Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date	1.	······································			Sc	hool D	ist	ric	t Code	1. • •		-w"					
91	20		6		31/2021	· · ·					ffiliated:				Unified:							
Location	\mathbf{p}	Sale	Number	 	y & Code #					-	Parcel Number											
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		ate of S	ale Assessed			4491	1	_	11	10				0000	1	000	-	695				
Land		*-	provements	Ť	Total								<u> </u>	assifica								
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	-	Irrigat	ion Type:		<u> </u>	A) 2				в) 05			C) 5				+-) 3	E)	0	F)	9
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	mments	and R	eason for Adj	ustment:																		
JTWD						·							_									
										,			-				-					

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 register.

FORM 521

The dead will not be recorded unless this statemen	ALA DESCRIPTION OF THE STATE OF THE SECOND CONTROL OF THE SECOND C
	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer
WEBSTER - 91 ▼	Mo. 12 Day 31 Yr. 2021 Mo. 12 Day 31 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Benjamin Pegg	Grantee's Name (Buyer) Jordan Johnson and Crystal Johnson
Street or Other Mailing Address	Street or Other Mailing Address
3507 W 7 12 21	2965 5 Adams Central Ave
City Hastings State Zip Code U8901	City Hastings State NE Zip Code L8901
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address	Email Address
n/a	n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B)	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	ase Personal Rep. Trust/Trustee
Cemetery Death Certificate – Transfer on Death Executor Min	neral Quit Claim Warranty
9 Was transfer part of IRS like-	osure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary
☐ Buyer ☐ Seller ✔ No ☐ Court Decree ☐ Exchange ☐ Granto	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes	Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	and Grandchild Spouse
Ex-spouse Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$210,000	Yes No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.) Yes Southern Title, LLC No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Ag Land	Grante &
/ ig Laria	Granto -
18a V No address assigned 18b V Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
See Attached	
occ / titached	
1/3 interest	
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?	22 70,000,00
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)
	\$
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
	nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement.	
Jordan Johnson	400-705-2504 Phone Number
Print or Type Name of Grantee or Authorized Representative	
sign	Grantee 12/31/2021
here Signature of Grantee or Authorized Representative	Title Date
· · · · · · · · · · · · · · · · · · ·	lu E. B. L. C.
Register of Deed's Use Onl 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	ly For Dept. Use Only 28 Recording Data
1 2 2) 6 157 50	
IVIO Day Yr T	BK2022, Pa 6
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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.

BOOK <u>2022</u> PAGE 6

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 A.D., 20 2. at 11:24 o'clock AM. Recorded in Book 202 on Page 6 Deputy 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 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 Ouarter (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

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

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

Executed December 31,2021.

Benjamin Pegg

STATE OF NEBRASKA

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on December 31, 2021 by Benjamin Pegg, a single person.

) ss.

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

Notary Public

My commission expires:

8/27/2025

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code														
91	20	22	8	12/3	12/31/2021 Base: 91-0002 Aff				Affi	ffiliated: Unified:										
Location	Ю	Sale	Sale Number Useability & Code #						Parcel Number											
0018077	700		2	1		GeoCde	Twn	Rng	Se	ct Qr	t	Subdiv	Area Blk		P	arcel				
	D	ate of S	ale Assessed	Value		4491	1	11	10	0 0		00000	1	000	7	695				
Land		Im	provements	T	otal	Date of Sale Property Classification Code														
14	,075				14,075	Status	Proj	erty Ty	ре	Zonin	g	Location	tion City Size		Parc	cel Size				
		Irrigat	ion Type:			A) 2	B)	05		c) 5	5 D) 3		5 D) 3		C) 5 D) 3 F		E)	0	F)	9
LCG			ACRES:	VAI	UE:		LCG			A	RI	ES:		VAL	UE:					
IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1					,						
	1A					1G			ıG											
	2A1					2G1			G1											
	2A					2G		2G												
	3A1					3G1		G1												
	3A	-				3G														
	4A1							40	G1											
	4A	-						2	1G											
DRYLANI) 1D1					S	helterbe	lt/Timb	er											
	1D							Accretic	on											
	2D1							Was	ste		70	370			14,	075				
	2D							Oth	er											
	3D1					AG L	AND T	OTA	\mathbf{L}		70	370			14,	075				
	3D							Roa	ds											
	4D1					Farm Sites		es												
	4D			:		Home S			es											
							R	ecreatio	on											
	wellings		*.					Oth	ет											
Outb	ouildings					Nor	-AG T	OTA	\mathbf{L}											
	4 7.		4. C. I. D. S	<u> </u>				3 4 1	D .		_	7 1				1				

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 A • 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

40	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 12 Day 31 Yr. 2021 Mo. 12 Day 31 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) James A. Siebert, Trustee	Grantee's Name (Buyer) Jordan Johnson and Crystal Johnson
Street or Other, Mailing Address 504 Quail Circle	Street or Other Mailing Address 3465 S. Adams Central Ave
City (State Zip Code	City , Code Zip Code
Phone Number NE 68901	Phone Number Is the grantee a 501(c)(3) organization? Yes No
in la	Phone Number Is the grantee a 501(c)(3) organization? Yes VNo If Yes, is the grantee a 509(a) foundation? Yes VNo
Email Address N/a	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	n/a
	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt
IOLL Commercial Recreational	
	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
Cemetery Death Certificate – Transfer on Death Executor Mir	eral Quit Claim Warranty
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forect	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecl Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
	r Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes	Yes 🗸 No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)
Yes Aunt or Uncle to Niece or Nephew Family Corp., F	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	and Grandchild Spouse
Ex-spouse Parents and Cf	ild Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$210,000	Yes V No \$ %
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes V No	of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	0
Ag Land	Grante ©
Ag Land	Grante ©
Ag Land 18a No address assigned 18b Vacant land	Grante ©
Ag Land 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	Grante ©
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Ag Land 18a No address assigned 18b V 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 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see if this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	22 \$ 140,000,00 nstructions) \$ 23 \$ 140,000,00 number at and that it is, to the best of my knowledge and belief, true, complete, and
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Ag Land 18a No address assigned 18b V 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 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see if this transfer is exempt from the documentary stamp tax, list the exemption under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Jordan Johnson Printer Type Name of Grantee or Authorized Representative	22 \$ 140,000,00
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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 3 day of 5 and A.D., 20 3 at 11:28 o'clock A.M. Recorded in Book 2020 on Page 8 9 Accorded in Book 2020 on Page 8 9 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-3-22
\$ 315.∞ By 45

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 Ouarter (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 \$29°46'47"E along said median line 658.99 feet; thence \$18°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
STATE OF NEBRASKA)
) ss: COUNTY OF ADAMS)
The foregoing instrument was acknowledged before me on <u>Jecember 31</u> , 2021, by James A. Siebert, Trustee; James A. Siebert Revocable Trust.

Notary Public

My Commission Expires: 8/27/2025

Agricultural Land Sales Worksheet

91 Location ID	2022	15	10/6												
I anotion ID			12/6	/2021	Base: 91-0002 Aff				ffiliated: Unified:						
Location 1D	Sa	le Number	Useability	& Code#					Parcel Number						
001900000		3	4	10	GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	Parcel		
	Date of	Sale Assessed	Value	a	4371	2	11	1	L O	00000	1	000	8210		
Land	In	provements	To	otal		D	ate of	Sale	Property	Classifica	tion (Code			
194,92	0		1	.94,920	Status	Prop	erty Ty	pe	Zoning	Location	tion City Size		Parcel Size		
	Irrig	ation Type:			A) 2	B)	05		c) 5	D) 3	E) 0		F) 9		
LCG		ACRES:	VAL	UE:		LCG			ACR	ES:		VAL	J E:		
IRRIGATED	A1				GR	GRASSLAND 1G1			9	0.550	117,265				
	1A				1G			ιG	3	2.610	42,230				
-	A1				2G1			G1	3	3.120	42,890				
	2A				2G			2G	_						
3	A1				3G1		G1					****			
	3A						3	3G							
4	A1						40	G1							
	4A						4	1G							
DRYLAND 1	DI				S	helterbe	lt/Timb	ет							
	1D					1	Accretic	on							
2	D1						Was	ste							
	2D						Oth	ет							
3	D1	•			AG L	AND T	OTA	\mathbf{L}	15	6.280		2	02,385		
	3D						Roa	ds	•						
4	DI				Farm Site		es	1.000				7,145			
	4D					Но	me Sit	es							
						R	ecreatio	on							
Dwelli	ngs				Other			er							
Outbuildi	ıgs				Non	-AG T	OTA	\mathbf{L}		1.000			7,145		

Assessor's Adjustment to Sale Pr	ice (+ or -):	Total Recaptur	e Value:
Assessor Comments and Reason for Adj	justment:		
TRUSTEE'S DEED; HIGHWAY	PURPOSES		
			· · · · · · · · · · · · · · · · · · ·
	_		
Comments from		Comments:	
001900000			
	##.T-		
			(Continue on back)

NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE

FORM 521

Real Estate Transfer Statement

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	204
WEBSTER - 91	Mo. 12 Day 06 Yr. 2021 Mo. 12 Day 06 Yr. 20	J21
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) See Exhibit A Attached	Grantee's Name (Buyer) The State of Nebraska, Dept of Transportation	
Street or Other Mailing Address	Street or Other Mailing Address	
City State Zip Code	P.O. Box 94759 City State Zip	0-1-
City State Zip Code		Code 68509
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Ye	
Email Address	(402) 471-4567 If Yes, is the grantee a 509(a) foundation? Ye	s ✓ No
Email Address NA	NA NA	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mob	ile Home
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt	
IOLL Commercial Recreational		
	nd Contract/Memo Partition Sheriff Other	
	ase	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecl Auction Easement Gift	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trust Trustee to Benefici.	on.
	or Trust Partition Satisfaction of Contract Other (Explain)	ary
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the inter	nded use.)
√ Yes	Yes No Highway Purposes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Other	
Brothers and Sisters Grandparents a	and Grandchild Spouse	
Ex-spouse Parents and Ch	ild Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
\$760	Yes	_ %
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include to fit the agent or title company contact.) Yes	
✓ Yes No		_ No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent	
803 N Alpha St. Apt #109 Grand Island, NE 68803-4360	Nebraska, Dept of Transportation PO. Box 94759	
18a No address assigned 18b Vacant land	Lincoln, NE 68509-4759	
20 Legal Description (Attach additional pages, if needed.)		
and the second s		
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 [©] 76	0,00
23 Was non-real property included in the purchase?	\$	
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see i		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		+-
OF If this transfer is account from the decomposition at one law list the grammation		0 00
	24 76	0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law. I declare that I have examined this statemen		0 00
Under penalties of law, I declare that I have examined this statemer correct, and that I am duly authorized to sign this statement.	number 2	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Karla Smith	number 2	-3985
Under penalties of law, I declare that I have examined this statemer correct, and that I am duly authorized to sign this statement. Karla Smith Print or Type Name of Grantee or Authorized Representative	number 2	-3985 er
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Karla Smith Print or Type Name of Grantee or Authorized Representative	number 2 nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 479 Phone Number ROW Project Manager 12/30/2	-3985 er
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Karla Smith Print or Type Name of Grantee or Authorized Representative	number 2	-3985 er
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Karla Smith Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use On	number 2 nt and that it is, to the best of my knowledge and belief, true, complete, and ROW Project Manager Row Project Manager Title For Dept. Us	-3985 er 021
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Karla Smith Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	number 2 nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 479 Phone Number ROW Project Manager Title Ty 28 Recording Data To provide the post of my knowledge and belief, true, complete, and (402) 479 Phone Number 12/30/2 Date For Dept. Us	-3985 er 021
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Karla Smith Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use On	number 2 nt and that it is, to the best of my knowledge and belief, true, complete, and ROW Project Manager Row Project Manager Title For Dept. Us	i-3985 er 021 e Only

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 OUARTER 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 OUARTER 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.

BOOK 2022 PAGE 15

State of Nebraska
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 1:13
o'clock PM. Recorded in Book 2022
on Page 15-18

Thurse Petro h County Clerk
28.20
Deputy

Assessor

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-3-22
\$ Exempt #2By all

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

Comp

TRUSTEE'S DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 5

KNOW ALL PERSONS BY THESE PRESENTS:

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.

