Republican River according to the Original Government Survey; thence N28°19'13"E perpendicular to the median line of the Republican River according to said government Survey, 304.93 feet to said median line; thence S61°40'46"E along said median line, 465.56 feet; thence S32°33'29"E along said median line, 993.12 feet; thence S29°46'47"E along said median line 658.99 feet; thence S18°49'03"E along said median line, 257.09 feet; thence S27°15'53"E along said median line, 450.23 feet; thence S47°49'47"E along said median line, 906.22 feet; thence S45°28'52"E along said median line, 428.42 feet to the present median line of the Republican River; thence N89°12'50"W along said present median line, 795.19 feet; thence N77°30'56"W along said present median line, 187.53 feet; thence N69°05'40"W along said present median line, 245.24 feet; thence N46°32'57"W along said present median line, 335.07 feet; thence N16°54'09"W along said present median line, 123.58 feet; thence N11°04'40"W along said present median line, 217.86 feet; thence N03°07'38"W along said present median line, 241.43 feet; thence N45°11'29"W along said present median line, 192.62 feet; thence S80°42'30"W along said present median line, 364.48 feet; thence

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	8	12/31/2021	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
001807700		2		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491	1	11	10	0	00000	1	000	7695
Land		Improvements		Total		Date of Sale Property Classification Code								
14,075				14,075		Status	Property Type		Zoning	Location	City Size	Parcel Size		
		Irrigation Type:				A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste		70.370		14,075				
2D						Other								
3D1						AG LAND TOTAL		70.370		14,075				
3D						Roads								
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL								

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
TRUSTEE'S DEED			
Comments from		Comments:	
001807700			
(Continue on back)			

Real Estate Transfer Statement 2

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 12 Day 31 Yr. 2021		4 Date of Deed Mo. 12 Day 31 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James A. Siebert, Trustee Street or Other Mailing Address 508 Quail Circle City Hastings State NE Zip Code 68901 Phone Number n/a Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jordan Johnson and Crystal Johnson Street or Other Mailing Address 2465 S. Adams Central Ave City Hastings State NE Zip Code 68901 Phone Number 402-705-2504 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed							
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Sheriff <input checked="" type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?							
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No							
10 Type of Transfer							
<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input checked="" type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.)							
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
12 Was real estate purchased for same use? (If No, state the intended use.)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other							
14 What is the current market value of the real property?							
\$210,000							
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %							
16 Does this conveyance divide a current parcel of land?							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)							
<input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No							
18 Address of Property							
Ag Land							
19 Name and Address of Person to Whom the Tax Statement Should be Sent							
Grantee							
18a <input checked="" type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land							

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

See Attached

2/3 interest

21 If agricultural, list total number of acres transferred in this transaction 70.37+-

22 Total purchase price, including any liabilities assumed	22	\$	140,000.00
23 Was non-real property included in the purchase?	23	\$	
<input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24	\$	140,000.00

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.

Jordan Johnson

Print or Type Name of Grantee or Authorized Representative

Grantee

Phone Number

12/31/2021

Signature of Grantee or Authorized Representative

Title

Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

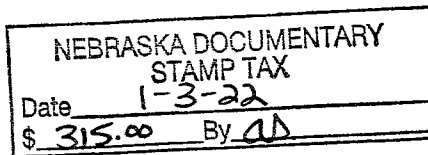
26 Date Deed Recorded Mo. 1 Day 3 Yr. 22	27 Value of Stamp or Exempt Number \$ 315.00	28 Recording Data BK2022, Pg 8
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All of County Surveyor's Lot Eight A (8A), part of Government Lots Nine (9), Ten (10) and Fifteen (15) located in Section 10, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing at the Southwest corner of the East one-half (E1/2) of said Section 10; thence S88°30'09"W (assumed bearing) along the south line of the Southwest Quarter (SW1/4) said Section 10, 589.44 feet; thence N02°17'19"W along a line parallel with and 589.38 feet west of the west line said East one-half (E1/2) Section 10, 2145.87 feet to the present median line of the Republican River, this also being the True Place of Beginning; thence continued N02°17'19"W, 1870.72 feet to the south bank of the Republican River according to the Original Government Survey; thence N28°19'13"E perpendicular to the median line of the Republican River according to said government Survey, 304.93 feet to said median line; thence S61°40'46"E along said median line, 465.56 feet; thence S32°33'29"E along said median line, 993.12 feet; thence S29°46'47"E along said median line 658.99 feet; thence S18°49'03"E along said median line, 257.09 feet; thence S27°15'53"E along said median line, 450.23 feet; thence S47°49'47"E along said median line, 906.22 feet; thence S45°28'52"E along said median line, 428.42 feet to the present median line of the Republican River; thence N89°12'50"W along said present median line, 795.19 feet; thence N77°30'56"W along said present median line, 187.53 feet; thence N69°05'40"W along said present median line, 245.24 feet; thence N46°32'57"W along said present median line, 335.07 feet; thence N16°54'09"W along said present median line, 123.58 feet; thence N11°04'40"W along said present median line, 217.86 feet; thence N03°07'38"W along said present median line, 241.43 feet; thence N45°11'29"W along said present median line, 192.62 feet; thence S80°42'30"W along said present median line, 364.48 feet; thence S89°20'58"W along said present median line, 251.93 feet; thence N80°37'23"W along said present median line, 181.92 feet; thence S89°18'50"W along said present median line, 138.55 feet to the place of beginning.

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 8

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of Jan A.D., 2022, at 11:28
o'clock AM. Recorded in Book 2022
on Page 8-9
Joanne Peters County Clerk
16.00 Deputy
Ind Comp Assessor Carded



Return to:
Southern Title, LLC
2837 W Hwy 6 #205
Hastings, NE 6801

TRUSTEE'S DEED

James A. Siebert, Trustee; James A. Siebert Revocable Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEES, Jordan Johnson and Crystal Johnson, husband and wife, conveys to GRANTEES, as joint tenants and not as tenants in common the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

An undivided 2/3 interest in and to: All of County Surveyor's Lot Eight A (8A), part of Government Lots Nine (9), Ten (10) and Fifteen (15) located in Section 10, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing a the Southwest corner of the East one-half (E1/2) of said Section 10; thence S88°30'09"W (assumed bearing) along the south line of the Southwest Quarter (SW1/4) said Section 10, 589.44 feet; thence N02°17'19"W along a line parallel with and 589.38 feet west of the west line said East one-half (E1/2) Section 10, 2145.87 feet to the present median line of the Republican River, this also being the True Place of Beginning; thence continued N02°17'19"W, 1870.72 feet to the south bank of the Republican River according to the Original Government Survey; thence N28°19'13"E perpendicular to the median line of the Republican River according to said government Survey, 304.93 feet to said median line; thence S61°40'46"E along said median line, 465.56 feet; thence S32°33'29"E along said median line, 993.12 feet; thence S29°46'47"E along said median line 658.99 feet; thence S18°49'03"E along said median line, 257.09 feet; thence S27°15'53"E along said median line, 450.23 feet; thence S47°49'47"E along said median line, 906.22 feet; thence S45°28'52"E along said median line, 428.42 feet to the present median line of the Republican River; thence N89°12'50"W along said present median line, 795.19 feet; thence N77°30'56"W along said present median line, 187.53 feet; thence N69°05'40"W along said present median line, 245.24 feet; thence N46°32'57"W along said present median line, 335.07 feet; thence N16°54'09"W along said present median line, 123.58 feet; thence N11°04'40"W along said present median line, 217.86 feet; thence N03°07'38"W along said present median line, 241.43 feet; thence N45°11'29"W along said present median line, 192.62 feet; thence S80°42'30"W along said present median line, 364.48 feet; thence S89°20'58"W along said present median line, 251.93 feet; thence N80°37'23"W along said present median line, 181.92 feet; thence S89°18'50"W along said present median line, 138.55 feet to the place of beginning

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEES that GRANTOR:

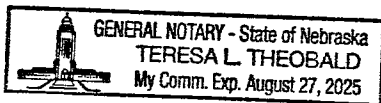
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed December 31, 2021.

James A. Siebert Trustee
James A. Siebert, Trustee

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on December 31, 2021,
by James A. Siebert, Trustee; James A. Siebert Revocable Trust.



Teresa L. Theobald
Notary Public

My Commission Expires: 8/27/2025

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	15	12/6/2021	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
001900000		3		4 10		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	1	0	00000	1	000	8210
Land		Improvements		Total		Date of Sale Property Classification Code								
194,920				194,920		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		90.550		117,265				
1A						1G		32.610		42,230				
2A1						2G1		33.120		42,890				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		156.280		202,385				
3D						Roads								
4D1						Farm Sites		1.000		7,145				
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		1.000		7,145				

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
TRUSTEE'S DEED; HIGHWAY PURPOSES			
Comments from		Comments:	
001900000			
(Continue on back)			

Real Estate Transfer Statement

FORM

521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 12 Day 06 Yr. 2021	4 Date of Deed Mo. 12 Day 06 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska, Dept of Transportation Street or Other Mailing Address P.O. Box 94759	
City	State	Zip Code	City Lincoln State NE Zip Code 68509
Phone Number	Phone Number (402) 471-4567	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address NA	Email Address NA		

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____					
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Trust/Trustee					
<input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death			
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		<input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary			
		<input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			12 Was real estate purchased for same use? (If No, state the intended use.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Highway Purposes		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____					
<input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse					
<input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child					
14 What is the current market value of the real property? \$760			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
18 Address of Property 803 N Alpha St. Apt #109 Grand Island, NE 68803-4360			19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska, Dept of Transportation PO. Box 94759 Lincoln, NE 68509-4759		
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land					
20 Legal Description (Attach additional pages, if needed.) See Attached Exhibit A					

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

22 Total purchase price, including any liabilities assumed	22 \$ 760.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 760.00

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

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

Karla Smith

(402) 479-3985

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Karla Smith
Signature of Grantee or Authorized Representative

ROW Project Manager

12/30/2021

Title

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 1 Day 3 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK 2022, pg 15
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Exhibit A
To Form 521 - Real Estate Transfer Statement

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

John F. Wilson, Trustee of the John F. Wilson Revocable Trust and
_____ as Successor Trustee of the Marilyn P.
Wilson Revocable Trust ;
803 N Alpha Street Apt#109 Grand Island
Grand Island, NE 68803-4360

Phone No.: (308) 675-1185

Field No. 20: Legal Description

ROW1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 11 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 2646.24 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 28 MINUTES, 50 SECONDS RIGHT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 31 MINUTES, 10 SECONDS RIGHT, A DISTANCE OF 466.19 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 006 DEGREES, 41 MINUTES, 17 SECONDS LEFT, A DISTANCE OF 317.78 FEET; THENCE WESTERLY DEFLECTING 020 DEGREES, 29 MINUTES, 54 SECONDS RIGHT, A DISTANCE OF 155.03 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 013 DEGREES, 48 MINUTES, 36 SECONDS LEFT, A DISTANCE OF 657.01 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 007 DEGREES, 08 MINUTES, 41 SECONDS LEFT, A DISTANCE OF 308.47 FEET; THENCE WESTERLY DEFLECTING 028 DEGREES, 44 MINUTES, 18 SECONDS RIGHT, A DISTANCE OF 104.25 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 021 DEGREES, 35 MINUTES, 37 SECONDS LEFT, A DISTANCE OF 653.57 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 088 DEGREES, 57 MINUTES, 57 SECONDS RIGHT, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING CONTAINING 2.38 ACRES, MORE OR LESS, WHICH INCLUDES 2.00 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 15

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of Jan A.D., 2022, at 1:13
o'clock P.M. Recorded in Book 2022
on Page 15-18
Louise Petrich County Clerk
28.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>1-3-22</u>
\$ <u>Exempt #2</u>	By <u>AD</u>

FOR REGISTER OF DEEDS USE ONLY

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

TRUSTEE'S DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 5

KNOW ALL PERSONS BY THESE PRESENTS:

THAT John F. Wilson, Trustee of John F. Wilson Revocable Trust Agreement and
John F. Wilson as Successor Trustee of the Marilyn
P. Wilson Revocable Trust Agreement

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

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2
NORTH, RANGE 11 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION;
THENCE EASTERLY A DISTANCE OF 2646.24 FEET ALONG THE NORTH LINE OF SAID SECTION TO
THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 089
DEGREES, 28 MINUTES, 50 SECONDS RIGHT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE
OF SAID QUARTER SECTION TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF
WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 31 MINUTES, 10 SECONDS RIGHT, A
DISTANCE OF 466.19 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING
006 DEGREES, 41 MINUTES, 17 SECONDS LEFT, A DISTANCE OF 317.78 FEET; THENCE WESTERLY
DEFLECTING 020 DEGREES, 29 MINUTES, 54 SECONDS RIGHT, A DISTANCE OF 155.03 FEET TO A
POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY
DEFLECTING 013 DEGREES, 48 MINUTES, 36 SECONDS LEFT, A DISTANCE OF 657.01 FEET ALONG
SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 007 DEGREES, 08 MINUTES, 41
SECONDS LEFT, A DISTANCE OF 308.47 FEET; THENCE WESTERLY DEFLECTING 028 DEGREES, 44
MINUTES, 18 SECONDS RIGHT, A DISTANCE OF 104.25 FEET TO A POINT ON THE SOUTHERLY
EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 021 DEGREES, 35

TRUSTEE'S DEED**PROJECT: 281-1(118)****C.N.: 42815****TRACT: 5**

MINUTES, 37 SECONDS LEFT, A DISTANCE OF 653.57 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 088 DEGREES, 57 MINUTES, 57 SECONDS RIGHT, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING CONTAINING 2.38 ACRES, MORE OR LESS, WHICH INCLUDES 2.00 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

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

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

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

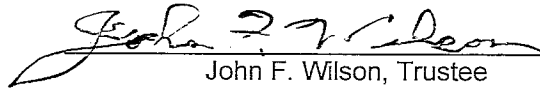
TRUSTEE'S DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 5

Duly executed this 6 day of December, A.D. 2021

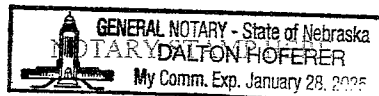


John F. Wilson, Trustee
of the John F. Wilson Revocable Trust Agreement

STATE OF Nebraska)
COUNTY OF Hall)ss.

The foregoing instrument was acknowledged before me this 6 day of December,
A.D., 2021, by John F. Wilson, Trustee.
(Printed Name of Individual who appeared before Notary)


Notary Public



TRUSTEE'S DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 5

Duly executed this 6 day of December, A.D. 2021.

John F. Wilson
Successor Trustee
of the Marilyn P. Wilson Revocable Trust Agreement

STATE OF Nebraska)
COUNTY OF Hall)ss.

The foregoing instrument was acknowledged before me this 6 day of December,
A.D., 2021, by John F. Wilson, Successor Trustee,
(Printed Name of Individual who appeared before Notary)
of the Marilyn P. Wilson Revocable Trust Agreement.

[Signature]
Notary Public

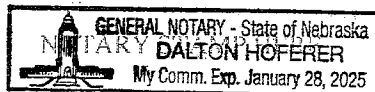


Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group (CG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG). The subjects were divided into two groups: the control group (CG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG).

1. *Phragmites australis* (Cav.) Trin. ex Steud.

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 statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 12 Day 10 Yr. 2021		4 Date of Deed Mo. 12 Day 06 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska, Dept of Transportation Street or Other Mailing Address P.O. Box 94759			
City		State		City		State	
				Lincoln		NE	
Zip Code				Zip Code		68509	
Phone Number				Phone Number (402) 471-4567		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address NA				Email Address NA			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing				<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home	
8 Type of Deed							
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?							
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No							
10 Type of Transfer							
<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____							
11 Was ownership transferred in full? (If No, explain the division.)							
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____							
12 Was real estate purchased for same use? (If No, state the intended use.)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Highway Purposes							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____							
14 What is the current market value of the real property?							
\$1,820							
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %							
16 Does this conveyance divide a current parcel of land?							
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
18 Address of Property							
2280 W Sundown Rd Ayr, NE 68925-2571							
19 Name and Address of Person to Whom the Tax Statement Should be Sent							
Nebraska, Dept of Transportation PO. Box 94759 Lincoln, NE 68509-4759							
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							
20 Legal Description (Attach additional pages, if needed.)							
See Attached Exhibit A							

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

22 Total purchase price, including any liabilities assumed	22	\$	1,820.00
23 Was non-real property included in the purchase?	23	\$	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24	\$	1,820.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)			

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

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

Karla Smith

Print or Type Name of Grantee or Authorized Representative

(402) 479-3985

Phone Number

12/30/2021

Date

sign
here

Signature of Grantee or Authorized Representative

Title

ROW Project Manager

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 1 Day 3 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK2022, Pg 19
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Exhibit A
To Form 521 - Real Estate Transfer Statement

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

Fricke Farms, Inc. ;
2280 W Sundown Road Ayr
Ayr, NE 68925-2571

Phone No.:

Field No. 20: Legal Description

ROW2

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 2639.63 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 29 MINUTES, 26 SECONDS RIGHT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 074 DEGREES, 11 MINUTES, 14 SECONDS RIGHT, A DISTANCE OF 118.03 FEET; THENCE WESTERLY DEFLECTING 022 DEGREES, 25 MINUTES, 58 SECONDS RIGHT, A DISTANCE OF 251.97 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 007 DEGREES, 06 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 260.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 009 DEGREES, 17 MINUTES, 25 SECONDS LEFT, A DISTANCE OF 98.27 FEET; THENCE WESTERLY DEFLECTING 009 DEGREES, 13 MINUTES, 36 SECONDS RIGHT, A DISTANCE OF 105.00 FEET; THENCE WESTERLY DEFLECTING 005 DEGREES, 26 MINUTES, 01 SECONDS RIGHT, A DISTANCE OF 170.77 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 005 DEGREES, 22 MINUTES, 09 SECONDS LEFT, A DISTANCE OF 1644.05 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 091 DEGREES, 00 MINUTES, 43 SECONDS RIGHT, A DISTANCE OF 32.98 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 2.22 ACRES, MORE OR LESS, WHICH INCLUDES 2.00 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