		1 -7
BOOK <u>2022</u>	PAGE	t <i>1</i>

TRUSTEE'S DEED

PROJECT: 281-1(118)	C.N.: 42815	TRACT: 5
Duly executed this <u>lo</u> day of _	December	, A.D. 20 <u>2</u>
	G. P. 29 11	^
	John F. Wilson, Tr of the John F. Wilson Revoca	ustee ble Trust Agreement
STATE OF <u>Nebrasia</u> COUNTY OF <u>Hall</u>))ss.)	
The foregoing instrument was acknowled	dged before me this <u></u> day	of Olsan ber
A.D., 20 <u>J1</u> , by <u>John F. Wilso</u> (Printed Name of In	on ndividual who appeared before	Notary) , Trustee.
	Notary Public	
Γ	GENERAL NOTARY - State of Nebra TARYDALTON PIOFERER My Comm. Exp. January 28, 2*	}

TRUSTEE'S DEED

PROJECT: 281-1(118)	C.N.: 42815	TRACT: 5
Duly executed this 6	day of Occember	_, A.D. 20 <mark>2/</mark>
	Successor Tru of the Marilyn P. Wilson Revoca	ıstee
STATE OF <u>Nebrasko</u> COUNTY OF <u>Hall</u>))ss.)	
•	nowledged before me this 6 day of	
A.D., 20 A. by Vohn (Printed Name of	f. เม่าไรองา Individual who appeared before Notary	, Successor Trustee,
of the Marilyn P. Wilson Revocable	e Trust Agreement.	
	Notary Public A GENERAL NOTARY - State of Nebrask	
	My Comm Fro January 28 202	

Agricultural Land Sales Worksheet

Cnty No.	Во	ok .	Page	Sale	Date	School District Code											
∜ 91	20	22	19	12/10	/2021	Base: 91-0002 Affiliated:					ted: Unified:						
Location	ID	Sale	Sale Number Useability & Code #									Parcel Number					
0015521	.00		4	4	10	GeoCde	Twn	Rng	Sec	ect Qrt Subdiv Area Blk Parcel							
	D	ate of S	ale Assessed	Value		4373	2	10	5	5 2 00000 1 000 4535							
Land	,	Imp	rovements	Te	otal		D	ate of	Sale	Propert	y Classific	ation (Code				
1,254	,650			1,2	254,650	Status	Pro	perty Ty	тре	Zoning	Location	Cit	y Size	Parcel Size			
		Irrigat	ion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 9			
LCG		1	ACRES:	VAI	UE:		LCG			ACI	RES:		VAL	UE:			
IRRIGATE	D 1A1		92.300	4	22,735	GR	ASSLA	ND 1	G1		0.710			920			
	1.A		12.770		58,485				1G	1	4.350			18,580			
	2A1					2G1 0.750				970							
	2A		76.830	3	35,745		2G 0.700				140						
	3A1					3G1						٠					
	3A		,					3	3G								
	4A1							40	Gl			·					
	4A		82.430	3	48,680			2	4G		0.390			80			
DRYLANI	1D1					5	Shelterbe	elt/Timb	oer	<u></u>							
	1D		10.740		26,525			Accreti	on								
	2D1							Was	ste								
	2D		13.810		30,040			Oth	ner								
	3 D1					AG L	AND T	ГОТА	\mathbf{L}	31	1.270		1,2	51,295			
	3D							Roa	.ds	. 101	4.330						
	4D1						F	arm Sit	tes								
	4D		5.490		8,395		H	ome Sit	es								
		96.00					R	Lecreation	on								
	wellings							Oth									
Outb	uildings					No	n-AG T	ГОТА	\mathbf{L}		4.330						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD; HIGHWAY PURPOSES		
Comments from	Comments:	
001552100 001612900		
		(Continue on back)

NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE

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



FORM 521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	06 2021					
WEBSTER - 91	Mo. 12 Day 10 Yr. 2021 Mo. 12 Day	06 _{Yr.} 2021					
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)						
See Exhibit A Attached	The State of Nebraska, Dept of Transportation	n					
Street or Other Mailing Address	Street or Other Mailing Address P.O. Box 94759						
City State Zip Code	City State Lincoln NE	Zip Code 68509					
Phone Number	Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organizat If Yes, is the grantee a 509(a) found						
Email Address	Email Address NA						
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.						
	Property Type	(C)					
Improved Single Family Industrial ✓ Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home					
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	ise Personal Rep. Trust/Trustee	Other					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	Life Estate Sale Trust Partition Satisfaction of Contract Other	er (Explain)					
Yes No	12 Was real estate purchased for same use? (If No Highway Purposes	, state the intended use.)					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.							
	artnership, or LLC Self Other						
☐ Brothers and Sisters ☐ Grandparents at ☐ Ex-spouse ☐ Parents and Ch							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and int	terest rate)					
\$1.820	Yes V No \$	%					
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (of the agent or title company contact.) Yes	If Yes, include the name					
✓ Yes No 18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho						
2280 W Sundown Rd Ayr, NE 68925-2571	Nebraska, Dept of Transportation	Juliu De Gerii					
18a No address assigned 18b Vacant land	PO. Box 94759 Lincoln, NE 68509-4759						
20 Legal Description (Attach additional pages, if needed.)							
See Attached Exhibit A							
OGG / IIII OTGG EXTIBIT / I							
21 If agricultural, list total number of acres transferred in this transaction							
22 Total purchase price, including any liabilities assumed		1,820,00					
23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) (see it	nstructions)						
	\$	1,820 00					
,	number 2						
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statemen	Humber	nplete, 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 Karla Smith	ROW Project Manager	12/30/2021					
here Signature of Grantee or Authorized Representative	l'itle	Date					
Register of Deed's Use On		For Dept. Use Only					
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data RK2022 F6 19						
Mo. Day 5 Yr. 30 \$ Exempt #2	D/12000119	. Stat. §§ 76-214, 77-1327(2)					

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

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.

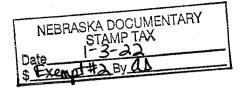
ROW1

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 016 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 Ss.

Intered on the Clerk's office of said county this 3 day of Jan A.D., 2022, at 1:16 o'clock PM. Recorded in Book 2020 on Page 19-23 loop peputy 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

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

BOOK 2022 PAGE 2

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.

PROJECT: 281-1(118)	C.N.: 42815	TRACT: 11
Duly executed this <u>IO</u> day of <u>DeC</u>	comber,	A.D. 20 <u>3 (</u> .
		Fricke Farms, Inc. by
	2 la Autho	rized Officer or Agent
	Merwin A. Frie Print name of Authorized	CKE, PRESIDENT Officer or Agent and Title
STATE OF <u>Nebraska</u> COUNTY OF <u>Adams</u>))ss.)	
The foregoing instrument was acknowled	dged before me this 10 d	lay of <u>Necember</u> ,
A.D., 20 <u>A</u> , by <u>Merwin</u> Fri (Printed Name of Indi	ke ividual who appeared befor	re Notary), President, (Title of officer or agent)
of Fricke Farms, Inc. (Name of Corporation)	, on behalf of the corp	oration.
	Notary Public	
Γ	GENERAL NOTARY - State of Net DALTON HOFERE My Comm. Exp. Vanuary 28	oraska ER R2025

NEBRASKA

Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION

Affidavit I, METWIN Frieke, 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, The.

(title) (name of organization) organized in accordance with the laws of the State of NEbras Ka and/or lawfully operating in the State of Nebraska; and 2. In that capacity or by resolution of the Corporation (governing body) dated <u>Nec 29</u>, <u>1964</u>, 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 10 th day of December, 2021 MESWIN FILKE State of Nebraska

County of Adams Subscribed and sworn before me this 10 day of December

GENERAL NOTARY - State of Nebraska
DALTON HOFERER
My Comm. Exp. January 28, 2025

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.	Cnty No. Boo		Page	Sale	Date	School District Code										
91	202	22	24	12/10	/2021	Base: 9	91-00	02	Af	filiated:		Unified:				
Location	ш	Sale Number Useability & Code #							Parcel Number							
0016127	00		5	4	10	GeoCde	Twn	Rng	S	ect Qrt Subdiv Area Blk I					arcel	
	Da	ate of S	ale Assessed	Value		4243	3	10	3	2 4	00000	1 000 0000				
Land		Imp	rovements	To	otal		D	ate of	Sal	e Property	Classifica	ation (Code			
370	625		123,095	4	193,720	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parc	cel Size	
		Irrigat	ion Type:		•	A) 1	B)	05		c) 5	D) 3	E)	0	F)	9	
LCG		£	ACRES:	VAL	UE:	:	LCG			ACR	ES:		VAL	ue:		
IRRIGATE	D 1A1					GR	ASSLA	ND 1	G1	1	0.710			13,	870	
	1A		30.590	1	40,100			:	1G	4	9.160			63,	400	
	2A1		-				2G1 6.610				8,560					
	2A		4.740		20,715	2G										
	3A1					3G1										
	3A								3G		65					
	4A1							40	G1							
	4A		2.870		12,135			2	4G		5.570	3,225			225	
DRYLAND	1D1					S	Shelterb	elt/Timb	per							
	1D		21.240		52,465			Accreti	on							
	2D1							Was	ste							
	2D		7.380		16,050			Oth	_							
	3D1					AG L	AND '	ГОТА			6.740		3	42,	140	
	3D							Roa			1.960					
	4D1				44 555			Farm Sit			1.000				650	
	4D		7.550		11,555			ome Sit	\rightarrow		1.000			15,	000	
					00 415		H	Recreation	_							
	wellings				00,415	N T	. 40	Oth			3.960			22	650	
Outo	uildings				22,680	INOI	1-AG	ГОТА	ப		3.960			23 ,	650	

Assessor's Adjus	stment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments	and Reason for Adjustment:		
WD; HIGHWAY	PURPOSES		
		·	
			•
Comments from	1 1000	Comments:	
001612700			
	to can't an		
			(Continue on back)

NEBRASKA Good Life. Great Service.

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



FORM 521

• If additional space is needed, add an attach	ment and identity the applicable item number.						
The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	06 2021					
WEBSTER - 91	Mo. 12 Day 10 Yr. 2021 Mo. 12 Day 06 Yr. 2021						
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)						
See Exhibit A Attached	The State of Nebraska, Dept of Transportation						
Street or Other Mailing Address	Street or Other Mailing Address P.O. Box 94759						
City State Zip Code	City State Lincoln NE	Zip Code 68509					
Phone Number	Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organized If Yes, is the grantee a 509(a) four						
Email Address NA	Email Address NA						
7 Property Classification Number. Check one box in categories A and B. Check C							
	B) Property Type	(C)					
☐ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home					
✓ Unimproved	Mineral Interests-Producing Exempt						
	and Contract/Memo Partition Sheriff	Other					
Bill of Sale Corrective Easement Le	ease Personal Rep. Trust/Trustee						
	ineral Quit Claim ✓ Warranty						
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Fored Auction Easement Gift		ansfer on Death ustee to Beneficiary					
☐ Buyer ☐ Seller ✓ No ☐ Court Decree ☐ Exchange ☐ Gran	tor Trust Partition Satisfaction of Contract C	ther (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No No	12 Was real estate purchased for same use? (If Yes √ No Highway Purpose:						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)						
	Partnership, or LLC Self Oth	er					
	and Grandchild Spouse						
Ex-spouse Parents and C		interest rate \					
14 What is the current market value of the real property? \$1,260	15 Was the mortgage assumed? (If Yes, state the amount and Yes No \$	" " " "					
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company						
✓ Yes No	of the agent or title company contact.)	No					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent					
2280 W Sundown Rd Ayr, NE 68925-2571	Nebraska, Dept of Transportation						
18a No address assigned 18b Vacant land	PO. Box 94759 Lincoln, NE 68509-4759						
20 Legal Description (Attach additional pages, if needed.)							
See Attached Exhibit A							
21 If agricultural, list total number of acres transferred in this transaction	·						
22 Total purchase price, including any liabilities assumed		1,260,00					
23 Was non-real property included in the purchase?	\$.,					
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	<u>instructions</u>)						
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23)		1,260 00					
25 If this transfer is exempt from the documentary stamp tax, list the exemptio	n number						
Under penalties of law, I declare that I have examined this statem	ent and that it is, to the best of my knowledge and belief, true, c	omplete, 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 Jarla Unich	ROW Project Manager	12/30/2021					
here Signature of Grantee or Authorized Representative	Title	Date					
Register of Deed's Use O		For Dept. Use Only					
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data						
Mo. 1 Day 3 yr. 22 \$ Exempt # 2	Dhaoda, to 24	Rev. Stat. §§ 76-214, 77-1327(2)					
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Auditorized by Neb. P	10v. Olal. 33 10-214, 11-1321(2)					

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

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 County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of 10 A.D., 20 3 A. at 1:20 o'clock P.M. Recorded in Book 20 2 on Page 24 - 21 County Clerk 28.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-3-22
\$ Exempt # 2 By 11

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

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.