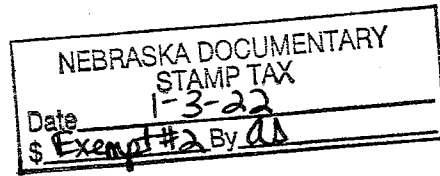
ROW1

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 2639.63 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 25 MINUTES, 55 SECONDS RIGHT, A DISTANCE OF 33.02 FEET ALONG THE WEST LINE OF SAID SECTION TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 089 DEGREES, 34 MINUTES, 09 SECONDS RIGHT, A DISTANCE OF 941.15 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 015 DEGREES, 49 MINUTES, 02 SECONDS

LEFT, A DISTANCE OF 147.54 FEET; THENCE EASTERLY DEFLECTING 032 DEGREES, 45 MINUTES, 12 SECONDS RIGHT, A DISTANCE OF 138.03 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 016 DEGREES, 56 MINUTES, 15 SECONDS LEFT, A DISTANCE OF 605.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 016 DEGREES, 30 MINUTES, 08 SECONDS LEFT, A DISTANCE OF 99.05 FEET; THENCE EASTERLY DEFLECTING 026 DEGREES, 05 MINUTES, 12 SECONDS RIGHT, A DISTANCE OF 101.43 FEET; THENCE EASTERLY DEFLECTING 019 DEGREES, 06 MINUTES, 37 SECONDS LEFT, A DISTANCE OF 200.73 FEET; THENCE EASTERLY DEFLECTING 006 DEGREES, 53 MINUTES, 55 SECONDS RIGHT, A DISTANCE OF 201.20 FEET; THENCE EASTERLY DEFLECTING 016 DEGREES, 01 MINUTES, 02 SECONDS RIGHT, A DISTANCE OF 231.84 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 077 DEGREES, 02 MINUTES, 20 SECONDS RIGHT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 2.69 ACRES, MORE OR LESS, WHICH INCLUDES 2.00 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

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 3 day
of Jan A.D., 2022, at 1:16
o'clock P.M. Recorded in Book 2022
on Page 19-23
Louise Peter County Clerk
34.00 AD Deputy
Ind Comp Assessor Carded



FOR REGISTER OF DEEDS USE ONLY

Return to: Karla Smith
Nebraska Dept. of Transportation, R.O.W. Division
Box 94759
Lincoln, NE 68509-4759

WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 11

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: **Fricke Farms, Inc.**

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

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER
COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER
SECTION; THENCE WESTERLY A DISTANCE OF 2639.63 FEET ALONG THE SOUTH LINE OF
SAID SECTION TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTHERLY
DEFLECTING 090 DEGREES, 25 MINUTES, 55 SECONDS RIGHT, A DISTANCE OF 33.02
FEET ALONG THE WEST LINE OF SAID SECTION TO A POINT ON THE NORTHERLY
EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 089
DEGREES, 34 MINUTES, 09 SECONDS RIGHT, A DISTANCE OF 941.15 FEET ALONG SAID
RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 015 DEGREES, 49 MINUTES, 02
SECONDS LEFT, A DISTANCE OF 147.54 FEET; THENCE EASTERLY DEFLECTING 032
DEGREES, 45 MINUTES, 12 SECONDS RIGHT, A DISTANCE OF 138.03 FEET TO A POINT
ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY
DEFLECTING 016 DEGREES, 56 MINUTES, 15 SECONDS LEFT, A DISTANCE OF 605.00

WARRANTY DEED**PROJECT: 281-1(118)****C.N.: 42815****TRACT: 11**

FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 016 DEGREES, 30 MINUTES, 08 SECONDS LEFT, A DISTANCE OF 99.05 FEET; THENCE EASTERLY DEFLECTING 026 DEGREES, 05 MINUTES, 12 SECONDS RIGHT, A DISTANCE OF 101.43 FEET; THENCE EASTERLY DEFLECTING 019 DEGREES, 06 MINUTES, 37 SECONDS LEFT, A DISTANCE OF 200.73 FEET; THENCE EASTERLY DEFLECTING 006 DEGREES, 53 MINUTES, 55 SECONDS RIGHT, A DISTANCE OF 201.20 FEET; THENCE EASTERLY DEFLECTING 016 DEGREES, 01 MINUTES, 02 SECONDS RIGHT, A DISTANCE OF 231.84 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 077 DEGREES, 02 MINUTES, 20 SECONDS RIGHT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 2.69 ACRES, MORE OR LESS, WHICH INCLUDES 2.00 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

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

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 2639.63 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 29 MINUTES, 26 SECONDS RIGHT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 074 DEGREES, 11 MINUTES, 14 SECONDS RIGHT, A DISTANCE OF 118.03 FEET; THENCE WESTERLY DEFLECTING 022 DEGREES, 25 MINUTES, 58 SECONDS RIGHT, A DISTANCE OF 251.97 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 007 DEGREES, 06 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 260.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 009 DEGREES, 17 MINUTES, 25 SECONDS LEFT, A DISTANCE OF 98.27 FEET; THENCE WESTERLY DEFLECTING 009 DEGREES, 13 MINUTES, 36 SECONDS RIGHT, A DISTANCE OF 105.00 FEET; THENCE WESTERLY DEFLECTING 005 DEGREES, 26 MINUTES, 01 SECONDS RIGHT, A DISTANCE OF 170.77 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 005 DEGREES, 22 MINUTES, 09 SECONDS LEFT, A DISTANCE OF 1644.05 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 091 DEGREES, 00 MINUTES, 43 SECONDS RIGHT, A DISTANCE OF 32.98 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 2.22 ACRES, MORE OR LESS, WHICH INCLUDES 2.00 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

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

WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 11

AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

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

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

WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 11

Duly executed this 10 day of December, A.D. 2021.

Fricke Farms, Inc.
by

[Signature]
Authorized Officer or Agent

Merwin A. Fricke, President
Print name of Authorized Officer or Agent and Title

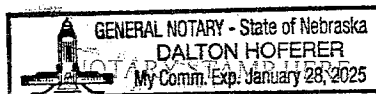
STATE OF Nebraska)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me this 10 day of December,

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

of Fricke Farms, Inc., on behalf of the corporation.
(Name of Corporation)

[Signature]
Notary Public



~~NEBRASKA~~

Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

STATE OF NEBRASKA
DEPARTMENT OF TRANSPORTATION

Affidavit

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

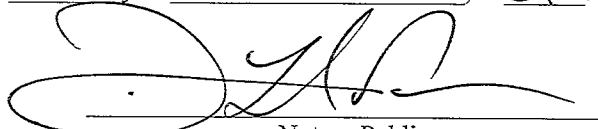
1. I am the PRESIDENT for FRICKE FARMS, INC.
(title) (name of organization)
 organized in accordance with the laws of the State of NEBRASKA and/ or lawfully operating in the State of Nebraska; and
2. In that capacity or by resolution of the CORPORATION
(governing body)
 dated DEC 29, 1964, I am authorized to sign any and all documentation on behalf of the above named entity regarding the sale or use of property rights in general or specifically with the State of Nebraska - Department of Transportation project as noted at the close of this page.

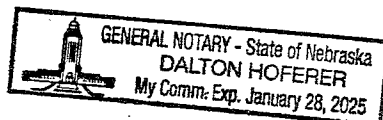
Dated this 10th day of December, 2021.


Signature
MERWIN FRICKE
Print Name

State of Nebraska)
) ss
 County of Adams)

Subscribed and sworn before me this 10 day of December, 2021.


Notary Public



Project No.: 281-1(118)
 Project Name: Red Cloud North and Cowles Spur
 Control Number: 42815
 Tract No.: 11

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	24	12/10/2021	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001612700		5		4 10		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4243	3	10	32	4	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
370,625		123,095		493,720		Status	Property Type		Zoning		Location		City Size	Parcel Size
Irrigation Type:						A) 1	B) 05		C) 5		D) 3		E) 0	F) 9
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	10.710		13,870				
	1A	30.590		140,100			1G	49.160		63,400				
	2A1						2G1	6.610		8,560				
	2A	4.740		20,715			2G							
	3A1						3G1							
	3A						3G	0.320		65				
	4A1						4G1							
	4A	2.870		12,135			4G	5.570		3,225				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	21.240		52,465		Accretion								
	2D1					Waste								
	2D	7.380		16,050		Other								
	3D1					AG LAND TOTAL		146.740		342,140				
	3D					Roads		1.960						
	4D1					Farm Sites		1.000		8,650				
	4D	7.550		11,555		Home Sites		1.000		15,000				
						Recreation								
	Dwellings			100,415		Other								
	Outbuildings			22,680		Non-AG TOTAL		3.960		23,650				

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
WD; HIGHWAY PURPOSES			
Comments from		Comments:	
001612700			
(Continue on back)			

Real Estate Transfer Statement

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

FORM

521

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 12 Day 10 Yr. 2021		4 Date of Deed Mo. 12 Day 06 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska, Dept of Transportation Street or Other Mailing Address P.O. Box 94759			
City		State		Zip Code		City Lincoln State NE Zip Code 68509	
Phone Number				Phone Number (402) 471-4567		Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address NA				Email Address NA			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			12 Was real estate purchased for same use? (If No, state the intended use.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Highway Purposes		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child					
14 What is the current market value of the real property? \$1,260			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
18 Address of Property 2280 W Sundown Rd Ayr, NE 68925-2571			19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska, Dept of Transportation PO. Box 94759 Lincoln, NE 68509-4759		
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land					
20 Legal Description (Attach additional pages, if needed.) See Attached Exhibit A					

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

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

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

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

Karla Smith

Print or Type Name of Grantee or Authorized Representative

(402) 479-3985

Phone Number

sign
here

Karla Smith

Signature of Grantee or Authorized Representative

ROW Project Manager

Title

12/30/2021

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 1 Day 3 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt # 2	28 Recording Data BK2022, pg 24
---	---	------------------------------------

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

Merwin A. Fricke and Catherine A. Fricke ;
2280 W Sundown Road Ayr
Ayr, NE 68925-2571

Phone No.:

Field No. 20: Legal Description

ROW2

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 962.84 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 073 DEGREES, 23 MINUTES, 56 SECONDS RIGHT, A DISTANCE OF 34.43 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE TO A POINT ON THE PROPERTY LINE OF THE GRANTOR(S); THENCE NORTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 15.59 FEET ALONG THE PROPERTY LINE OF THE GRANTOR(S); THENCE EASTERLY DEFLECTING 112 DEGREES, 14 MINUTES, 04 SECONDS RIGHT, A DISTANCE OF 152.15 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 005 DEGREES, 38 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 217.89 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 017 DEGREES, 50 MINUTES, 25 SECONDS LEFT, A DISTANCE OF 54.63 FEET; THENCE EASTERLY DEFLECTING 023 DEGREES, 20 MINUTES, 05 SECONDS RIGHT, A DISTANCE OF 174.80 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 005 DEGREES, 29 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 382.06 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 25 MINUTES, 30 SECONDS RIGHT, A DISTANCE OF 33.03 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING CONTAINING 0.80 ACRES, MORE OR LESS, WHICH INCLUDES 0.73 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

ROW1

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 952.56 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 58 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 33.00 FEET TO A POINT ON THE PROPERTY LINE OF THE GRANTOR(S) TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 01 MINUTES, 04 SECONDS LEFT, A DISTANCE OF 36.76 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 005 DEGREES, 33 MINUTES, 23 SECONDS RIGHT, A DISTANCE OF 236.11 FEET;

THENCE WESTERLY DEFLECTING 006 DEGREES, 40 MINUTES, 34 SECONDS LEFT, A DISTANCE OF 305.06 FEET; THENCE WESTERLY DEFLECTING 001 DEGREES, 27 MINUTES, 25 SECONDS LEFT, A DISTANCE OF 375.95 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 086 DEGREES, 59 MINUTES, 54 SECONDS LEFT, A DISTANCE OF 33.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 1.00 ACRES, MORE OR LESS, WHICH INCLUDES 0.72 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

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 3 day
of Jan A.D., 2022, at 1:20
o'clock P M. Recorded in Book 2022
on Page 2427
Louise Peter County Clerk
28.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>1-3-22</u>
\$	<u>Exempt #2</u> BY <u>AD</u>

FOR REGISTER OF DEEDS USE ONLY

Return to: Karla Smith
Nebraska Dept. of Transportation, R.O.W. Division
Box 94759
Lincoln, NE 68509-4759

WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 12

KNOW ALL PERSONS BY THESE PRESENTS:

THAT : **Merwin A. Fricke and Catherine A. Fricke, husband and wife**

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

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 952.56 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 58 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 33.00 FEET TO A POINT ON THE PROPERTY LINE OF THE GRANTOR(S) TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 01 MINUTES, 04 SECONDS LEFT, A DISTANCE OF 36.76 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 005 DEGREES, 33 MINUTES, 23 SECONDS RIGHT, A DISTANCE OF 236.11 FEET; THENCE WESTERLY DEFLECTING 006 DEGREES, 40 MINUTES, 34 SECONDS LEFT, A DISTANCE OF 305.06 FEET; THENCE WESTERLY DEFLECTING 001 DEGREES, 27 MINUTES, 25 SECONDS LEFT, A DISTANCE OF 375.95 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 086 DEGREES, 59 MINUTES, 54 SECONDS LEFT, A DISTANCE OF 33.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF

WARRANTY DEED**PROJECT: 281-1(118)****C.N.: 42815****TRACT: 12**

BEGINNING CONTAINING 1.00 ACRES, MORE OR LESS, WHICH INCLUDES 0.72 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 962.84 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 073 DEGREES, 23 MINUTES, 56 SECONDS RIGHT, A DISTANCE OF 34.43 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE TO A POINT ON THE PROPERTY LINE OF THE GRANTOR(S); THENCE NORTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 15.59 FEET ALONG THE PROPERTY LINE OF THE GRANTOR(S); THENCE EASTERLY DEFLECTING 112 DEGREES, 14 MINUTES, 04 SECONDS RIGHT, A DISTANCE OF 152.15 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 005 DEGREES, 38 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 217.89 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 017 DEGREES, 50 MINUTES, 25 SECONDS LEFT, A DISTANCE OF 54.63 FEET; THENCE EASTERLY DEFLECTING 023 DEGREES, 20 MINUTES, 05 SECONDS RIGHT, A DISTANCE OF 174.80 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 005 DEGREES, 29 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 382.06 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 25 MINUTES, 30 SECONDS RIGHT, A DISTANCE OF 33.03 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING CONTAINING 0.80 ACRES, MORE OR LESS, WHICH INCLUDES 0.73 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

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

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

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

WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

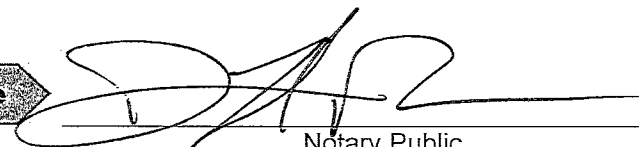
TRACT: 12

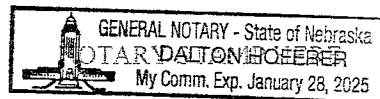
Duly executed this 10 day of December, A.D. 2021.

Sign Here 
Merwin A. Fricke

STATE OF Nebraska)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me this 10 day of December,
A.D., 2021, by Merwin A. Fricke
(Printed Name of Individual who appeared before Notary)

Notary Sign Here 
Notary Public



WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 12

Duly executed this 10 day of December, A.D. 2021.



Catherine A. Fricke

Catherine A. Fricke

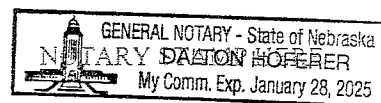
STATE OF Nebraska)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me this 10 day of December,
A.D., 2021, by Catherine A. Fricke
(Printed Name of Individual who appeared before Notary)



[Signature]

Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	30	12/31/2021	Base: 91-0002				Affiliated:		Unified:		
Location ID		Sale Number	Useability & Code #	Parcel Number								
001807700		6	4	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	10	0	00000	1	000	7695
Land		Improvements	Total	Date of Sale Property Classification Code								
14,075			14,075	Status	Property Type		Zoning	Location	City Size	Parcel Size		
		Irrigation Type:		A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:	VALUE:	LCG		ACRES:		VALUE:				
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste		70.370		14,075				
2D				Other								
3D1				AG LAND TOTAL		70.370		14,075				
3D				Roads								
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORRECTIVE TRUSTEE'S DEED; CORRECT SPELLING OF GRANTOR'S NAME	
Comments from	Comments:
001807700	

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 12 Day 31 Yr. 2021		4 Date of Deed Mo. 1 Day 3 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James A. Sibert, Trustee Street or Other Mailing Address 508 Quail circle City Hastings State NE Zip Code 68901 Phone Number n/a Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jordan Johnosn and Crystal Johnson Street or Other Mailing Address 2463 S Adams Central Ave City Hastings State NE Zip Code 68901 Phone Number (402) 705-2504 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed							
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input checked="" type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?							
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No							
10 Type of Transfer							
<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.)							
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
12 Was real estate purchased for same use? (If No, state the intended use.)							
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other							
14 What is the current market value of the real property?							
\$210,000							
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %							
16 Does this conveyance divide a current parcel of land?							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)							
<input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No							
18 Address of Property							
ag Land							
19 Name and Address of Person to Whom the Tax Statement Should be Sent							
Grantee							
18a <input checked="" type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land							

20 Legal Description (Attach additional pages, if needed.)
See Attached - Corrective Deed to correct spelling of Grantor's name

21 If agricultural, list total number of acres transferred in this transaction		70.37+-	
22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase?	23	\$	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)			
25 If this transfer is exempt from the documentary stamp tax, list the exemption number			
4			

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

sign here

Print or Type Name of Grantee or Authorized Representative
Teresa Theobald

Signature of Grantee or Authorized Representative
Teresa Theobald

Title
Closing Agent

Phone Number
402-746-2246

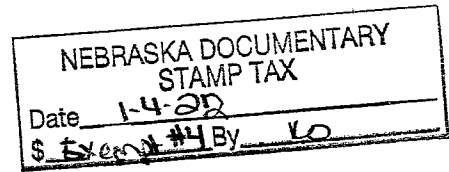
Date
1/3/22

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 4 Yr. 2022	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BL 2002 Pg 30	

All of County Surveyor's Lot Eight A (8A), part of Government Lots Nine (9), Ten (10) and Fifteen (15) located in Section 10, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing at the Southwest corner of the East one-half (E1/2) of said Section 10; thence S88°30'09"W (assumed bearing) along the south line of the Southwest Quarter (SW1/4) said Section 10, 589.44 feet; thence N02°17'19"W along a line parallel with and 589.38 feet west of the west line said East one-half (E1/2) Section 10, 2145.87 feet to the present median line of the Republican River, this also being the True Place of Beginning; thence continued N02°17'19"W, 1870.72 feet to the south bank of the Republican River according to the Original Government Survey; thence N28°19'13"E perpendicular to the median line of the Republican River according to said government Survey, 304.93 feet to said median line; thence S61°40'46"E along said median line, 465.56 feet; thence S32°33'29"E along said median line, 993.12 feet; thence S29°46'47"E along said median line 658.99 feet; thence S18°49'03"E along said median line, 257.09 feet; thence S27°15'53"E along said median line, 450.23 feet; thence S47°49'47"E along said median line, 906.22 feet; thence S45°28'52"E along said median line, 428.42 feet to the present median line of the Republican River; thence N89°12'50"W along said present median line, 795.19 feet; thence N77°30'56"W along said present median line, 187.53 feet; thence N69°05'40"W along said present median line, 245.24 feet; thence N46°32'57"W along said present median line, 335.07 feet; thence N16°54'09"W along said present median line, 123.58 feet; thence N11°04'40"W along said present median line, 217.86 feet; thence N03°07'38"W along said present median line, 241.43 feet; thence N45°11'29"W along said present median line, 192.62 feet; thence S80°42'30"W along said present median line, 364.48 feet; thence S89°20'58"W along said present median line, 251.93 feet; thence N80°37'23"W along said present median line, 181.92 feet; thence S89°18'50"W along said present median line, 138.55 feet to the place of beginning.

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 4 day
of Jan A.D., 2022, at 1:23
o'clock P.M. Recorded in Book 2022
on Page 30-31
Louise Patsch County Clerk
16-00 LO Deputy
Ind Comp Assessor Carded



Return to:
Southern Title, LLC
2837 W Hwy 6 #205
Hastings, NE 6801

CORRECTIVE TRUSTEE'S DEED

James A. Sibert, Trustee; James A. Sibert Revocable Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEES, Jordan Johnson and Crystal Johnson, husband and wife, conveys to GRANTEES, as joint tenants and not as tenants in common the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

An undivided 2/3 interest in and to: All of County Surveyor's Lot Eight A (8A), part of Government Lots Nine (9), Ten (10) and Fifteen (15) located in Section 10, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing at the Southwest corner of the East one-half (E1/2) of said Section 10; thence S88°30'09"W (assumed bearing) along the south line of the Southwest Quarter (SW1/4) said Section 10, 589.44 feet; thence N02°17'19"W along a line parallel with and 589.38 feet west of the west line said East one-half (E1/2) Section 10, 2145.87 feet to the present median line of the Republican River, this also being the True Place of Beginning; thence continued N02°17'19"W, 1870.72 feet to the south bank of the Republican River according to the Original Government Survey; thence N28°19'13"E perpendicular to the median line of the Republican River according to said government Survey, 304.93 feet to said median line; thence S61°40'46"E along said median line, 465.56 feet; thence S32°33'29"E along said median line, 993.12 feet; thence S29°46'47"E along said median line 658.99 feet; thence S18°49'03"E along said median line, 257.09 feet; thence S27°15'53"E along said median line, 450.23 feet; thence S47°49'47"E along said median line, 906.22 feet; thence S45°28'52"E along said median line, 428.42 feet to the present median line of the Republican River; thence N89°12'50"W along said present median line, 795.19 feet; thence N77°30'56"W along said present median line, 187.53 feet; thence N69°05'40"W along said present median line, 245.24 feet; thence N46°32'57"W along said present median line, 335.07 feet; thence N16°54'09"W along said present median line, 123.58 feet; thence N11°04'40"W along said present median line, 217.86 feet; thence N03°07'38"W along said present median line, 241.43 feet; thence N45°11'29"W along said present median line, 192.62 feet; thence S80°42'30"W along said present median line, 364.48 feet; thence S89°20'58"W along said present median line, 251.93 feet; thence N80°37'23"W along said present median line, 181.92 feet; thence S89°18'50"W along said present median line, 138.55 feet to the place of beginning

Corrects spelling of Grantor on Trustee's Deed recorded in Book 2022, Page 8

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEE that GRANTOR:

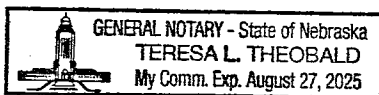
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed January 3, 2022.

James A. Sibert, Trustee
James A. Sibert, Trustee

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on January 3, 2022,
by James A. Sibert, Trustee; James A. Sibert Revocable Trust.



Teresa L. Theobald
Notary Public

My Commission Expires: 8/27/2025

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement**FORM
521**

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 12 Day 08 Yr. 2021		4 Date of Deed Mo. 01 Day 05 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donald S. & Jamie L. Kosse Street or Other Mailing Address 1095 Hwy 281 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4491 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bradley I. Hoard Street or Other Mailing Address 219 N Railroad St City Bladen State NE Zip Code 68928 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address 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 <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				(C) <input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property?				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property 219 N Railroad St Bladen, NE 68928 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land				19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee			
20 Legal Description Lots Five (5), Six (6), Seven (7) and Eight (8), Block Five (5), First Addition to Bladen, Webster County, Nebraska.							
21 If agricultural, list total number of acres _____							
22 Total purchase price, including any liabilities assumed						22 \$ 80,000.00	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)						23 \$ 0.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						24 \$ 80,000.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____							
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.							
David B. Garwood Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative						(402) 746-3613 Phone Number JAN. 5, 2022 Date	
sign here						Attorney	
Title						Date	
Register of Deed's Use Only							
26 Date Deed Recorded Mo. 1 Day 6 Yr. 22		27 Value of Stamp or Exempt Number \$ 180.00		28 Recording Data BK 2022 Pg 38		For Dept. Use Only	

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 38

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of Jan A.D., 2022, at 10:40
o'clock A.M. Recorded in Book 2022
on Page 38
Louise Patsch County Clerk
10:00 Ko Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>1-16-22</u>	By <u>Ko</u>
\$ <u>180.00</u>	

WARRANTY DEED

Donald S. Kosse and Jamie L. Kosse, husband and wife, GRANTOR, in consideration of EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00) receipt of which is hereby acknowledged, convey to Bradley I. Hoard, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Five (5), Six (6), Seven (7) and Eight (8), Block Five (5), First 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 January 5, 2022.

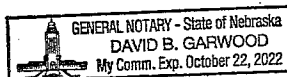
Donald S. Kosse
Donald S. Kosse

Jamie L. Kosse
Jamie L. Kosse

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 5th, 2022, by Donald S. Kosse and Jamie L. Kosse, husband and wife.

Comm. expires 10-22-2022



David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	68	1/7/2022	Base: 01-0123				Affiliated:		Unified:		
Location ID		Sale Number	Useability & Code #	Parcel Number								
002510200		8	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	15	3	00000	1	000	0000
Land		Improvements	Total	Date of Sale Property Classification Code								
84,770			84,770	Status	Property Type		Zoning	Location	City Size	Parcel Size		
		Irrigation Type:		A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:	VALUE:	LCG		ACRES:		VALUE:				
IRRIGATED 1A1				GRASSLAND 1G1		24.990		32,365				
1A				1G		15.480		20,050				
2A1				2G1		22.860		29,605				
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion		5.930						
2D1				Waste		13.750		2,750				
2D				Other								
3D1				AG LAND TOTAL		83.010		84,770				
3D				Roads								
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL								

Assessor's Adjustment to Sale Price(+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
WD			
Comments from		Comments:	
002510200			
(Continue on back)			

Real Estate Transfer Statement

8

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 01 Day 07 Yr. 2022		4 Date of Deed Mo. 12 Day 14 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) I&M Family Farms, LLC Street or Other Mailing Address 7906 Sycamore Drive City Lincoln State NE Zip Code 68506 Phone Number (402) 499-0143 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rutt Family Properties, L.L.C. Street or Other Mailing Address 1001 West 1st Street City Hastings State NE Zip Code 68901 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? \$109,054				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes UFarm Real Estate <input type="checkbox"/> No			
18 Address of Property				19 Name and Address of Person to Whom the Tax Statement Should be Sent See #6 Above			
18a <input checked="" type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land							
20 Legal Description (Attach additional pages, if needed.) That part of the Southwest Quarter (SW1/4) lying North of the Chicago, Burlington & Quincy Railroad right-of-way Section Fifteen (15), Township Four (4) North, Range Twelve (12), West of the Sixth Principal Meridian, Webster County, Nebraska							
21 If agricultural, list total number of acres transferred in this transaction 83.013 +/-							
22 Total purchase price, including any liabilities assumed				22 \$ 109,054.00			
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)				23 \$			
24 Adjusted purchase price paid for real estate (line 22 minus line 23)				24 \$ 109,054.00			
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.

Rutt Family Properties, L.L.C.

sign
here

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Member

Phone Number

01/07/2022

Date

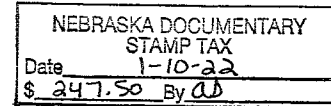
Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 1 Day 10 Yr. 22	27 Value of Stamp or Exempt Number \$ 247.50	28 Recording Data BK2022-16 68
---	--	--

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 10 day
of Jan A.D., 2022, at 10:52
o'clock AM. Recorded in Book 2022
on Page 68
Quinn Peterson County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

I & M Family Farms, LLC, by Ronald J. Vance, sole trustee of the Ilef Vance Jr. Revocable Trust dated March 21, 1991, Class A. Member, and by Ronald J. Vance, sole trustee of the Melba L. Vance Credit Trust, a Sub-Trust of the Melba L. Vance Revocable Trust dated March 21, 1991, Class A. Member, to Rutt Family Properties, L.L.C., 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 **Rutt Family Properties, L.L.C.**, 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):

That part of the Southwest Quarter (SW1/4) lying North of the Chicago, Burlington & Quincy Railroad right-of-way Section Fifteen (15), Township Four (4) North, Range Twelve (12), West of the Sixth Principal Meridian, Webster County, Nebraska

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 14th day of DECEMBER, 2021

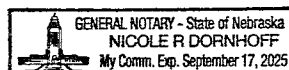
I & M Family Farms, LLC

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

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

STATE OF NEBRASKA)
COUNTY OF KEARNEY)

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



Nicole R. Dornhoff
NOTARY PUBLIC

(Seal)

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code					
91	2022	69	1/7/2022	Base: 01-0123		Affiliated:		Unified:	
Location ID		Sale Number		Useability & Code #		Parcel Number			
002500600		9		1		GeoCde	Twn	Rng	Parcel
						4129	4	12	0000
Date of Sale Assessed Value				Date of Sale Property Classification Code					
Land		Improvements		Total		Status	Property Type	Zoning	Parcel Size
414,260				414,260		A) 2	B) 05	C) 5	F) 10
Irrigation Type:				D) 3 E) 0					
LCG		ACRES:		VALUE:		LCG		ACRES:	
IRRIGATED 1A1						GRASSLAND 1G1		51.870	
1A		24.800		113,585		1G		20.330	
2A1						2G1		7.860	
2A						2G			
3A1						3G1			
3A						3G			
4A1		8.600		36,375		4G1			
4A		4.970		21,025		4G		31.370	
DRYLAND 1D1						Shelterbelt/Timber			
1D		5.940		14,675		Accretion		5.540	
2D1						Waste			
2D						Other			
3D1						AG LAND TOTAL		238.960	
3D						Roads		3.010	
4D1		45.890		70,210		Farm Sites			
4D		31.790		48,640		Home Sites			
						Recreation			
Dwellings						Other		5.960	
Outbuildings						Non-AG TOTAL		8.970	

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
WD			
Comments from		Comments:	
002500600			
(Continue on back)			

Real Estate Transfer Statement

9

FORM

521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>07</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>01</u> Day <u>03</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Street or Other Mailing Address City _____ State _____ Zip Code _____ Phone Number _____ Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rutt Family Properties, L.L.C. Street or Other Mailing Address 1001 West 1st Street City Hastings State NE Zip Code 68901 Phone Number (402) 463-4833 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? \$758,110				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes UFarm Real Estate <input type="checkbox"/> No			
18 Address of Property 18a <input checked="" type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land				19 Name and Address of Person to Whom the Tax Statement Should be Sent See #6 Above			
20 Legal Description (Attach additional pages, if needed.) See Exhibit A							

21 If agricultural, list total number of acres transferred in this transaction 247.93 +/-.

22 Total purchase price, including any liabilities assumed	22	\$	758,110.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	758,110.00

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.

Rutt Family Properties, L.L.C.

(402) 463-4833

sign
here

Print or Type Name of Grantee or Authorized Representative

Phone Number

Signature of Grantee or Authorized Representative

Title

Member

01/07/2022

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>1</u> Day <u>10</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>1707.75</u>	28 Recording Data BK2022, pg 69
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EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1: The West Half of the Northeast Quarter (W1/2NE1/4) and the Southeast Quarter (SE1/4) of Section Fifteen (15), in Township Four (4) North, of Range Twelve (12), West of the Sixth Principal Meridian, Webster County, Nebraska.

TRACT 2: All that portion of The Burlington Northern and Santa Fe Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) 100 foot wide Bladen to Hildreth, Nebraska, Branch Line property, now discontinued, being 50 feet wide on each side of said Railway Company's Main Track centerline as originally located and constructed upon, over and across the Southwest Quarter (SW1/4) and the Southeast Quarter (SE1/4) of Section Fifteen (15), in Township Four (4) North, of Range Twelve (12), West of the Sixth Principal Meridian, Webster County, Nebraska, bounded on the East and West by the East and West lines of said South Half (S1/2) of Section 15.

TRACT 3: That part of the Southwest Quarter (SW1/4) lying North of the Chicago, Burlington & Quincy Railroad right-of-way Section Fifteen (15), Township Four (4) North, Range Twelve (12), West of the Sixth Principal Meridian, Webster County, Nebraska

GRANTOR'S NAME, ADDRESS, AND PHONE NUMBER

Shirley Ann Ewing
474 Road Y
Bladen, NE 68928
402-469-0890

Ronald J. Vance
7906 Sycamore Drive
Lincoln, NE 68506
402-499-0143

Jan L. Kasperbauer, PR of the Estate of Marilyn S. Kasperbauer
S4662 Sherry Place
Viroqua, WI 54665
507-273-6191

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 10 day
of Jan A.D., 2022, at 11:00
o'clock AM. Recorded in Book 2022
on Page 69-72
Louise P. Petch County Clerk
28.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>1-10-22</u>	
\$ <u>1707.75</u>	By <u>AD</u>

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

Shirley Ann Ewing, formerly Shirley Ann Vance, Trustee of the Shirley Ann Vance Revocable Trust, and Shirley A. Ewing, formerly Shirley A. Vance, and Jeff Ewing, a married couple, and Ronald J. Vance and Kendra Vance, a married couple, and Jan L. Kasperbauer, Personal Representative of the Estate of Marilyn Sue Vance, a/k/a Marilyn S. Kasperbauer, deceased, 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 **Rutt Family Properties, L.L.C.**, 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):

TRACT 1: The West Half of the Northeast Quarter (W1/2NE1/4) and the Southeast Quarter (SE1/4) of Section Fifteen (15), in Township Four (4) North, of Range Twelve (12), West of the Sixth Principal Meridian, Webster County, Nebraska.

TRACT 2: All that portion of The Burlington Northern and Santa Fe Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) 100 foot wide Bladen to Hildreth, Nebraska, Branch Line property, now discontinued, being 50 feet wide on each side of said Railway Company's Main Track centerline as originally located and constructed upon, over and across the Southwest Quarter (SW1/4) and the Southeast Quarter (SE1/4) of Section Fifteen (15), in Township Four (4) North, of Range Twelve (12), West of the Sixth Principal Meridian, Webster County, Nebraska, bounded on the East and West by the East and West lines of said South Half (S1/2) of Section 15.

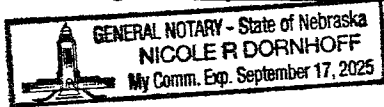
GRANTOR does hereby covenant (jointly and severally, if more than one) with the GRANTEE that GRANTOR is lawfully seized of said real estate and that it is free from encumbrance except covenants, easements and restrictions of record; that GRANTOR has legal power and lawful authority to convey the same;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

Executed this 3 day of January, 2022

Shirley Ann Ewing
Shirley Ann Ewing,
formerly Shirley Ann Vance, Trustee
of the Shirley Ann Vance Revocable Trust

STATE OF NEBRASKA)
COUNTY OF KEARNEY)

The foregoing instrument was acknowledged before me on this 16th day of DECEMBER, 2021 by
Shirley Ann Ewing, formerly Shirley Ann Vance, Trustee of the Shirley Ann Vance Revocable Trust.



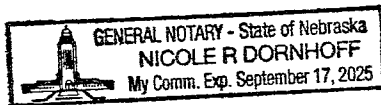
Nicole R. Dornhoff
NOTARY PUBLIC

(seal)

Shirley A. Ewing
Shirley A. Ewing
Jeff Ewing
Jeff Ewing

STATE OF NEBRASKA)
COUNTY OF KEARNEY)

The foregoing instrument was acknowledged before me on this 16th day of DECEMBER, 2021 by
Shirley Ann Ewing, and Jeff Ewing, a married couple.