PROJECT: 281-1(118)	C.N.: 42815	TRACT: 12
Duly executed this <u>10</u> day of <u>Decemb</u>	. A.D. 20 21	
Sign He		Lastericke
	Wei will A	4. Flicke
STATE OF <u>Nebruska</u> COUNTY OF <u>Adams</u>))ss.)	
The foregoing instrument was acknowledged be A.D., 20 Merwir (Printed Name of Individual)	efore me this <u>/()</u> day of <u>De</u> <u>I A. Fricke</u> ual who appeared before Notary)	<u>cember</u> ,
Notary Sign Here	Notary	Public
	MOTARYDAL	ARY - State of Nebraska TONHOEERER n. Exp. January 28, 2025

PROJECT: 281-1(118)	C.N.: 42815	TRACT: 12
Duly executed this 10 day of Dec	ember, A.D.	20 21 .
	iign Here \ Caiherine !	1. Fricke
	(Jatherine A. Fricke
STATE OF <u>Nebruska</u>)	
STATE OF <u>Nebreska</u> COUNTY OF <u>Adams</u>)ss.)	
The foregoing instrument was acknowle	dged before me this <u>/O</u> day	of December.
A.D., 20 <u>A.</u> , by <u>Cathering</u> (Printed Name of	e A. Fricke Individual who appeared before	Notary)
Notary Si	gn Here	Notary Public
	Γ N	GENERAL NOTARY - State of Nebraska ITARY DAYTON HOFERER
		My Comm. Exp. January 28, 2025

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	ile Date	School District Code										
91	20	22	30	12/	31/2021	Base: 91-0002 Affiliated:							Unified:			
Location	\mathbf{D}	Sale	Number	Useabili	ty & Code #					Parcel						
0018077	700		6	4		GeoCde	Twn	Rng	Sec	ct Qrt	Subdiv	Ar	ea	Blk	Pa	ırcel
	D	ate of S	ale Assessed	Value		4491	1	11	10	0	00000	1	L (000	76	95
Land		Imj	provements		Total		D	ate of	Sale	Propert	y Classif	catio	on Co	de		
14	,075				14,075	Status	Proj	erty Ty	pe	Zoning	Locati	on	City	Size	Parc	el Size
		Irriga	tion Type:			A) 2	B)	05		c) 5	D) 3)	E) ()	F)	9
LCG			ACRES:	V.	ALUE:		LCG			ACI	RES:	1		VALI	J E :	
IRRIGATE	ED 1A1					GR	ASSLA	ND 10	G1							
	1A								lG							
	2A1							20	G1							
	2A					2G			2G							
	3A1							30	G1							
	3A							3	3G							
	4A1							40	G1							
	4A							4	4G							
DRYLANI) 1D1		·in			S	helterbe	lt/Timb	ег							
	ID							Accretic	on							
	2D1							Was	ste	-	0.370				14,0	075
	2D		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					Oth				ļ				
	3D1					AG L	AND T	OTA	\mathbf{L}	.	0.370				14,(075
	3D							Roa	ds			1				
	4D1						F	arm Sit	es							
	4D	and the second s				Home Sites										
				s. S.			R	ecreation	on							
	wellings							Oth		<u></u>						
Outh	ouildings					Nor	ı-AG T	OTA	\mathbf{L}							

Assessor's Adjustment to Sale Price (+ or -):						Total Rec	apture Value:	
Assessor Commen	ts and Reason f	or Adjust	ment:					
CORRECTIVE	TRUSTEE'S	DEED;	CORRECT	SPELLING	OF	GRANTOR'S	NAME	
Comments from					Co	mments:		
001807700								
								(Continue on back)

Real Estate Transfer Statement

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this 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. <u>12</u> Day <u>31</u> Yr. <u>2021</u> Mo. <u>1</u> Day <u>3</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) James A. Sibert, Trustee	Grantee's Name (Buyer) Jordan Johnsosn and Crystal Johnson
Street or Other Mailing Address 508 Quail circle	Street or Other Mailing Address 2463 S Adams Central Ave
City State Zip Code Hastings NE 68901	City State Zip Code Hastings NE 68901
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes No
Email Address n/a	(402) 705-2504 If Yes, is the grantee a 509(a) foundation? Yes No Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	
(4) (2)	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt
☐ IOLL ☐ Commercial ☐ Recreational	
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff Other
☐ Bill of Sale	
Cemetery Death Certificate – Transfer on Death Executor Mine	eral Quit Claim Warranty
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecld	sure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
☐ Buyer ☐ Seller ✔ No ☐ Court Decree ☐ Exchange ☐ Granton	Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes	🗸 Yes 🔲 No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	
	artnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents at	terminal to the second second
Ex-spouse Parents and Chi	d Step-parent and Step-child
# # W X X X X	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$210,000	Yes 🔽 No \$ %
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Grantee
18a 🗸 No address assigned 18b 🗸 Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
See Attached - Corrective Deed to correct spelling of Grantor's name	
g or granter a manne	
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0,00
24 Adjusted purchase price paid for real estate (fille 22 fillings lifle 25)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and	
correct, and that I am duly authorized to sign this statement.	
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign	alasma de A 1/2/22
here Signature of Grantee or Authorized Representative	tle Date
Register of Deed's Use Only 27 Value of Stamp or Evernat Number	
1 20 67. 1 411	28 Recording Data
Mo. Day 4 Yr. 20 5 XCOP #4	on allow the sol
lebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 Ouarter (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 20, at 123 o'clock P.M. Recorded in Book 2020 on Page 30-31

LOGO County Clerk
10-00 Peputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-4-20
S Exercit #4 By 10

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 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

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

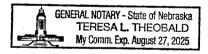
Subject to easements and restrictions of record

Johnson Page 1 of 2

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 January 3, 2022.	
James A. Sibert, Trustee	
STATE OF NEBRASKA)) ss: COUNTY OF ADAMS)	
The foregoing instrument was asknowledged before moon	2022



Notary Public

My Commission Expires: 8/2

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale	Date					Scl	hool	Dis	trict	Code				
91	20	22	38		12	2/8	/2021	Base: 0	1-(123	3]	Affili	iated	l:			Unif	ied:		
Location	ID	Sale	Number	Useability & Code #				Parcel Nun						Vuml	umber					
0005127	700		7		1			GeoCde	Twi	n R	ing	Sect	: ()rt	Sul	bdiv	Агеа	Blk	Parcel	
	D	ate of S	ale Assessec	l Va	lue	•		4131				00		0	30	010		005	0880	
Land Improvements			provements			To	otal			Date of Sale Property Classification Code									1	
1	, 695		95,53	0			97,225	Status	tatus Property Type Zoning Location						Cit	City Size Parcel Size				
Assessor Lo	cation:	BLAD	EN (BLA)				A) 1	B)						(D)	1	E)	7	F) 3	
						_	Residential		_!						Coi	nmerc	ial			
	Mul	tiple Im	provements:	Mul	ltiple. In	prov	ements.:			Multi	iple. I	mprov	vemen	ts :		· .				
			uction Date:		struction			75				on Dat								
			Floor:	Floo	or Sq. Ft	. :	1,9	98			r Sq. I						-			
		Buildin	g Cost New:	Cos			175,9	10		Cost										
Single Family	Style:	101		Res	sidenti	al Co	ndition: 35	5		Com	ımer	cial (Occu	pano	су Со	de:			******	
(100) Mobile Home) 🗆	Wo	nn Out			Commercial Occupancy Code: Primary: Other1: Other2:										
(101) 🗷 One Story										Commercial Construction Class:										
(102) □ Two Story			(30) 🗷 Average					(1) ☐ Fireproof Structural Steel Frame												
(103) □ Split Level			(40) 🗷	Go	od			(2)		Rein	iforce	ed C	oncre	te Fram	ie		****		
(104) □ 1 1/2 Story			(50) 🗆	Ver	y Good			(3)		Mas	onry	Bear	ring V	Walls					
(111) □ Bi-Level				(60) 🗆	Exc	ellent			(4)		Woo	od or	Stee	el Frai	med Ex	t. Wall	s		
(106) 🗆 Oth	er									(5)		Meta	al Fra	me a	and V	Valls				
Townhouse or	Duplex	Style:		Residential Quality: 20						(6)		Pole	Fran	ne						
(301) □ One			n	(10)) 🗆	Lov	V			Cost	Ran	k:	1.			Co	nditio	n:		
(302) □ Two			·	(20)) B	Fair	-			(10)		Low	·			(10) 🏻	Worn	Out	
(307) 🗆 1 1/2				(30) □ Average				(20) ☐ Average (20) ☐ Badly Wo							Worn					
(308) □ Spli		·		(40)) 🗆	Goo	od			(30) Above Average (30) Average							ge .			
(309) 🗆 21/2				(50)) 🗆	Ver	y Good			(40) ☐ High (40) ☐ Good										
(304) □ One		-		(60)) 🗆	Exc	ellent									(50) 🗆	Very C	ood	
(305) 🗆 Two	Story D	uplex														(60) 🗆	Excelle	ent	
Assessor's	Adjus	stment	to Sale P	rice	(+ o	r -):														
Assessor Co	mment	s and R	eason for A	djus	stment	:														
WD																				
	_																			
Comments fr	rom								Omr	ents:	•									
000512700									7 1111		•									
																		-		
																		(Contin	ue on back)	

Nebraska Department of **REVENUE**

Real Estate Transfer Statement

FORM 521

						_
 If additional 	I space is	needed.	, add an atta	chment and	identify the item.	

If additional space is needed, add an	attachment and identify the item.							
	t is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 12 Day 08 Yr. 2021 4 Date of Deed Mo. 01 Day							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Donald S. & Jamie L. Kosse	Grantee's Name (Buyer) Bradley I. Hoard							
Street or Other Mailing Address 1095 Hwy 281	Street or Other Mailing Address 219 N Railroad St							
City State Zip Code Red Cloud NE 68970	City State Bladen NE	Zip Code 68928						
Phone Number (402) 746-4491	Phone Number Is the grantee a 501(c)(3) organiza If Yes, is the grantee a 509(a) foun							
Email Address N/a	Email Address n/a							
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.							
(A) Status (B)	Property Type	(C)						
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home						
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt							
8 Type of Deed Conservator Distribution Lar	d Contract/Memo Partition Sheriff See Personal Rep. Trust/Trustee	Other						
Cemetery Death Certificate – Transfer on Death Executor Min								
9 Was the property purchased as part of an IRS like-kind exchange?		nsfer on Death						
(I.R.C. § 1031 Exchange)		stee to Beneficiary ner (Explain)						
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N							
✓ Yes No	Yes							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela								
	artnership, or LLC Self Othe	r						
Brothers and Sisters Grandparents at Ex-spouse Parents and Ch								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)						
or a management come where the management of the control of the co	Yes No \$	%						
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	nould be Sent						
219 N Railroad St Bladen, NE 68928	same as Grantee							
18a No address assigned 18b Vacant land								
20 Legal Description								
Lots Five (5), Six (6), Seven (7) and Eight (8), Block	Five (5), First Addition to Bladen, Web	oster County,						
Nebraska.								
21 If agricultural, list total number of acres								
22 Total purchase price, including any liabilities assumed		80,000,00						
	ster dollar amount and attach itemized list.)	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								
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, co	mplete, and						
David B Garwood		(402) 746-3613						
Sign Print or Type Name of Grantee or Authorized Representative	Attorney	Phone Number JAN. 5, 2022						
10000	Title	Date						
Register of Deed's Use On	ly	For Dept. Use Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data							
Mo Day Yr \$ \80.00	BK 2022 Pg 38							
Nebraska Department of Revenue	Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)						

State of Nebraska 355
State of Nebraska Ss. County of Webster Ss. Entered on the
numerical index and filed for record in the
Clerk's office of said county this oday
Clerk's office of said county this County
of Jan A.D., 20 20, at 10:40
o'clock A M. Recorded in Book 2020
on Page 58
Louise Potsch County Clerk
10.00 Vo Deputy
ind Comp_Assessor_Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-16-29
\$ 150.00 BV V.0

BOOK 2020 PAGE

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

Jamie L. Kosse

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Comm. expires /10-22-2022

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sale	Date	and the Art				hool Dis	trict Code					
91	20	22	68	1/7/	/2022	Base: 01-0123 At				iated:		Unified:				
Location	пр	Sale	Number	Useability	& Code#					Parcel Number						
0025102	200		8	1		GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value		4129	4	12	15	3	00000	1	000	0000		
Land		Imp	provements	To	otal	Date of Sale Property Classification Code										
84	,770				84,770	Status	Prop	erty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size		
		Irrigat	tion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 9		
LCG	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		ACRES:	VAI	UE:		LCG	. *		ACR	ES:		VALI	JE:		
IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1	2	4.990	32,365				
	1A					1G			lG	1	5.480	20,05				
	2A1					2G1				2	2.860	29,60				
	2A					2G			2G							
	3A1					3G1			G1							
	3A							3	3G							
	4A1							40	G1							
	4A								IG							
DRYLANI	D IDI					S	helterbe	lt/Timb	ег							
	1D							Accretic	on		5.930					
	2D1							Was	ste	1	3.750			2,750		
	2 D		·					Oth								
	3D1					AG L	AND T		_	8	3.010			84,770		
	3D					Roads							·			
	4D1					Farm			es							
Action and the Commission of t	4D	T HEREAL COMMON PROPERTY.					Н	ome Sit	es							
							R	ecreatio	on					1		
	wellings		<u> </u>					Oth						 -		
Outl	ouildings					Nor	ı-AG T	OTA	$\mathbf{L} ig $							
	4 7 4						п	7 - 4 - 1		1	¥7.1					

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

NEBRASKA

Real Estate Transfer Statement

8

FORM **521**

Good Life. Great Service.

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Day _ 07 2022 12 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) Rutt Family Properties, L.L.C. Street or Other Mailing Address 7906 Sycamore Drive Street or Other Mailing Address 1001 West 1st Street Zip Code 68506 State NE City Hastings State NE Zip Code Lincoln 68901 Phone Number (402) 499-0143 Phone Number Is the grantee a 501(c)(3) organization? ✓ No ✓ No Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address N/A Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) |X |Improved Single Family Industrial Mineral Interests-Nonproducing Mobile Home State Assessed V Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Auction Exchange) by buyer or seller? Easement Gift **V** Sale Life Estate Trustee to Beneficiary Buyer Seller V No Court Decree Satisfaction of Contract Exchange Grantor Trust Partition Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) √ Yes ☐ No √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Other Family Corp., Partnership, or LLC Self Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$109.054 Yes ✓ No \$ 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes <u>UFarm Real Estate</u> V No Yes 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.) 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... 22 Total purchase price, including any liabilities assumed 22 109.054 00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . 23 109,054100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Rutt Family Properties, L.L.C Print or Type Name of Grantee or Authorized Representative Phone Number sign Member w 01/07/2022 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data 50 Day 10 ay7 2000 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska 3ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day Jan A.D., 2022, at 10: o'clock A.M. Recorded in Book 2022 on Page_ ouise P County Clerk 10.0 Deputy Comp

_Assessor

NEBRASKA DOCUMENTARY STAMP TAX Date 10-22

(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 & Ouincy 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

Kondel 1. Vance

I & M Family Farms, LLC

Ronald J. Vance, sole trustee of the Ilef Vance Jr.