Nicole R. Dornhoff
NOTARY PUBLIC

(seal)

Ronald J. Vance

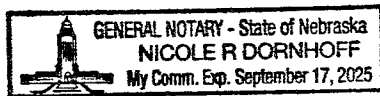
Ronald J. Vance

Kendra Vance

Kendra Vance

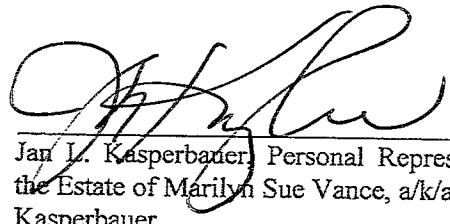
STATE OF NEBRASKA)
COUNTY OF KEARNEY)

The foregoing instrument was acknowledged before me on this 14th day of DECEMBER, 2021 by Ronald J. Vance and Kendra Vance, a married couple.



Nicole R. Dornhoff
NOTARY PUBLIC

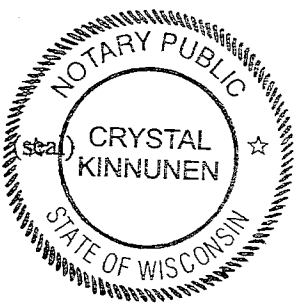
(seal)




Jan L. Kasperbauer, Personal Representative of
the Estate of Marilyn Sue Vance, a/k/a Marilyn S.
Kasperbauer

STATE OF WI
COUNTY OF Vernon

The foregoing instrument was acknowledged before me on this 3rd day of January, 2022 by Jan L. Kasperbauer, Personal Representative of the Estate of Marilyn Sue Vance, a/k/a Marilyn S. Kasperbauer.




NOTARY PUBLIC

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	78	1/11/2022	Base: 01-0123		Affiliated:			Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002307500		10		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4369	2	12	13	2	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
123,635				123,635		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1		0.340	440				
	1A						1G		0.360	465				
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	12.770		31,540		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL			73.070	123,635				
	3D						Roads		0.940					
	4D1	26.950		41,235		Farm Sites								
	4D	32.650		49,955		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL			0.940					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWTD	
Comments from	Comments:
002307500	
(Continue on back)	

Real Estate Transfer Statement

10

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 01 Day 11 Yr. 2022		4 Date of Deed Mo. 12 Day 28 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bradley Worman et al Street or Other Mailing Address PO Box 272 City Nelson State NE Zip Code 68961 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nathan and Karlie Kosse Street or Other Mailing Address PO Box 134 City Shelton State NE Zip Code 68876 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

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

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

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

14 What is the current market value of the real property? \$262,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

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

18a <input type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land
--	---

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

See Attached

21 If agricultural, list total number of acres transferred in this transaction ≈ 74

22 Total purchase price, including any liabilities assumed	22 \$ 262,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 262,000.00

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.

Nathan Kosse

(402) 705-7083

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Grantee

1/11/2022

Title

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 1 Day 11 Yr. 22	27 Value of Stamp or Exempt Number \$ 589.50	28 Recording Data BK2022, Pg 78
--	---	------------------------------------

The South Half of the Northwest Quarter ($S\frac{1}{2}NW\frac{1}{4}$) of Section Thirteen (13), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County Nebraska EXCEPT A tract of land located in said South Half of the Northwest Quarter being described as follows:

Commencing at the northwest corner of the south half of said Northwest Quarter, this being the point of beginning; thence $S01^{\circ}28'25''E$, on the West line of the south half of said Northwest Quarter a distance of 72.00 feet; thence $N89^{\circ}59'51''E$, a distance of 2,632.78 feet to the east line of the south half of said Northwest Quarter; thence $N00^{\circ}56'25''W$, on said east line a distance of 125.00 feet to the northeast corner of the south half of said Northwest Quarter; thence $S88^{\circ}50'38''W$, on the north line of the south half of said Northwest Quarter, a distance of 2,633.12 feet to the point of beginning containing 5.95 acres, more or less.

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 11 day
of Jan A.D., 20 22, at 9:39
o'clock AM. Recorded in Book 2022
on Page 78-79
Joise Peter County Clerk
16.00 AB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>1-11-22</u>	By <u>AB</u>
\$ <u>589.50</u>	

Return to: John V. Hodge, Attorney, 155 S Main St/PO Box 385 Nelson, NE 68961

JOINT TENANCY WARRANTY DEED

SUSAN LINDER AND GRANT LINDER, Wife and Husband, BRADLEY WORMAN AND JULIE WORMAN, Husband and Wife, PEGGY METTEER, ALSO KNOWN AS PEGGY METTER, AND RICK METTEER, Wife and Husband, and JANET PIEL AND DENNIS PIEL, Wife and Husband, GRANTOR, in consideration of One Dollar (\$1.00) and Other Valuable Consideration received from GRANTEES, NATHAN KOSSE and KARLIE KOSSE, husband and wife, conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201) in Nuckolls County, Nebraska:

The South Half of the Northwest Quarter ($S\frac{1}{2}NW\frac{1}{4}$) of Section Thirteen (13), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County Nebraska EXCEPT A tract of land located in said South Half of the Northwest Quarter being described as follows:

Commencing at the northwest corner of the south half of said Northwest Quarter, this being the point of beginning; thence $S01^{\circ}28'25''E$, on the West line of the south half of said Northwest Quarter a distance of 72.00 feet; thence $N89^{\circ}59'51''E$, a distance of 2,632.78 feet to the east line of the south half of said Northwest Quarter; thence $N00^{\circ}56'25''W$, on said east line a distance of 125.00 feet to the northeast corner of the south half of said Northwest Quarter; thence $S88^{\circ}50'38''W$, on the north line of the south half of said Northwest Quarter, a distance of 2,633.12 feet to the point of beginning containing 5.95 acres, more or less.

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

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

Executed: December 28, 2021

Susan Linder
Susan Linder

Grant Linder
Grant Linder

Bradley Worman
Bradley Worman

Julie Worman
Julie Worman

Peggy Metteer
Peggy Metteer
Also known as Peggy Metter

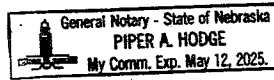
Rick Metteer
Rick Metteer

Janet Piel
Janet Piel

Dennis Piel
Dennis Piel

STATE OF NEBRASKA)
) ss.
COUNTY OF NUCKOLLS)

The foregoing Joint Tenancy Warranty Deed was acknowledged before me on December 28, 2021, by Susan Linder and Grant Linder, Wife and Husband, Bradley Worman and Julie Worman, Husband and Wife, Peggy Metteer, also known as Peggy Metter, and Rick Metteer, Wife and Husband, and Janet Piel and Dennis Piel, Wife and Husband.



Piper A Hodge
Notary Public
My commission expires May 12, 2025

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	111	1/11/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000609500		11		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40010		007	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
460		16,390		16,850		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2					

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1900	Construction Date :
Floor:	Floor Sq. Ft. : 2,384	Floor Sq. Ft. :
Building Cost New:	Cost : 270,055	Cost :
Single Family Style: 102	Residential Condition: 10	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input checked="" type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	Condition:
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(10) <input type="checkbox"/> Low
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(20) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(30) <input type="checkbox"/> Above Average
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(40) <input type="checkbox"/> High
(305) <input type="checkbox"/> Two Story Duplex		(50) <input type="checkbox"/> Very Good
		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:
 JTWD

Comments from 000609500 **Comments:**

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 1 Day 11 Yr. 22		4 Date of Deed Mo. 1 Day 7 Yr. 22	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Floyd D. Richardson and Virginia L. Richardson Street or Other Mailing Address 3876 H. road City Dunbar State NE Zip Code 68346 Phone Number N/A Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mark McKell and Jami McKell Floyd D. Richardson and Virginia L. Richardson Street or Other Mailing Address 51 E. Magellan Lane City Elk Ridge State UT Zip Code 84651 Phone Number (801) 592-7603 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address drmckell@slccyeyecare			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child					
14 What is the current market value of the real property? \$15,000			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Amv Johnston <input type="checkbox"/> No		
18 Address of Property 315 High Street, Guide Rock, NE 68942			19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees		
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land					

20 Legal Description (Attach additional pages, if needed.)
The S 1/2 of Lot 3 and all of Lots 5 and 6, Block 7, Vance's Addition to Guide Rock, Webster County, Nebraska, according to the recorded plat thereof

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

22 Total purchase price, including any liabilities assumed	22	\$	15,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	15,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.			

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

sign here **Mark McKell** (801) 592-7603
Print or Type Name of Grantee or Authorized Representative Phone Number
Mark McKell Grantee 1-11-2022
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 12 Yr. 22	27 Value of Stamp or Exempt Number \$ 33.75	28 Recording Data BK 2022, Pg 111

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/12/22
\$ 33.75 By AS

Bk 2022, Pg 111

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 12 day
of January A.D., 2022, at 03:52
o'clock PM. Recorded in Book 2022
on Page 111

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

Return To: Mark and Jami McKell, 51 E. Magellan Lane, Elk Ridge, UT 84651

JOINT TENANCY WARRANTY DEED

FLOYD D. RICHARDSON and VIRGINIA L. RICHARDSON, husband and wife,
GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable
consideration, receipt of which is hereby acknowledged, convey to **MARK MCKELL and
JAMI MCKELL**, husband and wife, as joint tenants and not as tenants in common,
GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-
201.

The South Half (S½) of Lot Four (4) and all of
Lots Five (5) and Six (6), Block Seven (7),
Vance's Addition to Guide Rock, Webster County,
Nebraska, according to the recorded plat thereof.

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 except
easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all
persons.

Executed: 1-7-2022

Floyd D. Richardson

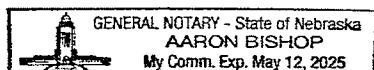
FLOYD D. RICHARDSON

Virginia L. Richardson

VIRGINIA L. RICHARDSON

STATE OF Nebraska)
) SS:
COUNTY OF Otoe)

The foregoing warranty deed was acknowledged before me on 1/7/2022,
by Floyd D. Richardson and Virginia L. Richardson.



Aaron Bishop

Notary Public Aaron Bishop

My commission expires: May 12, 2025

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	120	1/14/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number	Useability & Code #		Parcel Number									
000616800		12	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value					4487			00	0	40020		004	0000	
Land		Improvements		Total	Date of Sale Property Classification Code									
420		795		1,215	Status	Property Type		Zoning	Location		City Size		Parcel Size	
Assessor Location: GUIDE ROCK (GR)					A) 1	B) 01		C) 1	D) 1		E) 7	F) 2		
					Residential				Commercial					
Multiple Improvements:					Multiple Improvements. :				Multiple Improvements. :					
Construction Date:					Construction Date : 1878				Construction Date :					
Floor:					Floor Sq. Ft. : 1,008				Floor Sq. Ft. :					
Building Cost New:					Cost : 107,895				Cost :					
Single Family Style: 101					Residential Condition: 10				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home					(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story					(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story					(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story					(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level					(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:					Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story					(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story					(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story					(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story					(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex					(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from							Comments:							
000616800														

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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. 01 Day 14 Yr. 22		4 Date of Deed Mo. 01 Day 07 Yr. 22	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Matthew Sepeda & Yvonne L. Montez Street or Other Mailing Address 250 W State St City Guide Rock State NE Zip Code 68942 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lynette R. Van Beber Street or Other Mailing Address 4514 Buckskin Tr City Temple State TX Zip Code 76502 Phone Number (254) 931-0874 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational			<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home
8 Type of Deed					
<input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty					
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		10 Type of Transfer			
		<input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child					
14 What is the current market value of the real property? \$4,000			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
18 Address of Property 625 W High St Guide Rock, NE 68942 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee		

20 Legal Description
Lots 3 and 4, Block 4, Talbot's Addition to Guide Rock, Webster County, Nebraska

21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed	22	\$	4,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	4,000.00

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.

Kory J. McCracken

(402) 746-3613

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Title

Attorney

01/14/22

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 14 Yr. 22	27 Value of Stamp or Exempt Number \$ 9.00	28 Recording Data BK 2022, Pg 120	

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 120

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 14 day
of Jan A.D., 2022, at 3:51
o'clock P.M. Recorded in Book 2022
on Page 120
Rouise Petack County Clerk
10.00 AS Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>1-14-22</u>
\$ <u>9.00</u>	By <u>AS</u>

WARRANTY DEED

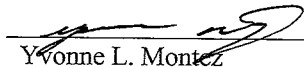
Matthew Sepeda and Yvonne L. Montez, husband and wife, GRANTORS, in consideration of FOUR THOUSAND AND NO/100 DOLLARS (\$4,000.00) receipt of which is hereby acknowledged, convey to Lynette R. Van Beber, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Three (3) and Four (4), Block Block Four (4), Talbot's Addition to Guide Rock, Webster County, Nebraska.

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

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

Executed January 7th, 2022.



Yvonne L. Montez


Matthew Sepeda

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 7th, 2022, by Matthew Sepeda and Yvonne L. Montez, husband and wife.

Comm. expires 10-22-2022


Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	121	1/13/2022	Base: 01-0123			Affiliated:			Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
002104802		13		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	28	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
492,765				492,765		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 10		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	62.760		155,015		Shelterbelt/Timber								
	1D	80.330		198,410		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		234.160		492,765				
	3D					Roads		2.980						
	4D1	11.310		17,305		Farm Sites								
	4D	79.760		122,035		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		2.980						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
002104802 002105101	

(Continue on back)

Real Estate Transfer Statement

13

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 01 Day 13 Yr. 2022		4 Date of Deed Mo. 01 Day 13 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kenneth L. Duval and Katherine M. Hayes Duval Street or Other Mailing Address 85046 548 Avenue City Pierce State NE Zip Code 68767 Phone Number (402) 326-5415 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Justin A. Soucek and Jennifer A. Soucek Street or Other Mailing Address 919 Highway 4 City Bladen State NE Zip Code 68928 Phone Number (402) 984-2389 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address jsoucek919@gmail.com			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____					
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee					
<input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty					
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		10 Type of Transfer			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death			
		<input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary			
		<input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.)			12 Was real estate purchased for same use? (If No, state the intended use.)		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____					
<input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse					
<input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child					

14 What is the current market value of the real property? \$900,000		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent Justin A. Soucek, 919 Highway 4, Bladen, NE 68928	
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

20 Legal Description
See attached

21 If agricultural, list total number of acres **240**

22 Total purchase price, including any liabilities assumed	22	\$	900,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	900,000.00

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

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

Susan K. Alexander

(402) 463-7088

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Susan K. Alexander

Attorney

01/15/22

Signature of Grantee or Authorized Representative

Title

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 18 Yr. 22	27 Value of Stamp or Exempt Number \$ 2025.00	28 Recording Data BK 2022, pg 121	

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

The Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-Eight (28), Township Four (4) North, Range Eleven (11), West of the 6th P. M., Webster County, Nebraska; and

The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty-Nine (29), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 01/18/22

\$2025.00 By AS

Bk 2022, Pg 121

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of January A.D., 2022, at 09:04
o'clock AM. Recorded in Book 2022
on Page 121

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

Return Document to: Justin Soucek, 919 Highway 4, Bladen, NE 68928

JOINT TENANCY WARRANTY DEED

Kenneth L. Duval and Katherine M. Hayes Duval, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from GRANTEES, Justin J. Soucek and Jennifer A. Soucek, 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 Southwest Quarter (SW¼) of Section Twenty-Eight (28), Township Four (4) North, Range Eleven (11), West of the 6th P. M., Webster County, Nebraska; and

The East Half of the Southeast Quarter (E½SE¼) of Section Twenty-Nine (29), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant jointly and severally with GRANTEES that GRANTORS are lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record; that GRANTORS have legal power and lawful authority to convey the same; and that GRANTORS warrant and will defend title to the real estate against the lawful claims of all persons.

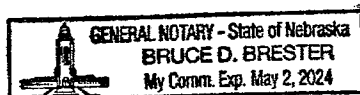
Executed: January 13, 2022.

Kenneth L. Duval
Kenneth L. Duval, Grantor

Katherine M. Hayes Duval
Katherine M. Hayes Duval, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF ~~MADISON~~ *Pierce*)

The foregoing Joint Tenancy Warranty Deed was acknowledged before me on the 13 day of January, 2022 by Kenneth L. Duval and Sally Duval, Grantors.



Bruce D. Brester
Notary Public Bruce D. Brester

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	132	1/18/2022	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001906202		14	4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					0000			00	0	00000		000	0000
Land	Improvements		Total		Date of Sale Property Classification Code								
17,735	5		17,740		Status	Property Type		Zoning	Location	City Size	Parcel Size		
		Irrigation Type: NO IRRIGATION			A) 1	B) 01		C) 5	D) 3	E) 0	F) 5		
LCG		ACRES:	VALUE:		LCG		ACRES:	VALUE:					
IRRIGATED	1A1				GRASSLAND	1G1							
	1A					1G							
	2A1					2G1	2.080	2,695					
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1				Shelterbelt/Timber								
	1D				Accretion								
	2D1				Waste			0.200	40				
	2D				Other								
	3D1				AG LAND TOTAL			2.280	2,735				
	3D				Roads								
	4D1				Farm Sites								
	4D				Home Sites			1.000	15,000				
					Recreation								
	Dwellings		5		Other								
	Outbuildings				Non-AG TOTAL			1.000	15,000				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; FROM FAMILY LLC	
Comments from	Comments:
001906202	
(Continue on back)	

Real Estate Transfer Statement

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 1 Day 18 Yr. 2022		4 Date of Deed Mo. 1 Day 18 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Armstrong Family Farms, LLC Street or Other Mailing Address 1207 Road 1100 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3963 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeffrey Armstrong and Ashley Armstrong Street or Other Mailing Address 1111 Highway 281 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-5158 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA			

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

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

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

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

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

14 What is the current market value of the real property? \$120,000		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
---	--	--	--

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

18 Address of Property 1111 Highway 281		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	
18a <input type="checkbox"/> No address assigned		18b <input type="checkbox"/> Vacant land	

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

See attached

21 If agricultural, list total number of acres transferred in this transaction 3.28

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

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

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

Ashley Armstrong

(402) 746-5158

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Grantee

Date

1/18/22

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 1 Day 18 Yr. 22		27 Value of Stamp or Exempt Number \$ 270.00		28 Recording Data BK2022, Pg 132	
---	--	--	--	--	--

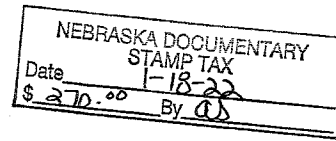
A tract of land located in the Southeast Quarter (SE1/4) of Section Eleven (11), Township Two (2), North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska being described as follows:

Commencing at the Southeast corner of said Section 11; thence S89°13'23"W (assumed bearing) on the South line of said Section 11, a distance of 600.24 feet to the point of beginning; thence continuing S89°13'23"W on said South line, a distance of 345.00 feet; thence N02°14'14"E, a distance of 450.58 feet; thence N89°13'23"E, parallel with said South line a distance of 220.00 feet; thence S00°46'37"E, perpendicular to said South line, a distance of 165.00 feet; thence N89°13'23"E, parallel with said South line, a distance of 99.73 feet; thence S00°46'37"E, perpendicular to said South line, a distance of 314.91 feet to the point of beginning.