Revocable Trust dated March 21,199, Class A. Member.

Ronald J. Vance, sole trustee of the Melba L. Vance Credit Trust,

a Sub-Trust of the Melba L. Vance Revocable Trust dated March 21, 1991, Class A. Member

STATE OF NEBRASKA) COUNTY OF KEARNEY)

The foregoing instrument was acknowledged before me on this 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.

GENERAL NOTARY - State of Nebraska NICOLE R DORNHOFF My Comm. Exp. September 17, 2025

(Seal)

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code											
91	20	22	69	1/7,	/2022	Base: (01-01	.23	Afi	filiate	ed:		Unified:				
Location ID Sale Number Useability & Code #						Parcel Number											
002500600 9 1					GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed Value							4	12	1	.5	0	00000	1	000	0000		
Land	Land Improvements Total						Date of Sale Property Classification Code										
414	,260			4	114,260	Status	Pro	perty T	ype	Z	oning	Location	Cit	y Size	Parcel Size		
		Irrigat	ion Type:		i .	A) 2	В)	05		C)	5	D) 3	E)	0	F) 10		
LCG			ACRES:	VAL	UE:		LCG	-			ACR	ES:		VAL	UE:		
IRRIGATE	D 1A1					GR	LASSLA	ND 1	G1			1.870	67,17				
	1A		24.800	1	.13,585				1G		2	0.330	26,130				
	2A1							2	G1			7.860	10,17				
	2A					2G											
	3A1					3G1			G1								
	3A						3G										
	4A1		8.600		36,375			40	G1								
	4A		4.970		21,025				4G		3:	1.370			6,275		
DRYLAND					!		Shelterbe	elt/Timl	ber								
	1D		5.940		14,675			Accreti	on			5.540					
	2D1							Was	ste								
	2D						4	Otl									
	3D1					AG L	AND T		-			8.960		4	14,260		
	3D					Roads			-		•	3.010	**		•		
	4D1		45.890	-	70,210	Farm Sites											
	4D		31.790	4.539	48,640			ome Sit	_								
							R	Lecreation	on								
	wellings					Other						5.960					
Outb	uildings					Nor	ı-AG	ГОТА	\mathbb{L}		8	8.970			i		
												~~ ~					

Assessor's Adjustment to Sale Price (+ or -):	1	Total Recapture Value:
Assessor Comments and Reason for Adjustment:		
WD	:	
	i I	
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Comments from	1	Comments:
002500600	:	
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	i	
		(Continue on back)

Real Estate Transfer Statement

FORM 521

Good Life, Great Service

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

 If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer WEBSTER - 91 Mo. 01 Day 07 Yr. 2022 01 2022 03 Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Rutt Family Properties, L.L.C. See Exhibit A Street or Other Mailing Address Street or Other Mailing Address 1001 West 1st Street City State Zip Code city Hastings Zip Code NE 68901 Phone Number Phone Number (402) 463-Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes 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) mproved [Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death T Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Exchange) by buyer or seller? Easement Gift Life Estate √ Sale Trustee to Beneficiary Buyer ☐ Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) Was real estate purchased for same use? (If No, state the intended use.) √ Yes No √ Yes ☐ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$758,110 √ No S 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes <u>UFarm Real Estate</u> Yes ✓ 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.) See Exhibit A 21 If agricultural, list total number of acres transferred in this transaction ____ 22 758,110,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 758,110100 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 Print or Type Name of Grantee or Authorized Representative Phone Number sign Member 01/07/2022 Signature of Grantee or Authorized Representative Date For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded 10 yr. 20 70 Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Nebraska Department of Revenue

File No.: M11367

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 Weset 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 Scounty of Webster	s. Entered on the
numerical index and f Clerk's office of said of Jan A.D., o'clock A.M. Reco	COULT V LIII3
on Page 67 (County Clerk Deputy SessorCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date I-10-22
\$ 1707.75 By (1)

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 20 22

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.

GENERAL NOTARY - State of Nebraska NICOLE R DORNHOFF My Comm. Exp. September 17, 2025

(seal)

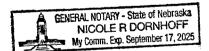
Shirley & Ewing
Shirley & Ewing

Off Ewing

Jeff Ewing

STATE OF **NEBRASKA**) COUNTY OF KEARNEY)

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



(seal)

Ronald J. Vance

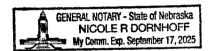
Ronald J. Vance

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.



MICOLD R. Donhofo NOTARY PUBLIC

(seal)

Jan L. Kasperbaner, Personal Representative of

the Estate of Marilyn Sue Vance, a/k/a Marilyn S.

Kasperbauer

STATE OF VINON

CRYSTAL KINNUNEN

The foregoing instrument was acknowledged before me on this Kasperbauer, Personal Representative of the Estate of Marilyn Sue Vance, a/k/a Marilyn

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page		Sale Date	9 4 4 24 - 2		1, 4	S	School District Code									
91	20	22	78	1	/11/2022	Base: 01-0123 A				iliate	ed:		Unified:						
Location	ID	Sale	Number	Useal	ility & Code #	Parcel Number													
0023075	00		10	1		GeoCde	GeoCde Twn Rng Sect Qrt Subdiv							Blk	Parcel				
	D	ate of S	ale Assessed	Value		4369	2	12	1	3	2	00000	1	000	0000				
Land		Imp	provements	Total	Date of Sale Property Classification Code														
123	, 635				123,635	Status	Pro	perty Ty	ре	Zo	oning	Location	Cit	y Size	Parcel Size				
	٠.	Irrigat	tion Type:			A) 2	B)	05		C)	5	D) 3	E) 0		F) 9				
LCG			ACRES:		VALUE:	180	LCG		,		ACR	ES:		VAL	U E:				
IRRIGATE	D 1AI	-				GRASSLAND 1G1					0.340	440							
	1.A					1G						0.360			465				
	2A1					2G1													
	2A					2G													
	3A1					3G1			31										
	3.A						3G												
	4A1							40	G1										
	4A							2	4G										
DRYLANI) 1D1						Shelterbe	elt/Timb	er										
	1D		12.770		31,540			Accreti	on										
	2D1							Was	ste										
	2D							Oth	ıer										
	3D1		,			AG L	AND T	ГОТА	\mathbf{L}		7:	3.070		1	23,635				
	3D						Roads				(0.940							
	4D1		26.950		41,235		Farm Sites												
	4D		32.650		49,955		H	ome Sit	es										
							R	ecreation	on										
D	wellings							Oth	ет										
Outl	uildings					Noi	ı-AG T	ГОТА	\mathbf{L}			0.940							

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

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

10

FORM **521**

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

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

DEPARTMENT OF REVENUE • If additional space is		ment and identify the applicable item nu	mber.	021
The deed will not be recorde	d unless this statemen	t is signed and items 1-25 are accurately	y completed.	2.4
1 County Name 2 County Number			Date of Deed	00 0004
WEBSTER - 91		Mo. 01 Day 11 Yr. 2022	Mo. 12 Day	
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone	(Please Print)	
Grantor's Name (Seller) Bradley Worman et al		Grantee's Name (Buyer) Nathan and Karlie Kosse		
Street or Other Mailing Address PO Box 272		Street or Other Mailing Address PO Box 134		
Nelson State NE	Zip Code 68961	Shelton	State NE	Zip Code 68876
Phone Number		Phone Number Is the grantee a 5 If Yes, is the gran		
Email Address		Email Address		
7 Property Classification Number. Check one box in cate	gories A and B. Check C if	property is also a mobile home.		
(A) Status		Property Type		(C)
Unimproved Multi-Family A	dustrial	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed Exempt	Mobile Home
	ecreational			
8 Type of Deed Conservator Bill of Sale Corrective	Easement Lea		st/Trustee	Other
Cemetery Death Certificate – Transfer on Death		neral		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	Distribution Forecl	osure ☐ Irrevocable Trust ☐ Revocable Trus ☐ Life Estate ☐ Sale	=	ansfer on Death ustee to Beneficiary
Exchange) by buyer or seller? Buyer Seller No Court Decree	Easement Gift Exchange Granto	or Trust Partition Satisfaction of 0	=	ther (Explain)
11 Was ownership transferred in full? (If No, explain the divisio ✓ Yes No		12 Was real estate purchased for		
13 Was the transfer between relatives, or if to a trustee, are the	trustor and beneficiary rela	tives? (If Yes. check the appropriate box.)		
Yes ✓No Aunt or Uncle to Niece or Ne		Partnership, or LLC Self	Othe	ər
Brothers and Sisters	Grandparents	and Grandchild Spouse		
Ex-spouse	Parents and Cl	nild Step-parent and Step	p-child	
14 What is the current market value of the real property? \$262,000		15 Was the mortgage assumed? (If Yes, state Yes ✓ No \$	the amount and i	nterest rate.)
16 Does this conveyance divide a current parcel of land?		17 Was transfer through a real estate agent or	a title company?	' (If Yes, include the name
✓ Yes No		of the agent or title company contact.)	Yes	No
18 Address of Property		19 Name and Address of Person to Whom the Same as Grantee	rax Statement S	nould be Sent
		Came as Crantoc		
18a No address assigned 18b ✓ Vacant land 20 Legal Description (Attach additional pages, if needed.)				
See Attached				
See Attached				
21 If agricultural, list total number of acres transferred in this tra	ansaction ≈ 74			
22 Total purchase price, including any liabilities assum	ed		22 \$	262,000,00
23 Was non-real property included in the purchase?			\$	202,000,00
Yes Vo (If Yes, enter dollar amount and a	ttach itemized list.) (see	instructions)	\$	
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 star	np tax, list the exemption	number		
Under penalties of law, I declare that I he correct, and that I am duly authorized to sign thi		nt and that it is, to the best of my knowledge ar	nd belief, true, co	omplete, and
Nathan Kosse	o otatement.			(402) 705-7083
Print or Type Name of Grantee or Authorized Re	epresentative			Phone Number
sign Matheran Carlli	we	Grantee		_ 1/11/2022
here Signature of Grantee or Authorized Representa	tive	Title		Date
	gister of Deed's Use Or	niv		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp o		28 Recording Data		and the second of the second o

Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 The South Half of the Northwest Quarter (S½NW¼) 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°28'25"E, on the West line of the south half of said Northwest Quarter a distance of 72.00 feet; thence N89°59'51"E, a distance of 2,632.78 feet to the east line of the south half of said Northwest Quarter; thence N00°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°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.

DUUN AUALA PAGE 1X	BOOK <u>2022</u>	PAGE	78
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State of Nebraska Ss.

numerical index and filed for record in the Clerk's office of said county this 1 day of \(\) \(

NEBRASK	A DOCUMENTARY
S	TAMP TAX
•	
~ .	1-11-22
Date	- I O O
A 500 50	Bv 4 D
\$ 30 1.30	Dy <u>000</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 (5½NW¼) 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°28'25"E, on the West line of the south half of said Northwest Quarter a distance of 72.00 feet; thence N89°59'51"E, a distance of 2,632.78 feet to the east line of the south half of said Northwest Quarter; thence N00°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°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;
- warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: December 28, 2021

Susan Finde

Susan Linder

Bradley Worman

Peggy Metteer

Also known as Peggy Metter

Janet Piel

Grant Linder

Tulie Worman

Rick Metteer

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.

General Notary - State of Nebraska PIPER A. HODGE My Comm. Exp. May 12, 2025.