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 132

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of Jan A.D., 2022, at 10:04
o'clock AM. Recorded in Book 2022
on Page 132.
Gauche Petch County Clerk
10.00 AS Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

Armstrong Family Farms, LLC, a Nebraska Limited Liability company, Grantor,
in consideration of One Dollar (\$1.00) and other valuable consideration, received from
Grantee, Jeffery Armstrong and Ashley Armstrong, a married couple, as joint tenants and
not as tenants in common, convey to Grantee the following described real estate (as
defined in Neb. Rev. Stat. 76-201):

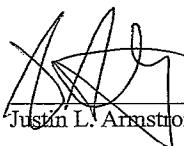
A tract of land located in the Southeast Quarter (SE1/4) of Section Eleven (11),
Township Two (2), North, Range Eleven (11) West of the 6th P.M., Webster
County, Nebraska being described as follows:
Commencing at the Southeast corner of said Section 11; thence S89°13'23"W
(assumed bearing) on the South line of said Section 11, a distance of 600.24 feet
to the point of beginning; thence continuing S89°13'23"W on said South line, a
distance of 345.00 feet; thence N02°14'14"E, a distance of 450.58 feet; thence
N89°13'23"E, parallel with said South line a distance of 220.00 feet; thence
S00°46'37"E, perpendicular to said South line, a distance of 165.00 feet; thence
N89°13'23"E, parallel with said South line, a distance of 99.73 feet; thence
S00°46'37"E, perpendicular to said South line, a distance of 314.91 feet to the
point of beginning, along with an Easement for Access Road recorded in Book
2020, Page 698.

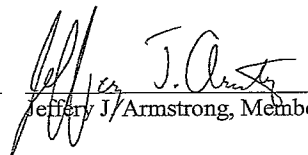
Grantor covenants, jointly and severally, with Grantee that Grantor:

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

Executed January 18th, 2022.

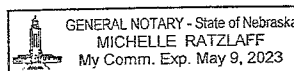
Armstrong Family Farms, LLC

 as member
Justin L. Armstrong, Member

 as member
Jeffery J. Armstrong, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER,) SS:

The foregoing instrument was acknowledged before me on January 18,
2022 by Justin L. Armstrong, a Member of Armstrong Family Farms, LLC, a Nebraska
Limited Liability Company and Jeffery J. Armstrong, a Member of Armstrong Family
Farms, LLC a Nebraska Limited Liability Company.




Notary Public

PAGE 21169

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 10 day
of Sept A. D., 2011, at 2:30
o'clock P. M. Recorded in Book 221
on Page 2499
Quinn Retich County Clerk
MC JD Deputy
and Comp Assessor Carded

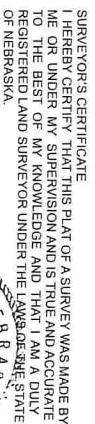
Nebraska
Survey Record Repository

AUG 27 2021
WEBSTER
1530-443

1530-443

NOTE: ALL BEARINGS ARE ASSUMED

Jeff Armstrong



THOMAS L. KRUEGER U.S. 418
LS-418

FILE NAME	WEBSTER COUNTRY SEC 11 T2N-R17W		
SCALE	DATE	DRAWN BY	
100 Ft/in	07-27-2021	T. KRUEGER	
JOB	FIELD WORK	SHEET	
KLS-21038	TK	1 OF 1	

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	144	1/6/2022	Base: 01-0123			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
002107600	15	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	7	0	00000		000	0135
Land	Improvements	Total		Date of Sale Property Classification Code								
2,573,535	391,990	2,965,525		Status	Property Type		Zoning	Location	City Size		Parcel Size	
Irrigation Type:				A) 1	B) 01		C) 5	D) 2	E) 0		F) 10	
LCG		ACRES:	VALUE:	LCG		ACRES:		VALUE:				
IRRIGATED 1A1	177.680	813,775		GRASSLAND 1G1	19.120		24,760					
1A	46.000	210,680		1G	27.230		34,975					
2A1				2G1	43.500		56,330					
2A	53.520	233,880		2G								
3A1				3G1								
3A				3G	0.140		30					
4A1	13.270	56,130		4G1	2.550		510					
4A	47.730	201,905		4G	33.300		6,655					
DRYLAND 1D1	146.230	361,190		Shelterbelt/Timber								
1D	141.770	350,165		Accretion		8.110						
2D1				Waste		2.550		510				
2D	3.340	7,265		Other								
3D1	5.590	12,160		AG LAND TOTAL		885.610		2,545,310				
3D				Roads		16.780						
4D1	18.520	28,335		Farm Sites		3.000		25,950				
4D	95.460	146,055		Home Sites		0.890		2,275				
				Recreation								
Dwellings		64,330		Other								
Outbuildings		327,660		Non-AG TOTAL		20.670		28,225				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; INCLUDING SPOUSE ON PROPERTY	
Comments from	Comments:
002107600 002107800 002115300 002508000 002509700 002107700 000516500	
(Continue on back)	

Real Estate Transfer Statement

FORM
521

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

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 6 Yr. 2023		Mo. 12 Day 6 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Kevin Karr				Grantee's Name (Buyer) Kevin W. Karr and Mary L. Karr			
Street or Other Mailing Address 2347 Road 750				Street or Other Mailing Address 2347 Road 750			
City Bladen		State NE		City Bladen		State NE	
Zip Code 68928				Zip Code 68928			
Phone Number (402) 460-8514				Phone Number (402) 460-8514		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address NA				Email Address NA		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed							
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other							
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input checked="" type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other							
14 What is the current market value of the real property? see Attachment				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)			
				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land?				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property rural Webster County, Nebraska				19 Name and Address of Person to Whom the Tax Statement Should be Sent Kevin & Mary Karr 2347 Road 750 Bladen, NE 68928			
18a <input checked="" type="checkbox"/> No address assigned				18b <input checked="" type="checkbox"/> Vacant land			

20 Legal Description
see Attachment

21 If agricultural, list total number of acres _____

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

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

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

Kevin W. Karr

(402) 460-8514

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Kevin W. Karr

Grantee

Signature of Grantee or Authorized Representative

Title

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 1 Day 18 Yr. 22	\$ Exempt # 5a	BK2022 Pg 144	

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of Jan A.D., 2022, at 11:35
o'clock AM. Recorded in Book 2022
on Page 144-145
Jaune Peterson County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>1-18-22</u>
\$ Exempt #	<u>Sa By AD</u>

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

QUITCLAIM DEED

Kevin W. Karr and Mary L. Karr, husband, and wife, GRANTORS, in consideration of love and affection and other good and valuable consideration, receipt of which is hereby acknowledged, quitclaims to Kevin W. Karr and Mary L. Karr, husband and wife, GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

A. A one-half interest in the following described real estate:

- (1) Northeast Quarter (NE $\frac{1}{4}$) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, except the following described parcels: A tract of land 660 feet by 330 feet located in the Northeast Quarter (NE $\frac{1}{4}$) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as: Beginning at a point Eighty (80) feet North of the Southeast corner of said Northeast Quarter (NE $\frac{1}{4}$), thence due West 660 feet; thence due North 330 feet; thence East 660 feet, to the East line of said Northeast Quarter (NE $\frac{1}{4}$); thence due South 330 feet to the point of beginning, subject to road right of way; AND EXCEPT A tract of land located in the Northeast Quarter (NE $\frac{1}{4}$) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., in the Village of Bladen, Webster County, Nebraska, more particularly described as: Beginning at the Southeast corner of said Northeast Quarter (NE $\frac{1}{4}$), thence West on the South line of said Quarter, 33 feet to the point of beginning; thence continuing West on said South line, 173 feet, thence due North 223 feet to a point, thence due East 173 feet to a point 33 feet East of the East line of said Northeast Quarter (NE $\frac{1}{4}$), thence due South, 223 feet to the point of beginning.
- (2) Northwest Quarter (NW $\frac{1}{4}$) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.
- (3) Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT the following described parcels: A tract of land located in the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at the Southeast corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Seven (7), thence 140 feet North; thence 650 feet West, thence 140 feet South, thence 650 feet, East to the place of beginning, containing 2.09 acres, more or less
- (4) Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-two (32), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

- ✓ (5) Southwest Quarter (SW $\frac{1}{4}$) and the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Two (2), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.
- ✓ (6) Northeast Quarter (NE $\frac{1}{4}$) of Section Twelve (12), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

B. All of the following described real estate:

- ✓ (1) A tract of land 660 feet by 330 feet located in the Northeast Quarter (NE $\frac{1}{4}$) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as: Beginning at a point Eighty (80) feet North of the Southeast corner of said Northeast Quarter (NE $\frac{1}{4}$), thence due West 660 feet; thence due North 330 feet; thence East 660 feet, to the East line of said NE $\frac{1}{4}$; thence due South 330 feet to the point of beginning, subject to road right of way; AND
- (2) A tract of land located in the Northeast Quarter (NE $\frac{1}{4}$) of Section Seven (7), township Four (4) North, Range Eleven (11) West of the 6th P.M., in the Village of Bladen, Webster County, Nebraska, more particularly described as: Beginning at the Southeast corner of said Northeast Quarter (NE $\frac{1}{4}$), thence West on the South line of said Quarter, 33 feet to the point of beginning; thence continuing West on said South line, 173 feet, thence due North 223 feet to a point, thence due East 173 feet to a point 33 feet East of the East line of said Northeast Quarter (NE $\frac{1}{4}$), thence due South, 223 feet to the point of beginning.

GRANTORS covenant, jointly and severally, with GRANTEES that
GRANTORS:

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

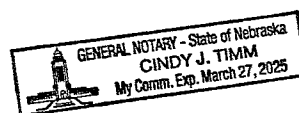
Executed: January 6, 2022

Kevin W. Karr
Kevin W. Karr

Mary L. Karr
Mary L. Karr

STATE OF NEBRASKA)
) SS:
COUNTY OF Webster

The foregoing instrument was acknowledged before me on January 6, 2022
~~2021~~, by Kevin W. Karr and Mary L. Karr, husband and wife.



Cindy J. Timm
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	149	1/19/2022	Base: 91-0002		Affiliated:			Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
000166600		16	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10105		008	0000	
Land		Improvements	Total		Date of Sale Property Classification Code								
1,110		48,400	49,510		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01		C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1910	Construction Date :
Floor:	Floor Sq. Ft. : 1,294	Floor Sq. Ft. :
Building Cost New:	Cost : 164,285	Cost :
Single Family Style: 104	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000166600	

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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 19 Yr. 2022		4 Date of Deed Mo. 1 Day 4 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael R. Varesi and Paula J. Varesi Street or Other Mailing Address 428 E main St City Chicopee State MA Zip Code 01020 Phone Number 412-718-5582 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Charles E. Lewis and Barbra J. Lewis Street or Other Mailing Address 141 N Cherry Street City Red Cloud State NE Zip Code 68970 Phone Number 402-768-8291 Email Address n/a			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed							
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?							
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No							
10 Type of Transfer							
<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.)				12 Was real estate purchased for same use? (If No, state the intended use.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other							
14 What is the current market value of the real property? 69,500				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)			
				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land?				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input checked="" type="checkbox"/> Yes Nebraska Realty <input type="checkbox"/> No			
18 Address of Property 141 N Cherry Street Red Cloud, NE 68970				19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee			
18a <input type="checkbox"/> No address assigned				18b <input type="checkbox"/> Vacant land			

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

Lots One (1), Two (2), Three (3) and Four (4), Block Eight (8), Platt ' s First Addition to the City of Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	69500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	69500.00

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

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

Charles E. Lewis

Print or Type Name of Grantee or Authorized Representative

Grantee

Phone Number

1/19/2022

Date

Signature of Grantee or Authorized Representative

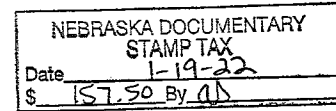
Title

sign
here

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 1 Day 19 Yr. 22	27 Value of Stamp or Exempt Number \$ 157.50	28 Recording Data BK 2022, Pg 149
--	---	--------------------------------------

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 19 day
of Jan A.D., 2022, at 11:07
o'clock AM. Recorded in Book 2022
on Page 149
Paula J. Varesi County Clerk
10:00 Deputy
Ind Comp Assessor CardedReturn to:
Southern Title, LLC
P O Box 221
Red Cloud, NE 68970

JOINT TENANCY WARRANTY DEED

Michael R. Varesi and Paula J. Varesi, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Charles E. Lewis and Barbra J. Lewis, 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):

Lots One (1), Two (2), Three (3) and Four (4), Block Eight (8), Platt's First Addition to the City of Red Cloud, Webster County, Nebraska

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

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

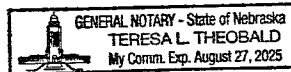
Executed January 7, 2022.

Michael R. Varesi
Michael R. Varesi

Paula J. Varesi
Paula J. Varesi

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on January 7, 2022 by Michael R. Varesi, husband of Paula J. Varesi.



Teresa L. Theobald
Notary Public

STATE OF MASSACHUSETTS)
) ss.
COUNTY OF HAMPDEN)

The foregoing instrument was acknowledged before me on January 10, 2022 by Paula J. Varesi, wife of Michael R. Varesi.

Tiffany Drumm
Notary Public



Tiffany Drumm
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
7/7/2028

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.

FORM
521

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>15</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>01</u> Day <u>15</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Booker, Richard L. Street or Other Mailing Address 583 Rd 2000 City Guide Rock State NE Zip Code 68942 Telephone Number (402) 257-2002 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Benny Booker Oliver & Brady R. Oliver Street or Other Mailing Address 583 Rd 2000 City Guide Rock State NE Zip Code 68942 Telephone Number (402) 257-2002 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Recreational			<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home
8 Type of Deed					
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other					
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		10 Type of Transfer			
		<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)			
11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>Terminate life estate</u>			12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input checked="" type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other					
14 What is the current market value of the real property? \$14,000			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
18 Address of Property Rural Property			19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)		
18a <input type="checkbox"/> No address assigned			18b <input type="checkbox"/> Vacant land		

20 Legal Description
The East 528 feet (E528') of the Northwest Quarter of the Northeast Quarter (NW¼NE¼) in Section Seven (7), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 8 +

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a/14

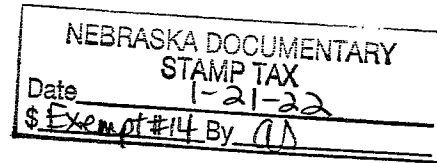
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **David B. Garwood** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative Attorney Phone Number
 Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>21</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt # 14	28 Recording Data BK 2022, Pg 170	

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 21 day
of Jan A.D., 2022, at 10:03
o'clock AM. Recorded in Book 2022
on Page 170
Louise Potech County Clerk
10.00 AS Deputy
Ind Comp Assessor Carded



QUITCLAIM DEED

Richard L. Booker, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00), termination of life estate and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Benny Booker Oliver and Brady R. Oliver, Grantor's grandsons and both now of legal age, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

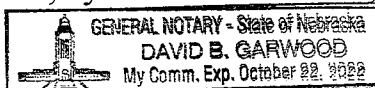
The East 528 feet (E528') of the Northwest Quarter of the Northeast Quarter (NW¼NE¼) in Section Seven (7), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

Executed January 15, 2022.

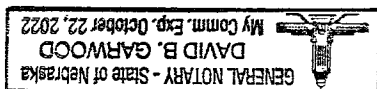
Richard L. Booker
Richard L. Booker

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on January 18, 2022, by Richard L. Booker, a single person.



Comm. expires 10-22-2022



David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	170	1/15/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001003203		17		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,725				1,725		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type: NO IRRIGATION				A) 2	B) 06	C) 5	D) 3	E) 0	F) 6					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL								
	3D					Roads								
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD	
Comments from	Comments:
001003203	
(Continue on back)	

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	174	1/21/2022	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002311000		18		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4369	2	12	27	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
3,093,150		48,410		3,141,560		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 10		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		121.340		532,005		GRASSLAND 1G1		389.410		504,290				
1A		126.420		462,750		1G		64.240		83,190				
2A1						2G1		199.680		258,580				
2A		88.640		320,355		2G		5.490		7,110				
3A1		24.330		84,595		3G1		7.600		9,845				
3A						3G								
4A1		13.830		43,425		4G1		4.250		3,870				
4A		107.070		405,710		4G		187.500		169,560				
DRYLAND 1D1		10.740		26,525		Shelterbelt/Timber								
1D		14.910		36,825		Accretion								
2D1		16.000		39,600		Waste		14.810		2,960				
2D		23.930		52,045		Other								
3D1		3.440		7,480		AG LAND TOTAL		1,445.710		3,084,500				
3D						Roads		26.590						
4D1		9.750		14,920		Farm Sites		1.000		8,650				
4D		12.330		18,860		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				48,410		Non-AG TOTAL		27.590		8,650				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
002311000 002312500 002316000 002316003 002314500 002412500 002309300	
002309600 00231270	
(Continue on back)	

Real Estate Transfer Statement

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

FORM
521

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. 1 Day 21 Yr. 2022		Mo. 01 Day 12 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) **See attached for Grantor's names				Grantee's Name (Buyer) William Garth Wentworth and Katherine A. Wentworth			
Street or Other Mailing Address 5711 Clear Creek Drive				Street or Other Mailing Address 516 North Maine			
City Lincoln, NE 68516		State		City Inavale, NE 68952		State	
Phone Number (402)767-0079		Zip Code		Phone Number (402)767-0065		Zip Code	
Email Address None				Email Address None			

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

8 Type of Deed		9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	
<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Lease		
<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Mineral		
<input type="checkbox"/> Executor	<input type="checkbox"/> Partition		
<input type="checkbox"/> Sheriff	<input type="checkbox"/> Quit Claim		
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Warranty		

10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)	
<input type="checkbox"/> Auction	<input type="checkbox"/> Court Decree	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Easement	<input type="checkbox"/> Exchange		
<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Grantor Trust		
<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Partition		
<input type="checkbox"/> Life Estate	<input type="checkbox"/> Satisfaction of Contract		
<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Other (Explain)		

12 Was real estate purchased for same use? (If No, state the intended use.)	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

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

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

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

18 Address of Property Lands 8 Tracts Webster County Nebraska	19 Name and Address of Person to Whom the Tax Statement Should be Sent SAME AS 6
---	---

18a <input type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land
--	---

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

See attached for legal description

21 If agricultural, list total number of acres transferred in this transaction	N/A
--	-----

22 Total purchase price, including any liabilities assumed	22 \$ 2,975,073.54
23 Was non-real property included in the purchase?	23 \$ 0.00
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 2,975,073.54

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.

William Garth Wentworth

(402)767-0065

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign here	Signature of Grantee or Authorized Representative	Purchaser	Date
	<i>William Garth Wentworth</i>		1-21-22

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 1 Day 21 Yr. 22	\$ 6696.00	BK2022 Pg 174

GRANTORS:

Cynthia Shannon FKA Cynthia Tupper, Bridgett Wilson, Steven L. Terry a/k/a Steve Terry, and Mary Terry

LEGAL DESCRIPTION :

Tract 1: The East Half (E½) of Section Twenty-seven (27), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Tract 2: The Southwest Quarter (SW¼) of Section Thirty-two (32), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 25, page 355; and EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 2019, page 538.

Tract 3: The South Half of the Northwest Quarter (S½NW¼) and the Southwest Quarter (SW¼) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT Railroad right-of-way; EXCEPT tracts conveyed to Webster County for road in Book L, page 591 and Book 13, page 33; EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 25, page 338; EXCEPT a tract conveyed to Charles Ernst by Deed in Book 74, page 505; EXCEPT a tract conveyed to Bridgett Wilson, Steven Terry and Cyndi Wentworth in Book 82, page 735; EXCEPT a tract South of the Railroad right-of-way conveyed in Book 2010, page 1580; and EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 2019, page 1452.

Tract 4: The East Half of the Northeast Quarter (E½NE¼) and the North Half of the Southeast Quarter (N½SE¼), including all that part of the N½SE¼ lying East of the public road and a tract on the West side of said public road one rod square where the well is located, it being the intention of grantors to convey all of their right, title and interest in the North Half of the Southeast Quarter (N½SE¼) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Tract 5: The Southeast Quarter (SE¼) of Section Thirty-five (35), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Tract 6: The Southeast Quarter (SE¼) of Section Twenty-two (22), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Tract 7: The Northwest Quarter (NW¼) of Section Twenty-three (23), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Tract 8: The Northeast Quarter (NE¼) of Section Thirty-three (33), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

14 - Current Market Value

Tract 1: \$363,620.00

Tract 2: \$502,410.00

Tract 3: \$354,260.00

Tract 4: \$609,905.00

Tract 5: \$610,510.00

Tract 6: \$194,295.00

Tract 7: \$199,640.00

Tract 8: \$306,995.00

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/21/22
\$6696.00 By AS

Bk 2022, Pg 174

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 21 day
of January A.D., 2022, at 02:32
o'clock PM. Recorded in Book 2022
on Pages 174-178

Lorise Petsch County Clerk
Fee: \$34.00 By: AS Deputy
Electronically Recorded

RETURN TO: William Garth Wentworth and Katherine A. Wentworth c/o Omaha National Title 12100 West Center Road
Suite 501 Omaha, NE 68144.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I OR WE, Cynthia Shannon FKA Cynthia
Tupper, a single person, Bridgett Wilson, a single person and Steven L. Terry a/k/a Steve Terry
and Mary Terry, husband and wife herein called the grantor whether one or more, in consideration
of One Doilar and other good and valuable consideration received from grantee, do hereby grant,
bargain, sell, convey and confirm unto William Garth Wentworth and Katherine A. Wentworth,
husband and wife, as joint tenants, herein called the grantee whether one or more, the following
described real property in Webster County, Nebraska:

See attached legal description.

THE GRANTOR covenants with Grantee(s) that Grantor:

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

Do not write or stamp below this line

ON-033000

Revised 8-4-16, CJ

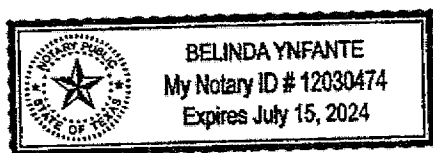
Dated: 1-7-22

Bridgett Wilson
Bridgett Wilson

STATE OF TEXAS)
COUNTY OF Warris)SS:

The foregoing instrument was acknowledged before me on 1/7/22 by Bridgett Wilson,
a single person.

Belinda Ynfante
Notary Public



Do not write or stamp below this line

Dated: 1/11/22

Steven L. Terry
Steven L. Terry a/k/a Steve Terry

Mary E. Terry
Mary Terry

STATE OF FLORIDA)
)SS:
COUNTY OF Charlotte)

The foregoing instrument was acknowledged before me on 01/11/2022, by Steven L. Terry a/k/a Steve Terry and Mary Terry, husband and wife

Kelly Smith
Notary Public



Do not write or stamp below this line

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

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

Tract 3: The South Half of the Northwest Quarter ($S\frac{1}{2}NW\frac{1}{4}$) and the Southwest Quarter ($SW\frac{1}{4}$) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT Railroad right-of-way, EXCEPT tracts conveyed to Webster County for road in Book L, page 591 and Book 13, page 33; EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 25, page 338; EXCEPT a tract conveyed to Charles Ernst by Deed in Book 74, page 505; EXCEPT a tract conveyed to Bridgett Wilson, Steven Terry and Cyndi Wentworth in Book 82, page 735; EXCEPT a tract South of the Railroad right-of-way conveyed in Book 2010, page 1580; and EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book 2019, page 1452.

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

Tract 5: The Southeast Quarter ($SE\frac{1}{4}$) of Section Thirty-five (35), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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

Tract 7: The Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-three (23), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Tract 8: The Northeast Quarter ($NE\frac{1}{4}$) of Section Thirty-three (33), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	213	11/11/2021	Base: 91-0074			Affiliated:			Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000308100		19		4 05		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133				00	0	20005		018	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
6,650		39,870		46,520		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)				A) 1		B) 01		C) 1		D) 1	E) 6	F) 2		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1890	Construction Date :
Floor:	Floor Sq. Ft. : 1,384	Floor Sq. Ft. :
Building Cost New:	Cost : 132,320	Cost :
Single Family Style: 101	Residential Condition: 10	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000308100 000316500	
(Continue on back)	

Real Estate Transfer Statement

19

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 11 Day 11 Yr. 2021		4 Date of Deed Mo. 11 Day 11 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) STUART R KERR Street or Other Mailing Address PO BOX 446 City BLUE HILL State NE Zip Code 68930 Phone Number (402) 303-9376 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) STUART KERR ANDREA & FREDDIE REED, ASHLEY, ELIGAH Street or Other Mailing Address PO BOX 446 City BLUE HILL State NE Zip Code 68930 Phone Number (402) 303-9376 Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed					
<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer			
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust
		<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Life Estate
		<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition
		<input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)			
11 Was ownership transferred in full? (If No, explain the division.)			12 Was real estate purchased for same use? (If No, state the intended use.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No KEPT LIFE ESTATE			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other					
<input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse					
<input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child					

14 What is the current market value of the real property? \$63,865		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 309 WEST SALINE STREET AND 801 WEST SALINE STREET		19 Name and Address of Person to Whom the Tax Statement Should be Sent GRANTOR	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

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

LOT 1 BLOCK 18 ORIGINAL TOWN BLUE HILL & LOTS 3 & 4 BLOCK 8 ROHRERS ADDITION BLUE HILL

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

22 Total purchase price, including any liabilities assumed	22	\$	1.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1.00

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.

STUART R KERR

(402) 303-9376

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Title

Date

Register of Deed's Use Only

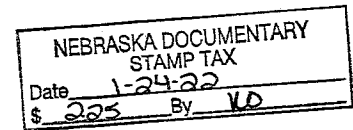
For Dept. Use Only

26 Date Deed Recorded Mo. 1 Day 24 Yr. 22	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data BL 2022 Pg 213
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State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 213

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 24 day
of Jan A.D., 2022, at 10:48
o'clock A M. Recorded in Book 2022
on Page 213
Larise Petersen County Clerk
10:00 LD Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Stuart Ray Kerr, a Widower, herein called Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, convey to Andrea Reed, a single person, Freddie Reed, a married person, Ashley Kerr, a single person, Eligah Kerr, a married person, and Geramiah Kerr, a married person, Grantees, subject to LIFE ESTATE of Stuart Ray Kerr, a Widower, the following described real estate in Webster County, Nebraska:

LOT ONE (1) BLOCK FIVE (18), ORIGINAL TOWN AND LOTS THREE AND FOUR (3 & 4) BLOCK 8 ROHRERS ADDITION TO BLUE HILL, WEBSTER COUNTY, NEBRASKA.

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

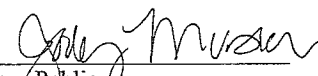
And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances that grantors have good right and lawful authority to convey the same; and that the grantors warrant will defend the title to said premises against the lawful claims of all person whomsoever.

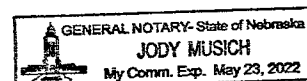
Executed: 1-4-22, 2021


STUART RAY KERR

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

Before me, a notary public, qualified for said county, personally came STUART RAY KERR, a Widower, known to me to be the identical person or persons who signed foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed. Witness my hand and notarial seal on 1-4-2022, 2021.


Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	214	1/4/2022	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001601700	20	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	5	3	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
634,085	87,180	721,265		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED 1A1				GRASSLAND 1G1	72.150	93,440						
1A				1G	44.180	57,215						
2A1				2G1	33.130	42,910						
2A				2G								
3A1				3G1	3.520	4,560						
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	37.000	91,390		Accretion								
2D1	21.410	52,990		Waste	2.360	470						
2D	57.280	124,585		Other								
3D1	18.300	39,805		AG LAND TOTAL	344.000	591,010						
3D				Roads	8.960							
4D1	3.290	5,035		Farm Sites	2.000	13,075						
4D	51.380	78,610		Home Sites	2.000	30,000						
				Recreation								
Dwellings		49,350		Other								
Outbuildings		37,830		Non-AG TOTAL	12.960	43,075						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; SALE BETWEEN PARENTS & CHILD	
Comments from	Comments:
001601700 001602400 001602900 001602901 001602902	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>04</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>1</u> Day <u>4</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sonja L Krueger Street or Other Mailing Address 1782 Road 1400 City Blue Hill State NE Zip Code 68930 Phone Number (402) 460-8622 Email Address webcoassr@hotmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Elmer R Krueger & Katie M Glenn Street or Other Mailing Address 1782 Road 1400 City Blue Hill State NE Zip Code 68930 Phone Number (402) 460-7112 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address elmerkru@hotmail.com			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed							
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No							
10 Type of Transfer							
<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____							
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____							
14 What is the current market value of the real property? \$475				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property				19 Name and Address of Person to Whom the Tax Statement Should be Sent Elmer Krueger			
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							

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

SW1/4 5-3-10, NW1/4NW1/4 7-3-10; and NE1/4 8-3-10

21 If agricultural, list total number of acres transferred in this transaction 352.52

22 Total purchase price, including any liabilities assumed	22	\$	1.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1.00

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

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

sign here **Sonja L Krueger** Print or Type Name of Grantee or Authorized Representative **402-460-8622** Phone Number
Sonja L Krueger Signature of Grantee or Authorized Representative **Grantor** Title **1-24-22** Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>1</u> Day <u>24</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data BL 2022, Pg 214
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Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	221	1/21/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000309600		21		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value					4133			00	0	20005		021	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,420		17,580		19,000		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)					A) 1	B) 01		C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:				Construction Date : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 1,232				Floor Sq. Ft. :						
Building Cost New:				Cost : 125,925				Cost :						
Single Family Style: 104				Residential Condition: 15				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:				Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low				(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average				(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High				(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent								(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from							Comments:							
000309600														

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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. 01 Day 21 Yr. 2022		4 Date of Deed Mo. 01 Day 07 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Christopher Canterbury and Melissa J. Canterbury Street or Other Mailing Address 1102 West York Street City Blue Hill State NE Zip Code 68930 Phone Number N.A. Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Threefold Cord Holdings, LLC Street or Other Mailing Address P.O. Box 203 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3113 Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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

8 Type of Deed			
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer	
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input checked="" type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)	
11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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

14 What is the current market value of the real property? \$33,000		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Adams Land Title Co. <input type="checkbox"/> No	

18 Address of Property 310 S. Sycamore Street Blue Hill, NE 68930		19 Name and Address of Person to Whom the Tax Statement Should be Sent See Grantee	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

20 Legal Description (Attach additional pages, if needed.)
Lot Twelve (12), Block Twenty-one (21), Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed	22	\$	33,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	33,000.00

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

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

Danielle L. Kelley (402) 463-4198

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative *Danielle L. Kelley* Title Escrow Closing Agent

Phone Number 01-21-2022

Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 25 Yr. 22	27 Value of Stamp or Exempt Number \$ 74.25	28 Recording Data BK 2022, pg 221

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 01/25/22

\$ 74.25 By AS

Bk 2022, Pg 221

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 25 day
of January A.D., 2022, at 08:57
o'clock AM. Recorded in Book 2022
on Page 221

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

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

Warranty Deed

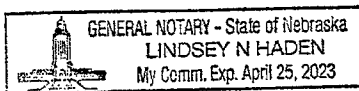
The Grantors, **CHRISTOPHER CANTERBERRY AND MELISSA J. CANTERBERRY, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **THREEFOLD CORD HOLDINGS, LLC**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lot Twelve (12), Block Twenty-one (21), Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant with GRANTEE that GRANTORS:

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

Executed Jan. 7 ²⁰²²₂₀₂₁



Christopher Canterbury
Christopher Canterbury

Melissa J. Canterbury
Melissa J. Canterbury

STATE OF NEBRASKA

COUNTY OF Adams } ss

On this 7th day of January, ²⁰²²₂₀₂₁, before me personally appeared **Christopher Canterbury and Melissa J. Canterbury.**

Lindsey N. Haden
Notary Public *Lindsey N. Haden*

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	231	1/17/2022	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000139700		22		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		006	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
830		4,895		5,725		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01		C) 1		D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1910	Construction Date :
Floor:	Floor Sq. Ft. : 2,032	Floor Sq. Ft. :
Building Cost New:	Cost : 276,695	Cost :
Single Family Style: 102	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input checked="" type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 50	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input checked="" type="checkbox"/> Very Good	(40) <input type="checkbox"/> High
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000139700	
(Continue on back)	

Real Estate Transfer Statement

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 1 Day 17 Yr. 22		4 Date of Deed Mo. 1 Day 9 Yr. 22													
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Timothy L. Stokes and MaryAnn R. Stokes Street or Other Mailing Address 926 Jefferson Avenue City Hastings State NE Zip Code 68901 Phone Number (402) 461-4249 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) John A Yost and Gary Wade Leak Street or Other Mailing Address 39 East 19th Street, Floor 6 City New York State NY Zip Code 10003-1334 Phone Number (917) 375-1308 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA															
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.																			
(A) Status		(B) Property Type				(C)													
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home													
8 Type of Deed																			
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____																			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?																			
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No																			
10 Type of Transfer																			
<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____																			
11 Was ownership transferred in full? (If No, explain the division.)																			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____																			
12 Was real estate purchased for same use? (If No, state the intended use.)																			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____																			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)																			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____																			
14 What is the current market value of the real property?																			
\$4,500																			
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)																			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %																			
16 Does this conveyance divide a current parcel of land?																			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																			
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)																			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																			
18 Address of Property																			
605 N. Chestnut, Red Cloud, NE 68970																			
19 Name and Address of Person to Whom the Tax Statement Should be Sent																			
Grantee																			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land																			
20 Legal Description (Attach additional pages, if needed.)																			
The South One-half (S1/2) of Lot Five (5) and all of Lot Six (6), Block Six (6), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska																			
21 If agricultural, list total number of acres transferred in this transaction _____																			
22 Total purchase price, including any liabilities assumed																			
23 Was non-real property included in the purchase?																			
<input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)																			
24 Adjusted purchase price paid for real estate (line 22 minus line 23)																			
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;">22</td> <td style="width:10%; text-align: center;">\$</td> <td style="width:80%; text-align: right;">4,500.00</td> <td style="width:10%;"></td> </tr> <tr> <td style="text-align: center;">23</td> <td style="text-align: center;">\$</td> <td style="text-align: right;"></td> <td></td> </tr> <tr> <td style="text-align: center;">24</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">4,500.00</td> <td></td> </tr> </table>								22	\$	4,500.00		23	\$			24	\$	4,500.00	
22	\$	4,500.00																	
23	\$																		
24	\$	4,500.00																	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____																			

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

John A Yost

Print or Type Name of Grantee or Authorized Representative

(917) 375-1308

Phone Number

Grantee

Date

1-17-22

sign
here

Signature of Grantee or Authorized Representative

Title

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 1 Day 25 Yr. 22		27 Value of Stamp or Exempt Number \$ 11.25		28 Recording Data BK 2022, Pg 231	
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State of Nebraska } ss.
County of Webster }

BOOK 2002 PAGE 231

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 25 day
of Jan A.D., 2022, at 9:30
o'clock A M. Recorded in Book 2001
on Page 231
Louise Detsch County Clerk
10.00 YD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>1-25-22</u>
\$ <u>11.25</u>	By <u>YD</u>

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

JOINT TENANCY WARRANTY DEED

Timothy L. Stokes and MaryAnn R. Stokes, a married couple, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, John A Yost and Gary Wade Leak, a married couple, convey to Grantee, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South One-half (S½) of Lot Five (5) and all of Lot Six (6), Block Six (6), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

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

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

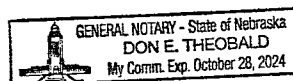
Executed January 9, 2022.