Notary Public My Commission expires My 12, 2005

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sa	le Date		:			Sc	choo	l Dist	rict Cod	9		-	
91	20	22	111		1/11/2022 Base: 65-0				0011 Affiliated: Unified:									
Location ID Sale Number Useability & Code #								Parcel Number										
0006095	500		11		1		GeoCde	Tw	vn 1	Rng	Sec	ct	Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	d Va	lue		4487				00	0	0	40010	- 744	007	0000	
Land Improvements Total								Date	e of S	Sale	Pro	perty	Classific	ation (Code	.		
	460 16,390 16,850 Status P					Proper	rty Ty _l	pe	Zo	ning	Location	Cit	y Size	Parcel Size				
Assessor Lo	cation:	GUID	E ROCK	(GR	.)		A) 1	В	3)	01		C)	1	D) 1	E)	7	F) 2	
						Residential	· · · · · · · · · · · · · · · · · · ·							Commer	cial			
	Mul	tiple Im	provements:	Mul	tiple. Impro	vements.:			Mul	iltiple.	Impro	oveme	ents. :					
-100,		Constr	uction Date:	Con	struction D	ate: 19	00		Con	nstructi	ion D	ate:	-					
			Floor:	Floo	or Sq. Ft. :	2,3	84		Floo	or Sq.	Ft.:		-					
		Buildin	g Cost New:	Cos	t:	270,0	55		Cos	st:			-				<u> </u>	
Single Family	Style:	102	· ·	Res	sidential (ondition: 10)		Con	mmer	cial	Occi	upanc	y Code:				
(100) □ Mo	bile Hom	ne		(10) B (om Out			Prir	mary:			Otl	ner1:	(Other2:		
(101) 🗆 One	Story			(20) 🗆 B	adly Worn			Cor	mmer	cial	Cons	structi	ion Class:				
(102) 🗷 Two	Story			(30) 🗆 A	verage			(1)) 🗆	Fire	ергос	of Stru	ctural Stee	l Frame			
(103) 🗆 Spli	t Level			(40) 🗆 G	ood			(2)) 🗆	Rei	infor	ced Co	oncrete Fra	me			
(104) □ 1 1/2 Story (5) 🗆 V	ery Good			(3)) 🗆	Ma	sonr	y Bear	ing Walls				
(111) □ Bi-Level (60) □ Excellent						cellent		(4) Wood or Steel Framed Ext. Walls										
(106) □ Oth	er				-				(5)) 🗆	Me	etal Fi	rame a	nd Walls				
Townhouse or	Duplex	Style:		Res	idential C	uality: 40			(6)) 🗆	Pol	le Fra	me					
(301) 🗆 One	Story			(10)) 🗆 Lo)W			Cos	st Rar	ık:				onditio	n:		
(302) □ Two	Story			(20)) 🗆 Fa	ir			(10))) 🗆	Lov	w		(10) 🗆	Wom (Out	
(307) 🗆 1 1/2				(30)		verage			(20))) 🗆	Ave	erage	: 	(2	20) 🗆	Badly	Worn	
(308) □ Spli				(40)) B G	ood			(30))) 🛮	Ab	ove A	Averag	e (1	30) 🗆	Averag	re	
(309) 🗆 2 1/2				(50))	ery Good			(40)) 🗆	Hig	gh_		(-	10) 🗆	Good		
(304) □ One				(60)) 🗆 E2	cellent								(:	50) 🗆	Very C	lood	
(305) □ Two	Story D	uplex					·							- (0	60) 🗆	Excelle	ent	
Assessor's):												
Assessor Co	mments	and R	eason for A	djus	tment:													
JTWD																		
														-			-	
Comments f	rom					***	(lomr	ments	s:				····-		<u>-</u>		
0006095		•																
						···												
-																		
																(Contin	ue on back)	

Good Life. Great Service.

Real Estate Transfer Statement

FORM 521

11

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	7 22							
WEBSTER - 91 ₹	Mo. 1 Day 11 Yr. 22 Mo. 1 Day	7 Yr. 22							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Floyd D. Richardson and Virginia L. Richardson	Grantee's Name (Buyer) Mark McKell and Jami	MCKell							
Street or Other Mailing Address	Street or Other Mailing Address								
3876 H. road	51 E. Magellan Lane	Zip Code							
City State Zip Code Dunbar NE 68346	City State UT	84651							
Phone Number N/A	Phone Number (801) 592-7603 Is the grantee a 501(c)(3) organizati If Yes, is the grantee a 509(a) found.								
Email Address N/A	Email Address drmckell@slcceyecare								
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.								
(A) Status (B) Property Type	(C)							
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home							
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt								
☐ IOLL ☐ Commercial ☐ Recreational									
8 Type of Deed Conservator Distribution La	parties to the state of the sta	Other							
	ase Personal Rep. Trust/Trustee								
	neral Quit Claim Warranty								
kind exchange (I B C § 1031		sfer on Death							
Exchange) by buyer or seller?		tee to Beneficiary							
	or Trust Partition Satisfaction of Contract Other 12 Was real estate purchased for same use? (If No	er (Explain)							
11 Was ownership transferred in full? (If No, explain the division.) Yes No	Yes No	, state the interfueu use.)							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	stives? (If Yes, check the appropriate box.)								
	Partnership, or LLC Self Other								
	and Grandchild Spouse								
Ex-spouse Parents and C									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and int	erest rate.)							
\$15.000	☐ Yes	%							
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name							
Yes No	of the agent or title company contact.) Yes Amy Johnst	on No							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	ould be Sent							
315 High Street, Guide Rock, NE 68942	Grantees								
-									
18a No address assigned 18b 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, \	/ance's Addition to Guide Rock, Webst	er 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	\$	15,000,00							
23 Was non-real property included in the purchase?	S	13,000.00							
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)								
Of A II and the section and forward actate (line 00 minus line 00)	\$ 24	15,000,00							
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 stateme correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, con	ipiete, and							
Mark McKell		(801) 592-7603							
Print or Type Name of Grantee or Authorized Representative		Phone Number							
sign, The tyckell	Grantee	1-11-2022							
here Signature of Grantee or Authorized Representative	Title	Date							
Register of Deed's Use O	nity	For Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data								
Mo. 1 Day 12 Yr. 22 \$ 33. D	Bh 2022, 4 111								
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)							

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 01/12/22 \$ 33.75 By AS Bk 2022, Pg 111

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of January A.D., 2022, at 03:52 o'clock PM. Recorded in Book 2022 on Page 111

Fee: \$10.00 By: AS Deputy
Electronically Recorded

Return To: Mark and Jami McKell, 51 E. Magellon Lane, Elk Ridge, UT 8465/
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 (5%) 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: 1-7-202/2

Clay D. Down VIRGINIA L. RICHARDSON

STATE OF Nebresh SS:

COUNTY OF Otoc State of Nebraska

GENERAL NOTARY-State of Nebraska

A Blay

STATE OF Nebraska

A Blay

County Of Otoc State of Nebraska

A Blay

County Of Otoc State of Nebraska

My commission expires: May 12, 2025

AARON BISHOP My Comm. Exp. May 12, 2025

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	1	Sale	e Date	-				Sch	ool Dis	stric	ct Code			,	
91	. 20	22	120	1/14/2022 Base: 6				55-0	0011 Affiliated: Unified:									
Location	ID	Sale	Number	oer Useability & Code #							P	arcel]	Nun	Number				
0006168	300		12		1		GeoCde	Twr	Rr	ıg	Sect	Qrt	S	Subdiv	Area	Blk	Pa	arcel
1	D	ate of S	ale Assessed	Valu	1e		4487				00	0	40	0020		004	00	000
Land Improvements Total							Date o	of Sa	ale P	ropert	y C	lassifica	tion (Code	'			
	420		79	5 1,215 Status				Р	roperty	Тур	e	Zoning		Location	City Size Parcel Si			el Size
Assessor Lo	cation:	GUID	E ROCK	(GR)	****		A) 1	B)	0	1	C,	1	I	D) 1	E)	7	F)	2
						Residential							C	ommerc	ial			
	Mul	tiple Im _]	provements:	Multi	ple. Improv	vements.:			Multi	ple. Ir	nprove	ments.:						
		Constr	uction Date:	Const	ruction Da	te: 18'	78		Const	ructio	on Date	;:						
,			Floor:	Floor	Sq. Ft. :	1,00	08		Floor	Sq. F	t.:							
		Buildin	g Cost New:	Cost :		107,89	95		Cost :									
Single Family	Style:	101		Resi	dential C	ondition: 10)		Com	merc	cial O	ccupan	cy C	Code:				
(100) 🗆 Mo	bile Hon	ne		(10)	★ W:	orn Out			Prima	ary:		0	ther	1:	(Other2:		
(101) 🗷 One	e Story			(20)	□ Ва	dly Wom			Com	merc	cial C	onstruc	tion	ı Class:				
(102) 🗆 Two	Story			(30)	□ Av	erage			(1)		Firep	roof Stı	ructu	ıral Steel	Frame			
(103) 🗆 Spli	it Level	·		(40)	☐ Go	ood			(2)		Reinf	orced (Conc	crete Fran	ne			
(104) 🗆 11/	2 Story			(50)	□ Ve	ry Good			(3)		Masc	nry Be	aring	g Walls				
(111) 🗆 Bi-I	Level			(60) Excellent					(4) Uwood or Steel Framed Ext. Walls									
(106) 🗆 Oth	er			٠		at in the second	er de en <u>e komune</u>		(5)		Meta	Frame	and	l Walls				
Townhouse or	Duplex	Style:		Resi	dential Q	uality: 30			(6)		Pole :	Frame						
(301) 🗆 One	Story			(10)	□ Lo	w			Cost	Ran	k:			C	onditio	n:		
(302) 🗆 Two	Story			(20)	□ Fa	ir			(10)		Low			(1	0) 🗆	Worn	Out	
(307) 🗆 11/	2 Story			(30)	₩ Av	verage			(20)		Avera	ige		(2	0) 🗆	Badly	Worn	
(308) 🗆 Spli	t Level			(40)	☐ Go	ood			(30)		Abov	e Avera	age	(3	0) 🗆	Averag	ge	
(309) 🗆 21/	2 Story			(50)	□ Ve	ry Good			(40)		High			(4	0) 🛘	Good		
(304) 🗆 One	Story D	uplex		(60)	□ Ex	cellent								(5	0) 🛘	Very (Good	
(305) 🗆 Two	Story I	Duplex												(6	0) 🛘	Excell	ent	
Assessor's	Adju	stment	to Sale P	rice	(+ or -)):												
Assessor Co	mment	s and R	eason for A	djust	ment:													
WD																		
																		\longrightarrow
					 -			٧ :										
Comments f								omn	aents:									
0000100	<i>-</i> 00					. ·												
										 -								
																(Conti	nue on	back)

NEBRASKA Good Life. Great Service.

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 statemen	t is signed and items 1-25 are accurately completed	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	07 00
WEBSTER - 91		ayYr22
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)	
Matthew Sepeda & Yvonne L. Montez	Grantee's Name (Buyer) Lynette R. Van Beber	
Street or Other Mailing Address 250 W State St	Street or Other Mailing Address 4514 Buckskin Tr	
City State Zip Code	City State	Zip Code
Guide Rock NE 68942 Phone Number	Temple TX	76502
Filote Number	Phone Number (254) 931-0874 Is the grantee a 501(c)(3) organi If Yes, is the grantee a 509(a) for	zation? Yes ✓ No undation? Yes ✓ No
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
(4) 0.	Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	_
L IOLL Commercial Recreational		
		Other
Bill of Sale	Personal Rep. Trust/Trustee Peral Quit Claim Warranty	
9 Was the property purchased as 10 Type of Transfer Distribution Forecld		ransfer on Death
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift		rustee to Beneficiary
☐ Yes ✓ No ☐ Court Decree ☐ Exchange ☐ Granto		Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) V Yes	12 Was real estate purchased for same use? (If	No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes ✓ No ✓ Aunt or Uncle to Niece or Nephew ✓ Family Corp., P.		ner
Brothers and Sisters Grandparents a		
Ex-spouse Parents and Ch	ild Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
\$4,000	☐ Yes	%
16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent
625 W High St Guide Rock, NE 68942	Same as Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description		
and the second in the second	ole Mahatar Caunty Nahraalea	
Lots 3 and 4, Block 4, Talbot's Addition to Guide Roo	ck, webster County, Nebraska	
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed		4,000,00
23 Was non-real property included in the purchase? Yes No (If Yes, en	ter dollar amount and attach itemized list.) 23	1
The second secon	\$	4,000 00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		4,000 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		SCHOOLS AND SECTION OF THE SECTION O
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, co	omplete, and
Kory J. McCracken		(402) 746-3613
Sign Print or Type Name of Grantee or Authorized Representative	Attornov	Phone Number
	Attorney	_ 01/14/22 Date
liele /		
Register of Deed's Use Onl 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	y 28 Recording Data	For Dept. Use Only
Mo. Day 14 yr. 22 \$ 9 00	BK2022 to 120	
Nebraska Department of Revenue		Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017	\sim	

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this I'l day
of Jan A.D., 20 a. at 3:5
o'clock M. Recorded in Book 20 a
on Page 10.00 (Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-14-み
\$ 9.88 By ひ

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 744, 2022.