Timothy L. Stokes
Timothy L. Stokes

MaryAnn R. Stokes
MaryAnn R. Stokes

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on January 9, 2022 by Timothy L. Stokes and MaryAnn R. Stokes, a married couple.



Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

23

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>13</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>01</u> Day <u>13</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See attached Street or Other Mailing Address City _____ State _____ Zip Code _____ Phone Number _____ Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached Street or Other Mailing Address City _____ State _____ Zip Code _____ Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input checked="" type="checkbox"/> Sell <input checked="" type="checkbox"/> Other <u>Grantors' Rev Trust</u> <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? \$200,220				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property 625 North Nebraska Street Bladen, NE 68928				19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as no. 6 above.			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							
20 Legal Description (Attach additional pages, if needed.) See attached							
21 If agricultural, list total number of acres transferred in this transaction _____							

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

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

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

Timothy F. Clafe

(402) 475-5100

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney for Grantee

Date

1-24-22

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>25</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK 2022, Pg 234</u>	

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

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

No. 5 Grantor's Name, Address and Telephone

Randall J. Sorensen a/k/a Randy J. Sorensen and Rebecca A. Sorensen a/k/a Becky A. Sorensen.

626 Nebraska Street
PO Box 68
Bladen, NE 68928
(402) 705-1436

No. 6 Grantee's Name, Address and Telephone

Randall J. Sorensen and Rebecca A. Sorensen, as Trustee of The Randall J. Sorensen and Rebecca A. Sorensen Revocable Trust, pursuant to a written Trust Agreement dated December 29, 2021.

626 Nebraska Street
PO Box 68
Bladen, NE 68928
(402) 705-1436

No. 20 Legal Description

Tract One (1) located in a survey plat of a part of Lots Six (6), Seven (7), and Eight (8), Block Three (3), Spence's Second Addition to Bladen, Webster County, Nebraska.

Tract Two (2) located in a survey plat of a part of Lots Six (6), Seven (7), and Eight (8), Block Three (3), Spence's Second Addition to Bladen, Webster County, Nebraska.

Tract Three (3) located in a survey plat of a part of Lots Six (6), Seven (7), and Eight (8), Block Three (3), Spence's Second Addition to Bladen, Webster County, Nebraska.

Tract Five (5) located in a survey plat of a part of Lots Six (6), Seven (7), and Eight (8), Block Three (3), Spence's Second Addition to Bladen, Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/25/22
\$ Ex004 By AS

Bk 2022, Pg 234

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 25 day
of January A.D., 2022, at 12:43
o'clock PM. Recorded in Book 2022
on Pages 234-235

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

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

WARRANTY DEED

RANDALL J. SORENSEN a/k/a RANDY J. SORENSEN and REBECCA A. SORENSEN a/k/a BECKY A. SORENSEN, husband and wife, Grantors, for sufficient consideration, convey to Grantees, RANDALL J. SORENSEN and REBECCA A. SORENSEN, as TRUSTEE of THE RANDALL J. SORENSEN AND REBECCA A. SORENSEN REVOCABLE TRUST, pursuant to a written Trust Agreement dated December 29, 2021, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

See attached Exhibit A.

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 except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

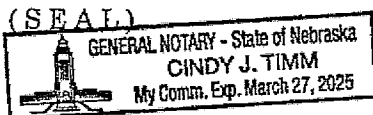
Executed: January 13, 2022

Randall J Sorensen
Randall J. Sorensen

Rebecca A Sorensen
Rebecca A. Sorensen

STATE OF NEBRASKA)
COUNTY OF Webster) ss:

The foregoing instrument was acknowledged before me on January 13, 2022, by Randall J. Sorensen and Rebecca A. Sorensen, husband and wife.



Cindy J. Timm
Notary Public
Printed Name of Notary: Cindy J. Timm

EXHIBIT A

Tract One (1) located in a survey plat of a part of Lots Six (6), Seven (7), and Eight (8), Block Three (3), Spence's Second Addition to Bladen, Webster County, Nebraska.

Tract Two (2) located in a survey plat of a part of Lots Six (6), Seven (7), and Eight (8), Block Three (3), Spence's Second Addition to Bladen, Webster County, Nebraska.

Tract Three (3) located in a survey plat of a part of Lots Six (6), Seven (7), and Eight (8), Block Three (3), Spence's Second Addition to Bladen, Webster County, Nebraska.

Tract Five (5) located in a survey plat of a part of Lots Six (6), Seven (7), and Eight (8), Block Three (3), Spence's Second Addition to Bladen, Webster County, Nebraska.

39541.000/4851-1481-2138, v. 1

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	236	1/24/2022	Base: 91-0002			Affiliated:			Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000149000		24		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10045		002	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
970		57,075		58,045		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 01		C) 1	D) 1	E) 6	F) 2		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1872	Construction Date :
Floor:	Floor Sq. Ft. : 1,428	Floor Sq. Ft. :
Building Cost New:	Cost : 199,750	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000149000	

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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. 01 Day 24 Yr. 2022		4 Date of Deed Mo. 01 Day 24 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kim Armstrong Street or Other Mailing Address 315 W. Washington St. City Osborne State KS Zip Code 67473				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Shane D. Banzhaf and Sara M. Meyers Street or Other Mailing Address 641 West 6th Ave City Red Cloud State NE Zip Code 68970			
Phone Number (402) 746-8077				Phone Number (308) 325-6366		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address N.A.				Email Address N.A.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved		<input checked="" type="checkbox"/> Single Family				<input type="checkbox"/> Mobile Home	
<input type="checkbox"/> Unimproved		<input type="checkbox"/> Multi-Family					
<input type="checkbox"/> IOLL		<input type="checkbox"/> Commercial					
		<input type="checkbox"/> Industrial					
		<input type="checkbox"/> Agricultural					
		<input type="checkbox"/> Recreational					
		<input type="checkbox"/> Mineral Interests-Nonproducing				<input type="checkbox"/> State Assessed	
		<input type="checkbox"/> Mineral Interests-Producing				<input type="checkbox"/> Exempt	
8 Type of Deed							
<input type="checkbox"/> Conservator		<input type="checkbox"/> Distribution		<input type="checkbox"/> Land Contract/Memo		<input type="checkbox"/> Partition	
<input type="checkbox"/> Bill of Sale		<input type="checkbox"/> Corrective		<input type="checkbox"/> Easement		<input type="checkbox"/> Lease	
<input type="checkbox"/> Cemetery		<input type="checkbox"/> Death Certificate - Transfer on Death		<input type="checkbox"/> Executor		<input type="checkbox"/> Mineral	
				<input type="checkbox"/> Quit Claim		<input checked="" type="checkbox"/> Warranty	
				<input type="checkbox"/> Sheriff		<input type="checkbox"/> Other	
				<input type="checkbox"/> Personal Rep.		<input type="checkbox"/> Trust/Trustee	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?							
<input type="checkbox"/> Buyer		<input type="checkbox"/> Seller		<input checked="" type="checkbox"/> No			
10 Type of Transfer							
<input type="checkbox"/> Distribution		<input type="checkbox"/> Foreclosure		<input type="checkbox"/> Irrevocable Trust		<input type="checkbox"/> Revocable Trust	
<input type="checkbox"/> Auction		<input type="checkbox"/> Easement		<input type="checkbox"/> Gift		<input type="checkbox"/> Life Estate	
<input type="checkbox"/> Court Decree		<input type="checkbox"/> Exchange		<input type="checkbox"/> Grantor Trust		<input type="checkbox"/> Partition	
				<input type="checkbox"/> Satisfaction of Contract		<input type="checkbox"/> Other (Explain)	
11 Was ownership transferred in full? (If No, explain the division.)							
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
12 Was real estate purchased for same use? (If No, state the intended use.)							
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No		<input type="checkbox"/> Aunt or Uncle to Niece or Nephew		<input type="checkbox"/> Family Corp., Partnership, or LLC	
		<input type="checkbox"/> Brothers and Sisters		<input type="checkbox"/> Grandparents and Grandchild		<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse		<input type="checkbox"/> Parents and Child		<input type="checkbox"/> Step-parent and Step-child	
14 What is the current market value of the real property?							
\$155,000							
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %							
16 Does this conveyance divide a current parcel of land?							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)							
<input checked="" type="checkbox"/> Yes Adams Land Title Co. <input type="checkbox"/> No							
18 Address of Property							
641 W. 6th Ave Red Cloud, NE 68970							
19 Name and Address of Person to Whom the Tax Statement Should be Sent							
See Grantee							
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							

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

The South Half (S $\frac{1}{2}$) of Lot Twenty-one (21) and all of Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Radcliff's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed	22	\$	155,000.00
23 Was non-real property included in the purchase?	23	\$	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24	\$	155,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)			

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

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

Danielle L. Kelley

(402) 463-4198

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Escrow Closing Agent

01-24-2022

Date

Title

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 1 Day 25 Yr. 22	27 Value of Stamp or Exempt Number \$ 348.75	28 Recording Data BK 2022, pg 236
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Nebraska Department of Revenue

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

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

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/25/22
\$ 348.75 By AS

Bk 2022, Pg 236

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 25 day
of January A.D., 2022, at 01:43
o'clock PM. Recorded in Book 2022
on Page 236

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

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

Warranty Deed

The Grantor, **KIM ARMSTRONG, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **SHANE D. BANZHAF, A SINGLE PERSON AND SARA M. MEYERS, A SINGLE PERSON**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The South Half (S½) of Lot Twenty-one (21) and all of Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Radcliff's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEES that GRANTOR:

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

Executed January 24th, 2022

Kim Armstrong

Kim Armstrong

STATE OF ~~NEBRASKA~~ Kansas }
COUNTY OF Osborne } ss.

On this 24th day of January, 2022, before me personally appeared **Kim Armstrong**.



Connie S. Moore

Notary Public - Connie S. Moore

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	248	11/9/2021	Base: 91-0002				Affiliated:		Unified:			
Location ID		Sale Number	Useability & Code #		Parcel Number								
000165300		25	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10105		005	0000	
Land		Improvements	Total		Date of Sale Property Classification Code								
1,110		31,905	33,015		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01		C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1910	Construction Date :
Floor:	Floor Sq. Ft. : 1,261	Floor Sq. Ft. :
Building Cost New:	Cost : 182,895	Cost :
Single Family Style: 104	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	Condition:
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(305) <input type="checkbox"/> Two Story Duplex		(50) <input type="checkbox"/> Very Good
		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
PERS REP WD; BETWEEN BROTHER & SISTER	
Comments from	Comments:
000165300	

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 11 Day 09 Yr. 2021		4 Date of Deed Mo. 01 Day 13 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Estate of Robert Thayer, Dec'd, Sherill King, P.R. Street or Other Mailing Address 4315 Roosevelt City Kingman State AZ Zip Code 86409 Phone Number (928) 681-8229 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Susan Clark Street or Other Mailing Address 241 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number (970) 773-8204 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

8 Type of Deed		9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input checked="" type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)

10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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

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

18 Address of Property 241 N Cherry St Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

20 Legal Description (Attach additional pages, if needed.)
Lots One (1), Two (2), Three (3) and Four (4), Block Five (5), Platt's First Addition to Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22 \$ 60,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 60,000.00

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

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

David B. Garwood (402) 746-3613

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative Attorney Title

Phone Number JAN. 25, 2022

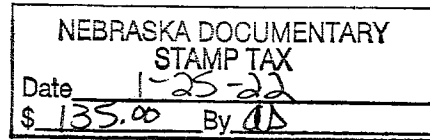
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 25 Yr. 22	27 Value of Stamp or Exempt Number \$ 135.00	28 Recording Data BK 2022, Pg 248

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 248

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 25 day
of JAN A.D., 2022, at 3:03
o'clock PM. Recorded in Book 2022
on Page 248
Paula Petroch County Clerk
AD Deputy
Ind 10.00 Comp AD Assessor AD Carded AD



PERSONAL REPRESENTATIVE'S WARRANTY DEED

Sherill King, Personal Representative of the Estate of Robert Thayer, Deceased, in consideration of SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00) received from GRANTEE, Susan Clark, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3) and Four (4), Block Five (5), Platt's First Addition to Red Cloud, Webster County, Nebraska;

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey the same.

Executed January 13, 2022.

ESTATE OF ROBERT THAYER, DEC'D.

By: Sherill King
Personal Representative

STATE OF ARIZONA, COUNTY OF Mohave) SS.

The foregoing instrument was acknowledged before me on January 13th, 2022, by Sherill King, Personal Representative of the Estate of Robert Thayer, Deceased.

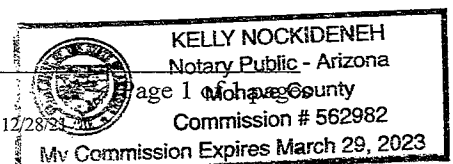
Comm. expires March 29, 2023.

Kelly Nockideneh
Notary Public

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

Ph/Fax (402) 746-3613

DAVEF:\wp\700\thayer\CLARK.PRD.12/28/21
My Commission Expires March 29, 2023



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	249	1/25/2022	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000136900		26		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371				00	0	10025		003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
830				830		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 2	B) 01		C) 1	D) 1	E) 6	F) 2		

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from 000136900	Comments:

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 1 Day 25 Yr. 22	4 Date of Deed Mo. 1 Day 25 Yr. 22
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Armando Leal, Jr. and Rosana G. Leal Street or Other Mailing Address 804 North Seward Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0564 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Pamela Livingston Street or Other Mailing Address 432 West 6th Avenue City Red Cloud State NE Zip Code 68970 Phone Number (607) 282-2543 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.				
(A) Status	(B) Property Type			(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt			<input type="checkbox"/> Mobile Home
8 Type of Deed				
<input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer		
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		<input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____		
11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child				
14 What is the current market value of the real property? \$7,000		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee		
18a <input type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land				

20 Legal Description (Attach additional pages, if needed.)
Lot One (1) and the North Half (N1/2) of Lot Two (2), BlockThree (3), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$ 7,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 7,000.00

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

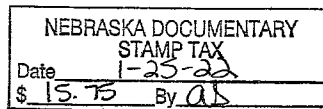
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Don E. Theobald (402) 746-2774
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Attorney 1/25/22
 Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 25 Yr. 22	27 Value of Stamp or Exempt Number \$ 15.75	28 Recording Data BK 2022, Pg 249

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 25 day
of Jan A.D., 2022, at 3:52
o'clock PM. Recorded in Book 2022
on Page 249
Louise Peterson County Clerk
ID. 20 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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

WARRANTY DEED

Armando Leal, Jr. and Rosana G. Leal, a married couple, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Pamela Livingston, a single person, convey to Grantee, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot One (1) and the North one-half (N½) of Lot Two (2), Block Three (3), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

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

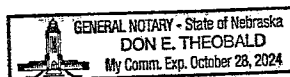
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed January 25th, 2022.

Armando Leal, Jr.
Armando Leal, Jr.
Rosana G. Leal
Rosana G. Leal

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on January 25, 2022 by Armando Leal, Jr. and Rosana G. Leal, a married couple.



Don E. Theobald
Notary Public

Real Estate Transfer Statement

27

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 01 Day 25 Yr. 2022		4 Date of Deed Mo. 01 Day 04 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Eric C Heller and Sandee M Heller Street or Other Mailing Address 320 E State St City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7185 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael L Hynek Street or Other Mailing Address 1058 Road 2300 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-2200 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____			12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child					
14 What is the current market value of the real property? \$51,000			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
18 Address of Property Rural, Guide Rock Webster County, 68942			19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee		
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land					
20 Legal Description (Attach additional pages, if needed.) See attached					

21 If agricultural, list total number of acres transferred in this transaction **32 +/-**

22 Total purchase price, including any liabilities assumed	22	\$	51,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	51,000.00

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.

Kory J McCracken

Print or Type Name of Grantee or Authorized Representative

(402) 746-3613

Phone Number

01-25-2022

Date

Attorney

Title

Signature of Grantee or Authorized Representative

sign
here

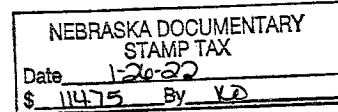
Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 26 Yr. 20	27 Value of Stamp or Exempt Number \$ 114.75	28 Recording Data Bl 2022, Pg 250	

A tract of land located in the Northwest Quarter of the Northeast Quarter (NW¹/₄NE¹/₄) of Section Nine (9), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, containing approximately 32 acres, plus or minus, EXCEPT any portion of the property lying within the right of way conveyed to the Republican Valley Railroad Company by Deed recorded in Book D, page 248, conveyed to the Chicago Burlington & Quincy Railroad by deed recorded in Book 8, page 101, of the records of Webster County, Nebraska, and now operated by Burlington Northern and Santa Fe Railroad Company, and EXCEPT any portion of the property conveyed by warranty deed to Nancy Stafford and recorded in Book 2018, page 300, of the records of Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 250

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 26 day
of Jan A.D., 2022 at 11:47
o'clock A M. Recorded in Book 2022
on Page 250
Louise Peters County Clerk
10.00 10 Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Eric C. Heller and Sandee M. Heller, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Michael L. Hynek, a married person, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Nine (9), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, containing approximately 32 acres, plus or minus, EXCEPT any portion of the property lying within the right of way conveyed to the Republican Valley Railroad Company by Deed recorded in Book D, page 248, conveyed to the Chicago Burlington & Quincy Railroad by deed recorded in Book 8, page 101, of the records of Webster County, Nebraska, and now operated by Burlington Northern and Santa Fe Railroad Company, and EXCEPT any portion of the property conveyed by warranty deed to Nancy Stafford and recorded in Book 2018, page 300, of the records of Webster County, Nebraska.

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

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

Executed January 4, 2022.

Eric C. Heller
Eric C. Heller

Sandee M. Heller
Sandee M. Heller

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 4, 2022, by Eric C. Heller and Sandee M. Heller, husband and wife.

Comm. expires



[Signature]
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code					
91	2022	250	1/25/2022	Base: 65-0011		Affiliated:		Unified:	
Location ID		Sale Number		Useability & Code #		Parcel Number			
001004103		27		1		GeoCde	Twn	Rng	Parcel
Date of Sale Assessed Value				0000			00	0	00000
Land		Improvements		Total		Date of Sale Property Classification Code			
133,075				133,075		Status	Property Type	Zoning	Location
Irrigation Type: OTHER IRRIGATION				A) 2	B) 05	C) 5	D) 3	E) 0	F) 8
LCG		ACRES:		VALUE:		LCG		ACRES:	
IRRIGATED 1A1		0.610		2,795		GRASSLAND 1G1		0.080	
1A		28.120		128,790		1G		2.590	
2A1						2G1		0.670	
2A						2G			
3A1						3G1			
3A						3G			
4A1						4G1			
4A						4G			
DRYLAND 1D1						Shelterbelt/Timber			
1D						Accretion			
2D1						Waste			
2D						Other			
3D1						AG LAND TOTAL		32.070	
3D						Roads		0.710	
4D1						Farm Sites			
4D						Home Sites			
						Recreation			
Dwellings						Other			
Outbuildings						Non-AG TOTAL		0.710	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001004103	
(Continue on back)	

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	251	1/26/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001907500	28	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	14	0	00000	1	000	8500
Land	Improvements	Total		Date of Sale Property Classification Code								
548,390	13,810	562,200		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 1	B) 05		C) 5	D) 3	E) 0	F) 10		
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED 1A1				GRASSLAND 1G1	45.500	58,920						
1A				1G	47.740	61,820						
2A1				2G1	31.060	40,225						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1	2.080	1,895						
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	42.750	105,595		Accretion								
2D1				Waste	2.000	400						
2D	73.930	160,800		Other								
3D1				AG LAND TOTAL	306.950	524,350						
3D				Roads	5.190							
4D1				Farm Sites	1.000	8,650						
4D	61.890	94,695		Home Sites	0.810	15,390						
				Recreation								
Dwellings		12,400		Other								
Outbuildings		1,410		Non-AG TOTAL	7.000	24,040						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PR; BETWEEN BROTHERS	
Comments from	Comments:
001907500 001914100	
(Continue on back)	

Real Estate Transfer Statement

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 01 Day 26 Yr. 2022		4 Date of Deed Mo. 01 Day 26 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard L. Kucera, Personal Representative of the Estate of Charles E. Kucera Street or Other Mailing Address 741 N. Franklin St. City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3964 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard L. Kucera and Phillip J. Kucera Street or Other Mailing Address see attached City see attached State see attached Zip Code see attached Phone Number see attached Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input checked="" type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child					

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

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

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

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

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

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

Richard L. Kucera

(402) 746-3964

Phone Number

sign
here

Print or Type Name of Grantee or Authorized Representative

Personal Representative

Signature of Grantee or Authorized Representative

Title

Date

1-26-22

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 1 Day 26 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK2022 Pg 251
---	---	---

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

Box 6- Grantee's Address and Telephone

Richard L. Kucera
741 N. Franklin St.
Red Cloud, NE 68970
(402) 746-3964

Phillip J. Kucera
879 Road 1100
Lawrence, NE 68957
(402) 746-4220

Box 7B- Property Type

Parcel ID #001914100: Residential

Parcel ID #001907500: Agricultural

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

Parcel ID #001914100: \$9,263

Parcel ID #001907500: \$178,136

Box 18- Address of Property

Parcel ID #001914100:
201 W. 11th Ave.
Red Cloud, NE 68970

Parcel ID #001907500:
No address assigned

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

Richard L. Kucera
741 N. Franklin St.
Red Cloud, NE 68970

Phillip J. Kucera
879 Road 1100
Lawrence, NE 68957

Box 20- Legal Description

Parcel ID #001914100:

County Surveyor's Lot Twenty-five (25), in the Northeast Quarter (NE1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

Parcel ID #001907500

The West Half (W1/2) of Section Fourteen (14), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, EXCEPT the South 483 feet of the West 733 feet thereof.

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

Parcel ID #001914100:

Residential

Parcel ID #001907500

104.35

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/26/22
\$ Ex015 By AS

Bk 2022, Pg 251

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 26 day
of January A.D., 2022, at 02:38
o'clock PM. Recorded in Book 2022
on Pages 251-252

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

PLEASE RETURN TO: Zachary D. Petersen, Dvorak Law Group, LLC, 9500 West Dodge Road, Suite 100, Omaha, NE 68114

**DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE**

Richard L. Kucera, Personal Representative of the Estate of Charles E. Kucera, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, in proceedings shown as Case No. PR 21-30 of that Court ("Grantor"), conveys and releases to Richard L. Kucera, a married person and Phillip J. Kucera, a married person (collectively, "Grantees"), a One-Third (1/3) undivided tenants-in-common interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201), subject to easements, reservations, covenants, restrictions and matters of record:

The West Half (W½) of Section Fourteen (14), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County Nebraska, EXCEPT the South 483 feet of the West 733 feet thereof; AND

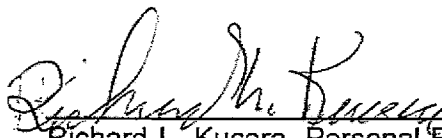
County Surveyor's Lot Twenty-five (25), in the Northeast Quarter (NE¼) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

Transaction is exempt from documentary stamp tax pursuant to NEB. REV. STAT. § 76-902(15).

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


[Remainder of page intentionally left blank; signature page to follow.]

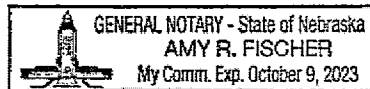
Dated: January 26, 2022.

By: 
Richard L. Kucera, Personal Representative of the
Estate of Charles E. Kucera, Deceased

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing was acknowledged before me on January 26, 2022, by Richard L. Kucera, Personal Representative of the Estate of Charles E. Kucera, Deceased.


Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	253	1/25/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002108200		29		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	8	0	00000	1	000	0180
Land		Improvements		Total		Date of Sale Property Classification Code								
628,615				628,615		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 10		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	43.610		199,735		GRASSLAND		1G1						
	1A	21.240		97,280				1G						
	2A1	1.300		5,955				2G1						
	2A							2G						
	3A1							3G1						
	3A							3G						
	4A1	51.920		219,625				4G1						
	4A	13.650		57,740				4G						
DRYLAND	1D1	6.310		15,585		Shelterbelt/Timber								
	1D	10.050		24,820		Accretion								
	2D1					Waste		4.650				930		
	2D					Other								
	3D1					AG LAND TOTAL		157.270				628,615		
	3D					Roads		1.980						
	4D1	1.930		2,950		Farm Sites								
	4D	2.610		3,995		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		1.980						

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
WD			
Comments from		Comments:	
002108200			
(Continue on back)			

Real Estate Transfer Statement

FORM
521

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

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. 01 Day 25 Yr. 2022		Mo. 12 Day 14 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) I & M Family Farms, LLC				Grantee's Name (Buyer) Jennifer R. Henderson			
Street or Other Mailing Address 7906 Sycamore Drive				Street or Other Mailing Address 2481 Rd. 1625			
City Lincoln		State NE		City Blue Hill		State NE	
		Zip Code 68506				Zip Code 68930	
Phone Number (402) 499-0143				Phone Number (402) 469-3053		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address N/A				Email Address N/A			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$1,112,758

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

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

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

18 Address of Property

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

18a ☒ No address assigned 18b ☒ Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Northeast Quarter (NE1/4) of Section Eight (8), Township Four (4) North, Range Eleven (11), West of the Sixth Principal Meridian, Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 159.250 +/-

22 Total purchase price, including any liabilities assumed	22	\$	1,112,758.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,112,758.00

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.

Nicole Dornhoff

(308) 832-0969

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Nicole Dornhoff
Signature of Grantee or Authorized Representative

Escrow Agent

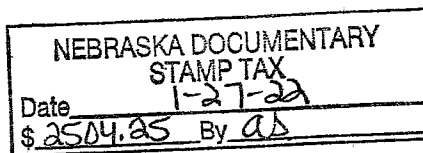
01/25/2022

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 1 Day 27 Yr. 22	27 Value of Stamp or Exempt Number \$ 2504.25	28 Recording Data BK2022, Pg 253
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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 27 day
of Jan A.D., 2022, at 10:12
o'clock AM. Recorded in Book 2022
on Page 253-254
Louise Petach County Clerk
16.00 Deputy
Ind Comp Assessor Carded(above space for recorder's use)
Return to: Miller Abstract & Title Company, PO Box 107, Minden, NE 68959**WARRANTY DEED**

I & M Family Farms, LLC, by Ronald J. Vance, sole trustee of the Ilef Vance Jr. Revocable Trust dated March 21, 1991, Class A. Member, and by Ronald J. Vance, sole trustee of the Melba L. Vance Credit Trust, a Sub-Trust of the Melba L. Vance Revocable Trust dated March 21, 1991, Class A. Member, herein called the GRANTOR, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, do hereby grant, bargain, sell, convey and confirm unto Jennifer R. Henderson, 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 Northeast Quarter (NE1/4) of Section Eight (8), Township Four (4) North, Range Eleven (11), West of the Sixth Principal Meridian, Webster County, Nebraska

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 14 day of December, 2021.

I & M Family Farms, LLC

BY: Ronald J. Vance

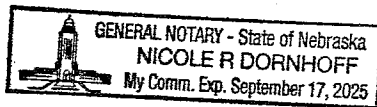
Ronald J. Vance, sole trustee of the Ilef Vance Jr.
Revocable Trust dated March 21, 1991, Class A.
Member.

BY: Ronald J. Vance

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

STATE OF NEBRASKA)
COUNTY OF KEARNEY)

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



Nicole R. Dornhoff
NOTARY PUBLIC

(Seal)

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	255	1/25/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002509301		30		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000	4	12	10	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
654,840				654,840		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type: PIVOT / WELL				A) 2	B) 05		C) 5		D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		116.800		534,945		GRASSLAND 1G1		0.080		105				
1A		2.840		13,005		1G		3.980		5,155				
2A1						2G1		1.460		1,890				
2A		7.380		32,250		2G								
3A1		0.590		2,515		3G1								
3A						3G								
4A1						4G1								
4A		3.810		16,115		4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		15.550		38,410		Accretion								
2D1						Waste								
2D		2.940		6,395		Other								
3D1						AG LAND TOTAL		158.080		654,840				
3D						Roads		2.000						
4D1						Farm Sites								
4D		2.650		4,055		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		2.000						

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
WD			
Comments from		Comments:	
002509301			

(Continue on back)

Real Estate Transfer Statement

30

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 01 Day 25 Yr. 2022		4 Date of Deed Mo. 12 Day 14 Yr. 2021	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) I&M Family Farms, LLC Street or Other Mailing Address 7906 Sycamore Drive City Lincoln State NE Zip Code 68506 Phone Number (402) 499-0143 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Zachary L. Gottsch Street or Other Mailing Address 1405 N. 7th Ave. City Hastings State NE Zip Code 68901 Phone Number 402-460-0143 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N/A			

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

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

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

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

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

14 What is the current market value of the real property? \$1,101,050	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

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

18a ☒ No address assigned 18b ☒ Vacant land

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

The Northeast Quarter (NE1/4) of Section Ten (10), Township Four (4) North, Range Twelve (12), West of the Sixth Principal Meridian, Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 159.08 +/-

22 Total purchase price, including any liabilities assumed	22 \$ 1,101,050.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 1,101,050.00

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.

Nicole Dornhoff

(308) 832-0969

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Nicole Dornhoff
Signature of Grantee or Authorized Representative

Escrow Agent

01/25/2022

Date

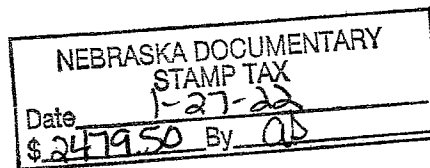
Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 1 Day 27 Yr. 22	27 Value of Stamp or Exempt Number \$ 2479.50	28 Recording Data BK 2022, Pg 255
--	--	--------------------------------------

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 27 day
 of Jan A.D., 2022, at 10:17
 o'clock a M. Recorded in Book 2022
 on Page 255-256
Laure Peterh County Clerk
16.00 Deputy
 Ind Comp Assessor Carded



(above space for recorder's use)

Return to: Miller Abstract & Title Company, PO Box 107, Minden, NE 68959

WARRANTY DEED

I & M Family Farms, LLC, by Ronald J. Vance, sole trustee of the Ilef Vance Jr. Revocable Trust dated March 21, 1991, Class A. Member, and by Ronald J. Vance, sole trustee of the Melba L. Vance Credit Trust, a Sub-Trust of the Melba L. Vance Revocable Trust dated March 21, 1991, Class A. Member,, herein called the GRANTOR, whether one or more, in consideration of **One Dollar (\$1.00) and other valuable consideration** received from GRANTEE, do hereby grant, bargain, sell, convey and confirm unto **Zachary L. Gottsch**, 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 Northeast Quarter (NE1/4) of Section Ten (10), Township Four (4) North, Range Twelve (12), West of the Sixth Principal Meridian, Webster County, Nebraska

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 14 day of December, 20 21

I & M Family Farms, LLC

BY: Ronald J. Vance

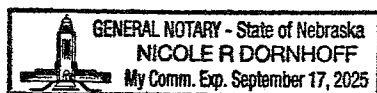
Ronald J. Vance, sole trustee of the Ilef Vance Jr. Revocable Trust dated March 21, 1991, Class A. Member.

BY: Ronald J. Vance

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

STATE OF NEBRASKA)
COUNTY OF KEARNEY)

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



Nicole R. Dornhoff
NOTARY PUBLIC

(Seal)

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	258	1/17/2022	Base: 91-0002				Affiliated:		Unified:			
Location ID		Sale Number	Useability & Code #		Parcel Number								
000130400		31	4	05	GeoCde	Twtn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value					4371			00	0	10020		017	0000
Land		Improvements		Total	Date of Sale Property Classification Code								
2,035		173,910		175,945	Status	Property Type		Zoning	Location		City Size		Parcel Size
Assessor Location: RED CLOUD (RC)					A) 1	B) 01		C) 1	D) 1		E) 6	F) 3	
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :					
Construction Date:				Construction Date : 1878				Construction Date :					
Floor:				Floor Sq. Ft. : 2,524				Floor Sq. Ft. :					
Building Cost New:				Cost : 350,980				Cost :					
Single Family Style: 102				Residential Condition: 60				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input checked="" type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input checked="" type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 50				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:			Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input checked="" type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
JTWD; ADDING SPOUSE TO PROPERTY													
Comments from							Comments:						
000130400													

(Continue on back)

Real Estate Transfer Statement 31

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 1 Day 17 Yr. 22		4 Date of Deed Mo. 1 Day 17 Yr. 22	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John A Yost and Gary Wade Leak Street or Other Mailing Address 39 East 19th Street, Floor 6 City New York State NY Zip Code 10003 Phone Number (917) 375-1308 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) John A Yost and Gary Wade Leak Street or Other Mailing Address 39 East 19th, Floor 6 City New York State NY Zip Code 10003 Phone Number (917) 375-1308 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address NA			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed							
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer					
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.)				12 Was real estate purchased for same use? (If No, state the intended use.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input checked="" type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other							
14 What is the current market value of the real property? \$175,945				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)			
				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land?				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property 909 North Seward, Red Cloud, NE 68970				19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							

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

See attached

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

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

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

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

John A Yost

Print or Type Name of Grantee or Authorized Representative

(917) 375-1308

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Grantee

Date

1-17-2022

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 1 Day 27 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2022, Pg 258
--	--	--------------------------------------

Lots One (1) to Six (6), inclusive, in Block Seventeen (17), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska, also the alley adjacent to said lots described as follows, to wit: a strip of land 16 feet wide by 300 feet long commencing at the Northeast Corner of Lot 1, Block 17, Smith & Moore's Addition to Red Cloud, Webster County, Nebraska; thence North 16 feet, thence West 300 feet, thence South 16 feet, thence East 300 feet to point of beginning,

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 27 day
of Jan A.D., 20 22, at 2:21
o'clock P M. Recorded in Book 2022
on Page 258
Don E. Theobald County Clerk
AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>1-27-22</u>
\$ <u>Exempt</u>	By <u>AD</u>

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

JOINT TENANCY WARRANTY DEED

John A Yost and Gary Wade Leak, a married couple, Grantor, for no consideration received from Grantees, John A Yost and Gary Wade Leak, a married couple, conveys to Grantees, as joint tenants with rights of survivorship, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) to Six (6), inclusive, in Block Seventeen (17), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska, also the alley adjacent to said lots described as follows, to wit: a strip of land 16 feet wide by 300 feet long commencing at the Northeast Corner of Lot 1, Block 17, Smith & Moore's Addition to Red Cloud, Webster County, Nebraska; thence North 16 feet, thence West 300 feet, thence South 16 feet, thence East 300 feet to point of beginning,

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

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

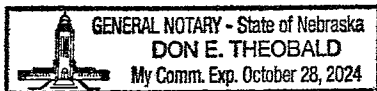
Executed January 17, 2022.

John A Yost
John A Yost

Gary Wade Leak
Gary Wade Leak

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 17, 2022
by John A Yost and Gary Wade Leak, a married couple.



Don E. Theobald
Notary Public