Yvonne L. Montez

Matthew Sepeda

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires 10-32-3033

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date				S	School District Code						
91	20	22	121	1/13	3/2022	Base: 01-0123 Aff				liated:		Unified:				
Location	\mathbf{D}	Sale	Number													
0021048	302		13	1		GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel		
	D:	ate of S	ale Assessed \	Value		4131	4	11	28	3 0	00000	1	000	0000		
Land		Imp	provements]	otal		D	ate of	Sale	Property	operty Classification Code					
492	,765				492,765	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size		
	1 4 1	Irrigat	ion Type:			A) 2				C) 5 D) 3 I			0	F) 10		
LCG		I	ACRES:	VA	LUE:		LCG			ACR	ES:		VAL	JE:		
IRRIGATE	D 1A1					GRASSLAND 1G1								··········		
	1A				•	1G										
	2A1							20	G1							
	2A							2	2G							
	3A1					3G1										
	3A					3G			3G							
	4A1							40	31							
	4A							4	IG							
DRYLANI) 1D1		62.760		155,015		Shelterbe	lt/Timb	ег							
	1D		80.330		198,410			Accretio	on							
	2D1							Was	te							
	2D		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				Other									
	3D1					$\mathbf{AG} \mathbf{L}$	AND T	ГОТА	\mathbf{L}		4.160	492,765				
	3D		_					Roa	ds		2.980					
	4D1		11.310		17,305		F	arm Sit	es							
	4D		79.760		122,035		H	ome Sit	es							
							R	естеатіс	on							
	wellings							Oth								
Outb	ouildings					Nor	ı-AG T	OTA	L		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)

Nebraska Department of REVENUE

Day 18

Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008

Nebraska Department of Revenue

Real Estate Transfer Statement

13

FORM **521**

· 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. 2 County Number 1 County Name 3 Date of Sale/Transfer 4 Date of Deed 13 Yr. 2022 Mo. 01 Day __13 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kenneth L. Duval and Katherine M. Hayes Duval Grantee's Name (Buyer Justin A. Soucek and Jennifer A. Soucek Street or Other Mailing Address 85046 548 Avenue Street or Other Mailing Address 919 Highway 4 City Pierce State Zip Code 68767 City Bladen 68928 Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number (402) 326-5415 Phone Number (402) 984-2389 Yes Email Address 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) Improved Single Family Industrial Mineral Interests-Nonproducing Mobile Home State Assessed Unimproved Multi-Family ✔ Agricultural Mineral Interests-Producing Exempt TIOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective ☐ Fasement Lease Trust/Trustee Personal Rep. Cemetery Death Certificate - Transfer on Death Quit Claim Warranty Mineral Executor 9 Was the property purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction ☐ Fasement Gift Life Estate ✓ Sale Trustee to Beneficiary Yes ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$900,000 Yes 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Justin A. Soucek, 919 Highway 4, Bladen, NE 68928 18a V No address assigned 18b Vacant land 20 Legal Description See attached 240 21 If agricultural, list total number of acres 900,000,00 22 23 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 900,000100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 463-7088 Susan K. Alexander Phone Number Attornev 01/15/22 Date here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number

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

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

121

The Southwest Quarter (SW½) 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 (E½SE½) 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

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 (SW1/4) 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 (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, Grantor

Matherine M. Hayes Duval, Grantor

STATE OF NEBRASKA

) ss.

COUNTY OF MADISON Pierce

The foregoing Joint Tenancy Warranty Deed was acknowledged before me on the /3 day of January, 2022 by Kenneth L. Duval and Sally Duval, Grantors.

GENERAL NOTARY - State of Nebraska BRUCE D. BRESTER My Cornn. Exp. May 2, 2024

lotary Public Bruce D. Brester

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date		School District Code								
91	20	22	22 132		1/18/2022		Base: 91-0002 Af				ffiliated:			Unified:	
Location	m	Sale	Number	Useability	& Code#	Parcel Number									
001906202		14		4	4		Twn	Twn Rng S		ect Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		0000			0	0 0	00000		000	0000	
Land	Land Improvements Total I				D	ate of	Sal	e Property	Classifica	tion (Code				
17,735		5			17,740	Status Property		perty Ty	рe	Zoning	Location	n City Size		Parcel Size	
	,	Irrigat	ion Type: NC	IRRIGA'	rion	A) 1	B)	01		c) 5	D) 3	E)	0	F) 5	
LCG ACRES: VALUE:					LCG ACRES: VALUE:						UE:				
IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1				¥***!		
	1A				·]	lG						
	2A1							20	G1		2.080		_	2,695	
	2A							2	2G				·		
	3A1							30	G1						
	3A	.						3	3G				i e e		
4A1						4G:		G1		<u>. </u>	_				
	4A								IG						
DRYLANI						S	helterbe	lt/Timb	ег					-	
	ID							Accretic	on						
	2D1		· · · · · · · · · · · · · · · · · · ·					Was	$\overline{}$		0.200			40	
	2D					107		Oth	-		2 222				
	3D1					AG L	AND I		-		2.280		=	2,735	
•	3D							Road	-			٠			
	4D1							arm Sit			1 000			15 000	
	4D							ome Site		_	L.000			15,000	
	11:				5		K	ecreatio	\dashv			,			
	wellings ouildings				- 3	Nor	ı-AG T	Oth			L.000			15,000	
Julio	, carcarigo	İ				1101	I-AG I	JIA						13,000	

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

Good Life. Great Service.

FORM 521

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

	i is signed and nems 1-25 are accurately completed.						
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer	18 yr. 2022					
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) Armstrong Family Farms, LLC	Grantee's Name (Buyer) Jeffrey Armstrongand Ashley Armstrong						
Street or Other Mailing Address 1207 Road 1100	Street or Other Mailing Address 1 [[] Highway 281						
City State Zip Code Red Cloud NE 68970	Red Cloud State NE	Zip Code 68970					
Phone Number (402) 746-3963	Phone Number (402) 746-5158 Is the grantee a 501(c)(3) organiza If Yes, is the grantee a 509(a) found	tion? Yes V No dation? Yes V No					
Email Address NA	Email Address NA						
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.						
(A) Status (B)	Property Type	(C)					
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home					
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir	se Personal Rep. Trust/Trustee	Other					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecle Auction Easement Gift	osure Irrevocable Trust Revocable Trust Tra	nsfer on Death stee to Beneficiary					
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other	ner (Explain)					
✓ Yes	Ves No_	رود ــــــــــــــــــــــــــــــــــــ					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.							
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P		r					
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate)					
\$120,000	Yes No \$	%					
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent						
1TI Highway 281	Grantee						
18a No address assigned 18b Vacant land							
20 Legal Description (Attach additional pages, if needed.)							
See attached							
21 If agricultural, list total number of acres transferred in this transaction 3.28							
	 \$						
22 Total purchase price, including any liabilities assumed	22 5	120,000.00					
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions) 23						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		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 statemen		mplete, 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 Jehly Amer	Grantee	1/18/22					
here Signature of Grantele or Authorized Representative	Title	Date '					
Register of Deed's Use On		For Dept. Use Only					
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data						
Mo Day Yr \$\ \tilde{\sigma} \ \ \tilde{\sigma} \ \ \tilde{\sigma} \ \ \tilde{\sigma} \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	BK2022, 6 132						
Nebraska Department of Revenue	Authorized by Neb. Re	v. Stat. §§ 76-214, 77-1327(2)					

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

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of A.D., 2022, at 10.04 o'clock AM. Recorded in Book 2023 on Page 132 two County Clerk 10.00 Assessor Carded Deputy



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

Justin L. Armstrong, Member

y J/Armstrong, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER,)

SS:

GENERAL NOTARY - State of Nebraska
MICHELLE RATZLAFF
My Comm. Exp. May 9, 2023

Michelle Katyla Notary Public

SURVEY RECORD

LOCATED IN THE SOUTHEAST QUARTER OF SECTION II, TOWNSHIP 2 NORTH, RANGE II WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA

S 1/4 COR SEC 11 T2N-R11W FOUND A 1/2" PIPE 0.1-FOOT DEEP

N 24.40' TO A NAIL IN A BOTTLE CAP FOUND IN THE TOP OF A

NE 23.34" TO A NAIL IN A BOTTLE CAP FOUND 1-FOOT ABOVE GROUND IN THE SOUTH FACE OF A FENCE POST FENCE POST LEANING EAST

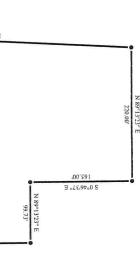
NW 1.3' TO A NAIL FOUND 0.1-FOOT ABOVE GROUND IN THE

 $z \leqslant z \leqslant \alpha$ NORTH FACE OF A CORNER FENCE POST
18.80 TO A MAG-NALL NA A BOTTLE CAP SET IN THE TOP OF A FENCE POST
15.23 TO A NALL IN A BOTTLE CAP SET IN THE TOP OF A FENCE GATE POST
0.5 TO A FENCE LINE RUNNING WEST
17 TO A FENCE LINE RUNNING SOUTH

SE COR SEC II T2N-RIIW FOUND A SURVEY SPIKE IN THE ASPHALT

NE 140.03' TO A NAIL "X" FOUND 4-FOOT ABOVE GROUND IN

THE SOUTHEAST FACE OF A CORNER FENCE POST NW 127.08" TO NAIL "X" FOUND 4.5-FOOT ABOVE GROUND IN THE NORTHEAST FACE OF A CORNER FENCE POST NW 127.42" TO A NAIL FOUND IN THE TOP OF A CORNER FENCE POST SE 206.67" TO AN ALLUMINUM CAP CONTROL POINT NE 186.67" TO AN ALLUMINUM CAP CONTROL POINT SOUTHEAST FACE OF A POWER POLE



N 2º14'14" E 480.58 25' ACCESS EASEMENT (BOOK 2020, PAGE 698) (0.20 ACRES) COUNTY ROAD L **3.28 ACRES** S 89°13'23" W 2633.63' M 2635.96' R 2640.00' GOVT 345.00 2 0°46'37" E

BEGINNING

Jest Drygrone

2837 WEST U.S. HIGHWAY 6 #204 HASTINGS, NE 68901 402-984-2176

KRUEGER LAND SURVEYING

RECORD DISTANCE

SET PLASTIC CAP (LS-448) ON 1/3" REBAR MEASURED DISTANCE CORNER FOUND

LEGEND

T2N

R11W

NOTE: ALL BEARINGS ARE ASSUMED

100

SW COR SE% SEC II T2N-RIIW (%" PIPE)

State of Nebraska ss. County of Webster

BOOK 2021 PAGE 2499

Entered on the numerical index and filed for record in the Clerk's office of said county this D day of A.D., 20.41 at 3.36 o'clock D.M. Recorded in Book 20.31 on Page 2049

Jourse Petoch Comp__Assessor__Carded_ _Cqunty Clerk Deputy

OF 345.00 FEET; THENCE NO2*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, LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, A TRACT OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA BEING DESCRIBED FOLLOWS:

RANGE 11 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA BEING DESCRIBED FOLLOWS: (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 600.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING 589*13*29*W ON SAID SOUTH LINE, A DISTANCE ACRES, MORE OR LESS. PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 99.73'; THENCE S00°46'37"E, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 314.91 FEET TO THE POINT OF BEGINNING CONTAINING 3.28 PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 165.00 FEET; THENCE N89"13'23"E, COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE S89"13'23"W

SURVEYOR'S CERTIFICATE
I HERBERY CERTIFY HAT THIS PLAT OF A SURVEY WAS MADE BY
ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE
TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY
REGISTERED LAND SURVEYOR UNDER THE LANGUAGE STATE
OF NEBRASKA.

POINT

RECEIVED

AUG 2 7 2021 WEBSIEL 1530-443

600.24

SE COR SEC II T2N-RIIW (SURVEY SPIKE)

THOMAS L. KRUEGER (1/5 SCALE 100 Ft/In KLS-21038 WEBSTER COUNTY SEC 11 T2N-R1 FIELD WORK TK DATE 07-27-2021 TOWN TOWNER OF O'N O'SURVE OF PROISTER ! LS-448 HM curry T. KRUEGER SHEET 1 OF 1

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	1 1			S	choo	ol Dist	trict Code	;	<u> </u>		
91	20	22	144	1/6/	2022	Base: 0	01-01	123	Aff	filiate	d:		Unif	ied:		
Location	ID	Sale	Number	Useability	& Code#					Par	rcel N	lumber				
0021076	500		15	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Area Blk		ırcel
	D	ate of S	ale Assessed \	Value		4131	4	11	7	7	0	00000	000		01	.35
Land		Imp	provements	To	otal		Ι	ate of	Sale	e Pro	perty	Classific	cation Code			
2,573	,535		391,990	2,9	65,525	Status	Pro	perty Ty	уре	Zo	Zoning Location			y Size	Parc	el Size
		Irrigat	ion Type:	•		A) 1	B)	01		C)	5	D) 2	E)	0	F)	10
LCG			ACRES:	VAL	UE:		LCG				ACR	ES:		VAL	UE:	
IRRIGATE	D 1A1		177.680	8	313,775	GR	ASSLA	ND I	G1		1	9.120			24,	760
	1.A		46.000	2	10,680				1G		2	7.230			34,	975
	2A1					2G1				4	3.500			56,	330	
	2A		53.520	2	233,880			:	2G							
	3A1							31	G1							
	3A							;	3G			0.140				30
	4A1		13.270		56,130			4	G1			2.550			!	510
	4A		47.730	2	01,905				4G		3	3.300			6,	655
DRYLANI) 1D1		146.230		61,190	S	Shelterb	elt/Timl	бег							
	1D		141.770	3	50,165			Accreti	on			8.110				
	2D1							Wa	ste		i	2.550			į	510
	2D		3.340		7,265			Otl								
	3D1		5.590		12,160	AG L	AND	TOTA	\mathbf{L}			5.610		2,5	45,3	310
	3D			.=				Roa				6.780				
	4D1		18.520		28,335]	Farm Si	tes			3.000			25,9	
	4D	State State Commission	95.460	1	46,055			Iome Si	-			0.890			2,2	275
100			10.7				I	Recreati	on							
	wellings	-			64,330			Otl	-							
Outl	ouildings	ļ		3	27,660	Noi	n-AG	TOTA	\mathbb{L}		2	0.670			28,2	225

Assessor's Ad	justment to S	ale Price (+ o	r -):		Total Recaptu	ıre Value:	
Assessor Comme	nts and Reason	for Adjustment	•				
QCD; INCLU	JDING SPOUS	SE ON PROPE	ERTY				
		·					
					.,		
Comments from				Comme	nts:		
002107600	002107800	002115300	002508000	002509700	002107700	000516500	
							(Continue on back)

NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statemen	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 12 Day 6 Yr. 2023 4 Date of Deed Mo. 12 Day 7r. 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 State Zip Code	City State Zin Code
Phone Number	Bladen NE 68928 Phone Number Is the grantee a 501(c)(3) organization? Yes 7 No
(402) 460-8514	(402) 460-8514 If Yes, is the grantee a 509(a) foundation? Yes 7 No Email Address
Email Address NA	NA
7 Property Classification Number. Check one box in categories A and B. Check C if	East of
(A) Status . (B)	Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt
Ommercial Recreational	
	d Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was the property purchased as part of an IRS like-kind exchange?	
part of an IRS like-kind exchange?	Life Estate Sale Trustee to Beneficiary
Yes No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)
Was ownership transferred in full? (if No, explain the division.) ✓ Yes No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	_
	artnership, or LLC Self Other Other
☐ Brothers and Sisters ☐ Grandparents at ☐ Farents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
see Attachment	☐ Yes
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
rural Webster County, Nebraska	Kevin & Mary Karr 2347 Road 750
18a ✓ No address assigned 18b ✓ Vacant land	Bladen, NE 68928
20 Legal Description	
see Attachment	
21 If agricultural, list total number of acres	
	22 \$ 0,00
22 Total purchase price, including any liabilities assumed	\$ 0.00
23 Was non-real property included in the purchase? ☐ Yes ☐ No (If Yes, er	iller dollar amount and attach terrized list.)
${\bf 24}$ 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) (C
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	at and that it is, to the best of my knowledge and belief, true, complete, and
Kevin W. Karr	(402) 460-8514
Print or Type Name of Grantee or Authorized Representative	Phone Number Grantee
College to face	Title Date
nere symmetric nere	
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	ly For Dept. Use Only 28 Recording Data
Mo. 1 Day 18 Yr. 22 \$ Exempt # 5a	BK2022 6 144
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska State of Webster

NEBRASKA DOCUMENTARY STAMP TAX Date 1-18-22 \$ Exempt # Sa By のか

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 (NE1/2) 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 (NE1/4) 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 (NE1/4), thence due West 660 feet; thence due North 330 feet; thence East 660 feet, to the East line of said Northeast Quarter (NE1/4); 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 (NE1/4) 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/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 (NE1/4), thence due South, 223 feet to the point of beginning.
- (2) Northwest Quarter (NW¼) 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 (NW¼SE¼) 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 (NW1/4) of the Southeast Quarter (SE1/4) 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 (NW1/4) of the Southeast Quarter (SE1/4) 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 (SW¼) of Section Thirty-two (32), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

- (5) Southwest Quarter (SW1/4) and the South Half of the Northwest Quarter (S½NW¼) of Section Two (2), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.
- ∠ (6) Northeast Quarter (NE¼) 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 (NE1/4) 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 (NE1/4), thence due West 660 feet; thence due North 330 feet; thence East 660 feet, to the East line of said NE1/4; 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 (NE1/4) 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 (NE1/4), 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 (NE1/4), 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.

January 6 , 2022 Executed:

STATE OF NEBRASKA

The foregoing instrument was acknowledged before me on December 4 (2) 2023.

BY Kevin W. Karr and Mary L. Karr, husband and wife.

GENERAL NOTARY - State of Neuraska CINDY J. TIMM CINDY J. TIMM
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CIND 2021, by Kevin W. Karr and Mary L. Karr, husband and wife.

CINDY J. TIMM by Comm. Exp. March 27, 2025

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale	Date					Sch	100l D	istı	rict Code	;	1		
91	20	22	149		1/	'19	/2022	Base: 9	91-(0002		Affili	ated:			Ur	ified:		
Location	Ю	Sale	Number	τ	seabi	lity	& Code#			<u> </u>	,		Parce	Nı	umber				
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	D:	ate of S	ale Assessed	l Va	lue			4491				00	0		10105		008	000	00
Land		Imp	rovements			Te	otal	1.		Date	of S	ale F	roper	ty	Classific	ation	Code		
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							Residential		-					. 1	Commer	cial			
. ·	Mul	tiple Im	provements:	Mul	tiple. In	ıprov	ements.:			Multi	ple. 1	Improv	ements.	:					
		Constr	uction Date:	Con	struction	n Dat	e: 19	10		Const	ructi	on Da	te:						
	•	Promoting and	Floor:	Floo	r Sq. Ft	: :	1,2			Floor	Sq. 1	Ft. :							
		Buildin	g Cost New:	Cost	t:		164,2	85		Cost	:								
Single Family	Style:	104		Res	identi	al Co	ondition: 3()		Com	mer	cial (Эссира	псу	y Code:				•
(100) □ Mo	bile Hon	ne		(10) [Wo	orn Out			Prim	ary:		1	Oth	erl:		Other2:		
(101) 🗆 One	e Story			(20) 🗆	Ba	dly Worn			Com	mer	cial (onstr	ıcti	on Class:				
(102) 🗆 Two	o Story			(30) *	Av	erage			(1)		Fire	proof S	truc	ctural Stee	l Fran	ne		
(103) 🗆 Spl	it Level			(40) 🗆	Go	od			(2)		Reir	ıforced	Co	ncrete Fra	me			
(104) 🗷 11/	2 Story			(50)) 🗆	Ve	ry Good			(3)		Mas	опту В	еаті	ing Walls				
(111) 🗆 Bi-l	Level			(60) 🗆	Ex	cellent	•		(4)		Woo	od or S	teel	Framed E	xt. W	alls		
(106) □ Oth	er			-	•					(5)		Meta	al Fram	ie ai	nd Walls				
Townhouse or	r Duplex	Style:				al Q	uality: 40			(6)		Pole	Frame		· .				
(301) 🗆 One	e Story) 🗆	Lo	w			Cost	Rar	ık:			•	ondi	ion:		
(302) 🗆 Two) 🗆	Fai	Г			(10)		Low					□ Worn		
(307) 🗆 11/	2 Story			(30)) 🗆	Av	erage			(20)		Ave					□ Badly		
(308) □ Spli	it Level			(40)) 🗷	Go	od	.,,		(30)		Abo	ve Ave	rage	e (30) l	☐ Avera	ge	
(309) 🗆 21/	2 Story			(50)) 🗆		ry Good			(40)		High	1		(-		☐ Good		
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(305) □ Two	o Story E	Duplex											100		(1	60) I	□ Excell	ent	
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Real Estate Transfer Statement

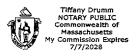
FORM

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

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91 ▼	Mo. 1 Day 17 Yr. 2022 Mo. 1 Day 4 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Michael R. Varesi and Paula J. Varesi	Grantee's Name (Buyer) Charles E. Lewis and Barbra J. Lewis
Street or Other Mailing Address 428 E Main 5+	Street or Other Mailing Address 141 N Cherry Street
City City Zip Code	City State Zip Code Red Cloud NE 6897
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes
812-718-5582 Email Address	Fmail Address If Yes, is the grantee a 509(a) foundation? Yes
Email Address n/a	n/a
7 Property Classification Number. Check one box in categories A and B. Check C i	
	Property Type (C)
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Hon
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt
	and Contract/Memo Partition Sheriff Other
	ease Personal Rep. Trust/Trustee
	ineral Quit Claim Warranty
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forec	closure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
	tor 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 us
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)
	Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and C	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
69,500	Yes V No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the nan
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	of the agent or title company contact.) Ves Nebraska Realty
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
141 N Cherry Street	Grantee
Red Cloud, NE 68970	
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
Lots One (1), Two (2), Three (3) and Four (4), Block	c 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	
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	instructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemptio	n number .
Under penalties of law, I declare that I have examined this statement	ent and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement. Charles E Dewis	1110-715-82
Print of Type Name of Graptee or Authorized Representative	402 -768-80 Phone Number
sign Case Town	Grantee 1/19 /2022
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use O	nly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Resording Data
Mo. 1 Day 19 yr. aa \$ 157.50	BK2022, Pa 149
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	\mathcal{L}

	PAGE 149
State of Nebraska County of Webster	
Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of A.D., 20 22, at 11.0 o'clock AM. Recorded in Book 2022 on Page 149	NEBRASKA DOCUMENTARY STAMP TAX
10.∞ County Clerk 10.∞ Deputy Ind Comp Assessor Carded	Date 1-19-22 \$ 157.50 By (1)
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	
	Y WARRANTY DEED
DOLLAR (\$1.00) and other valuable conside	nd and wife, Grantors, in consideration of ONE ration received from Grantees, Charles E. Lewis and Grantees, as joint tenants and not as tenants in (as defined in Neb. Rev. Stat. 76-201):
Lots One (1), Two (2), Three (3) and Fou City of Red Cloud, Webster County, Neb	r (4), Block Eight (8), Platt's First Addition to the raska
	one than any with Court and I at Court
Grantors covenant, jointly and severally, if me	ore man one, with Grantees that Grantors:
(1) are lawfully seised of such real es(2) have legal power and lawful auth	state and that it is free from encumbrances;
 are lawfully seised of such real es have legal power and lawful auth warrant and will defend title to th 	state and that it is free from encumbrances; ority to convey the same;
(1) are lawfully seised of such real es(2) have legal power and lawful auth	state and that it is free from encumbrances; ority to convey the same;
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(1) are lawfully seised of such real es (2) have legal power and lawful auth (3) warrant and will defend title to the Executed Janua 14, 2022. Michael R. Varesi	state and that it is free from encumbrances; ority to convey the same;
(1) are lawfully seised of such real es (2) have legal power and lawful auth (3) warrant and will defend title to the Executed Janua J , 2022. Michael R. Varesi STATE OF NEBRASKA	state and that it is free from encumbrances; ority to convey the same;
(1) are lawfully seised of such real es (2) have legal power and lawful auth (3) warrant and will defend title to the Executed Janua J , 2022. Michael R. Varesi	state and that it is free from encumbrances; ority to convey the same; are real estate against the lawful claims of all persons. South A Valette Paula J. Varesi
(1) are lawfully seised of such real es (2) have legal power and lawful auth (3) warrant and will defend title to the Executed Janua 14, 2022. Michael R. Varesi STATE OF NEBRASKA) ss.	state and that it is free from encumbrances; ority to convey the same; are real estate against the lawful claims of all persons. Paula J. Varesi Pledged before me on January , 2022 by
(1) are lawfully seised of such real es (2) have legal power and lawful auth (3) warrant and will defend title to the Executed Rough (2) 4, 2022. Executed Rough (3) 4, 2022. Wichael R. Varesi STATE OF NEBRASKA) ss. COUNTY OF WEBSTER) The foregoing instrument was acknow Michael R. Varesi, husband of Paula J. Varesi GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD	state and that it is free from encumbrances; ority to convey the same; are real estate against the lawful claims of all persons. Paula J. Varesi Pledged before me on January , 2022 by
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Notary Public (





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

17

FORM **521**

• If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 01 2022 2022 15 WEBSTER - 91 Dav _ Mo 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Benny Booker Oliver & Brady R. Oliver Grantor's Name (Seller) Booker, Richard I Street or Other Mailing Address Street or Other Mailing Address 583 Rd 2000 583 Rd 2000 Guide Rock City Guide Rock Zip Code Zip Code NE 68942 68942 NE Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Telephone Number (402) 257-2002 Telephone Number (402) 257-2002 Yes **✓** No Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLI Recreational Commercial Distribution Land Contract/Memo Other 8 Type of Deed Partition Sheriff Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Mineral ✓ Quit Claim Executor Warranty 9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Irrevocable Trust Transfer on Death ✓ Gift Life Estate Sale (I.R.C. § 1031 Exchange) Auction Easement 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 Terminate life estate 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 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$14,000 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property (Same as Grantee) Rural Property 18a No address assigned 18b Vacant land 20 Legal Description The East 528 feet (E528') of the Northwest Quarter of the Northeast Quarter (NW¼NE¼) in Section Seven (7), Township Oné (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres 0.00 0.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David B. Garwood Phone Number Attornev Title Signature of Granteé or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Day <u>al</u> Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Jah A.D., 2022, at 10:03 o'clock a.M. Recorded in Book 2022 on Page 170 County Clerk 10.00 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 /5, 2022.

Richard L. Booker

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

2022, by Richard L. Booker, a single person.

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

Comm. expires 10-75-7655

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sale	Date				S	chool D	ist	rict Code				
91	20	22	170	1/15	/2022	Base: 6	55-00	11	Aff	liated:			Unif	ied:		
Location	ш	Sale	Number	Useability	& Code#					Parcel	N	umber				
0010032	203		17	4	05	GeoCde	Twn	Rng	Se	ct Qrt		Subdiv	Area	Blk	P	arcel
	D	ate of S	ale Assessed	Value		0000			0	0 0		00000		000	00	000
Land		Imp	provements	To	otal	3 20	D	ate of	Sale	Proper	ty	Classifica	ation (Code		
1	,725				1,725	Status	Proj	erty Ty	ре	Zoning	,	Location	Cit	y Size	Pare	cel Size
		Irrigat	tion Type: NC	IRRIGAT	ION	A) 2	B)	06		c) 5		D) 3	E)	0	F)	6
LCG			ACRES:	VAI	UE:		LCG			AC	RI	ES:		VAL	UE:	
IRRIGATE	D 1A1	1				GR	ASSLA	ND 1	G1		•					
	1A								lG							
	2A1							29	G1							
	2A								2G							
	3A1							30	G1							
	3A								3G							
	4A1							40	G1							
	4A						,		4G							
DRYLANI) 1D1					S	Shelterbe	lt/Timt	per							
**	1D						-	Accreti	on							
	2D1	+	·					Was	-							
	2D	1						Oth								
	3D1					AG L	AND T	TOTA	\mathbf{L}							
	3D	1						Roa								
	4D1	 					F	arm Sit	es							
70-912-1906-98-70-70-70	4D	5 Fathers Construction						ome Sit	_						-	
							R	ecreati	on							
	wellings							Oth								
Outh	uildings					Noi	a-AG T	OTA	\mathbf{L}							
Assessor's	Adju	stment	t to Sale Pri	ice (+ or -)	•]	otal	Rec	aptur	e T	Value:				

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.	Во	ok .	Page	Sal	e Date				S	chool	Dis	trict Code			
91	20	22	174	1/21	/2022	Base: 9	91-00	02	Aff	iliated	:		Unif	ied:	
Location	\mathbf{p}	Sale	Number	Useability	& Code#					Par	cel N	lumber			
0023110	000		18	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value	1	4369	2	12	2	7	0	00000	1	000	0000
Land		Imp	provements	т	otal		D	ate of	Sal	e Prop	erty	Classifica	tion (Code	
3,093	,150		48,410	3,:	141,560	Status	Pro	perty Ty	ре	Zon	ing	Location	Cit	y Size	Parcel Size
	٠	Irrigat	tion Type:			A) 2	B)	. 05		C)	5	D) 3	E)	0	F) 10
LCG		,	ACRES:	VAI	LUE:		LCG				ACR	ES:		VAL	U E :
IRRIGATE	D 1A1		121.340	!	532,005	GR	.ASSLA	ND 1	G1		38	9.410		5	04,290
	1A		126.420		162,750		·		1G		6	4.240			83,190
	2A1							20	G1		19	9.680		2	58,580
	2A		88.640	:	320,355	2G					5.490		7,110		
	3A1		24.330		84,595			30	G1			7.600			9,845
	3A							-	3G						
	4A1		13.830		43,425			40	G1			4.250			3,870
	4A		107.070	4	105,710				4G		18	7.500		1	69,560
DRYLANI	D 1D1		10.740		26,525		Shelterb	elt/Timl	oer						
	1D		14.910		36,825			Accreti	on.						
	2D1		16.000		39,600			Wa	ste		1	4.810			2,960
	2D		23.930		52,045			Otl	ner						
	3D1		3.440		7,480	AG L	AND	TOTA	\mathbf{T}	1		5.710		3,0	84,500
	3D							Roa	-			6.590			
	4D1		9.750		14,920		I	Farm Si	tes			1.000			8,650
	4D	1,000022.00022.00	12.330		18,860			ome Si	_						
p p						•	F	Recreati	on						
	wellings							Otl							
Outl	ouildings				48,410	Noi	n-AG	ГОТА	\mathbf{L}		2	7.590			8,650

Assessor's Ad	justment to S	ale Price (+ o	or -):		Total Recaptı	ıre Value:	
Assessor Comme	nts and Reason	for Adjustment	•				
WD							
Comments from				Comme	nts:		
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.

CHIEF.

いてつびし **FORM**

521

	it is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Webster - <u>91</u>	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 (Selier) **See attached for Grantor's names	Grantee's Name (Buyer) William Garth Wentworth and Katherine A. Wentworth
Street or Other Mailing Address	Street or Other Mailing Address
5711 Clear Creek Drive	516 North Maine
City State Zip Code Lincoln, NE 68516	City State Zip Code Inavale, NE 68952
Phone Number (402)767-0079	Phone Number Is the grantee a 501(c)(3) organization? Yes No (402)767-0065 If Yes, is the grantee a 509(a) foundation? Yes No
Email Áddress	[4U2]/67-0065 If Yes, is the grantee a 509(a) foundation? Yes No Email Address
None	None
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.
	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt
	nd Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forest	iosure Irrevocable Trust Revocable Trust Transfer on Death
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forest Distribution Gift	Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	profiles.
	Partnership, or LLC Self Other Other
	and Grandchild Spouse
Ex-spouse Parents and C	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
. F 4 . PTTT 1 1 VVV 1	
16 Door this convicuon of divide a current record of level?	☐ Yes ☑ No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes V 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 Omaha National Title No
Yes No 18 Address of Property	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 Omaha National Title No Nome and Address of Person to Whom the Tax Statement Should be Sent
Yes V 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 Omaha National Title No
Yes No 18 Address of Property Lands 8 Tracts	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 Omaha National Title No Nome and Address of Person to Whom the Tax Statement Should be Sent
Yes No 18 Address of Property Lands 8 Tracts Webster County Nebraska 18a No address assigned 18b Vacantiand	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 Omaha National Title No Nome and Address of Person to Whom the Tax Statement Should be Sent
Yes No 18 Address of Property Lands 8 Tracts Webster County Nebraska 18a No address assigned 18b Vacantiand 20 Legal Description (Attach additional pages, if needed.)	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 Omaha National Title No 19 Name and Address of Person to Whom the Tax Statement Should be Sent
Yes No 18 Address of Property Lands 8 Tracts Webster County Nebraska 18a No address assigned 18b Vacantiand	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 Omaha National Title No Nome and Address of Person to Whom the Tax Statement Should be Sent
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	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 Omaha National Title No 19 Name and Address of Person to Whom the Tax Statement Should be Sent SAME AS 6
Pres ✓ No 18 Address of Property Lands 8 Tracts Webster County Nebraska 18a No address assigned 18b ✓ Vacantiand 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.	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 Omaha National Title No 19 Name and Address of Person to Whom the Tax Statement Should be Sent SAME AS 6 22 \$ 2,975,073.54! Instructions) 23 \$ 0.00
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Pyes ✓ No 18 Address of Property Lands 8 Tracts Webster County Nebraska 18a No address assigned 18b √Vacantiand 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. 23 Was non-real property included in the purchase? Pyes ✓ No (IfYes, enter doilar amount and attach itemized list.) (see 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 Under penalties of law, I declare that I have examined this statement.	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 Omaha National Title No 19 Name and Address of Person to Whom the Tax Statement Should be Sent SAME AS 6 22 \$ 2,975,073.54! 23 \$ 0.00 24 \$ 2,975,073.54!
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Pres No 18 Address of Property Lands 8 Tracts Webster County Nebraska 18a No address assigned 18b √Vacantiand 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	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 Omaha National Title No No No No No No No No No N
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 Omaha National Title No No No No No No No No No N
Tyes ✓ No 18 Address of Property Lands 8 Tracts Webster County Nebraska 18a ☐ No address assigned 18b ▼Vacantiand 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 23 Was non-real property included in the purchase? ☐ Yes ✓ No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. William Garth Wentworth Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	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 Omaha National Title No No 19 Name and Address of Person to Whom the Tax Statement Should be Sent SAME AS 6 22 \$ 2,975,073.54 Instructions) 23 \$ 0.00 14 \$ 2,975,073.54 number
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 Omaha National Title No 19 Name and Address of Person to Whom the Tax Statement Should be Sent SAME AS 6 22 \$ 2,975,073.54! Instructions) 23 \$ 0.00 Instructions
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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 (SE½) 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 (NW½) 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 (NE½) 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

Fee: \$34.00 By: AS Deputy Electronically Recorded

RETURN TO: William Garth Wentworth and Katherine A. Wentworth c/o Ornaha National Title 12100 West Center Road Suite 501 Ornaha, 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 alk/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
 Bridget Wilson
STATE OF TEXAS) (SS:
COUNTY OF Waris)SS:
The foregoing instrument was acknowledged before me on 1 2 2 by Bridgett Wilson, a single person.
Reli Youts Notary Public
BELINDA YNFANTE
My Notary ID # 12030474
Expires July 15, 2024

Dated: /#hz			
1 Keven of hung			
Steven L. Terry alkla Steve Terry			
Mary E Jerry Mary Ferry	-		
Mary Terry			
STATE OF FLORIDA)			
COUNTY OF Charlotte)SS:			
The foregoing instrument was acknowledged be	fore me on <u>C</u>	11/11/2022 by st	even L. Terry
alkia Steve Terry and Mary Terry, husband ar	ıd wife		
M. Which			•
/ Notary Public	THE ATTENTION	KELLY SMITH Notary Public, State of Florida	
, ,		Commission# GG 267979	

Do not write or stamp below this line

ON-033000

Revised 8-4-16,CI

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.

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Tract 7: The Northwest Quarter (NW1/2) 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 (NE½) 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.	Bo	ok	Page			Sale Date			School District Code										
91	20	22	213	11/11/2021 Base: 91-0				O074 Affiliated: Unified:											
Location	Ю	Sale	Number	Į	Jseabi	lity & Code #					Pa	rcel N	lumber						
0003081	100		19	4 05			GeoCde	Tw	n Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assess					lue		4133			0	0	0	20005		018	0000			
Land	-	Imp	rovements			Total			Date of Sale Property Classification Code										
6	,650		39,87	0		46,520	Status	F	roperty T	ре	Zo	ning	Location	Ci	ty Size	Parcel Size			
Assessor Lo	cation:	BLUE	HILL (BH)			A) 1	B	01		C)	1	D) 1	E)	6	F) 2			
						Residential							Commer	cial					
	Mul	tiple Im	provements:	Mu	ltiple. Im	provements.:			Multiple. Improvements. :										
		Constr	uction Date:	Cor	struction	1 Date: 18	90		Construc	tion 1	Date :								
			Floor:	Flo	or Sq. Ft	1,3	84		Floor Sq	Ft. :	:								
		Buildin	g Cost New:	Cos	st:	132,3	20		Cost:										
Single Family	Style:	101	a et l	Re	sidentia	al Condition: 10	o`		Comme	rcia	ıl Occ	upano	y Code:	·					
(100) □ Mo	bile Hon	ne		(10)) 🗷	Worn Out			Primary	:		Ot	her1:		Other2:				
(101) 🗷 One	e Story			(20)) 🗆	Badly Worn			Commercial Construction Class:										
(102) 🗆 Two	Story			(30) Average						(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame									
(103) 🗆 Spli	it Level			(40) □ Good						I R	einfor	ced C	oncrete Fra	me					
(104) 🗆 11/	2 Story			(50)) 🗆	Very Good			(3)] М	fasonr	у Веа	ring Walls						
(111) □ Bi-I	Level			(60)) 🗆	Excellent			(4) E] W	/ood c	or Stee	el Framed F	xt. Wa	lls				
(106) 🗆 Oth	er					* .	· · · · ·		(5)	I M	letal F	rame	and Walls						
Townhouse or	Duplex	Style:		Residential Quality: 30						(6) □ Pole Frame									
(301) 🗆 One	Story			(10	Cost Ra			(Conditi	on:									
(302) 🗆 Two	Story			(20) 🗆	Fair			(10) □	ow		((10) 🗆 Worn Out						
(307) 🗆 11/	2 Story			(30) 🗷 Average				(20) □	verage	е	((20) 🛘 Badly Worn							
(308) □ Spli	t Level			(40) □ Good					(30)	l A	bove .	Avera	ge ((30) Average					
(309) 🗆 21/	2 Story			(50) 🗆	Very Good			(40) □	I H	igh		((40) □ Good					
(304) 🗆 One	Story D	ouplex		(60) 🗆	Excellent			(50) □ Very Goo							Good			
(305) 🗆 Two	Story I	Duplex											(60) 🗆	Excell	ent			
Assessor's	Adju	stment	to Sale P	rice	e (+ o	r -):													
Assessor Co	mment	s and R	eason for A	dju	stment	:													
WD																			
: 			***																
C								١٥	nonta:										
Comments f		00316	500					OIII	nents:										
000308100 000316500													· ··-						
		-													(Conti	nue on back)			

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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

19

FORM **521**

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

· If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. _ 11 Mo. 11 Day 11 WEBSTER - 91 Yr. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Selle Grantee's Name (Buyer) STUART KERR ANDREA & FREDDIE REED, ASHLEY, ELIG ℯℋ STUART R'KERR Street or Other Mailing Address PO BOX 446 Street or Other Mailing Address PO BOX 446 a GERAMIAH Zip Code 68930 BLUE HILL State City BLUE HILL Zip Code **68930** State Is the grantee a 501(c)(3) organization? No (402) 303-9376 (402) 303-9376 If Yes, is the grantee a 509(a) foundation? **Email Address Email Address** 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Mineral Interests-Producing Exempt Agricultural Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Irrevocable Trust Revocable Trust Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ✓ Life Estate Gift Sale Trustee to Beneficiary Auction Easement Seller V No Satisfaction of Contract Buyer Court Decree Exchange Grantor Trust Partition Other (Explain) 11 Was ownership transferred in full? (If No, explain the Yes No KEPT LIFE ESTATE 12 Was real estate purchased for same use? (If No, state the intended use.) explain the division.) ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$63.865 ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 309 WEST SALINE STREET AND 801 WEST SALINE GRANTOR STREET 18a No address assigned 18b 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 1.00 23 Was non-real property included in the purchase? 23 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 1,00 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. (402) 303-9376 STUART R KERR Phone Number Print or Type Name of Grantee or Authorized Representative Grantor For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Day 24 Yr. 22

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 34 day of 30. A.D., 20 32, at 10:48 o'ctock A.M. Recorded in Book 2020 on Page 213

Louis lets h. County Clerk

Comp

BOOK 2022 PAGE 213

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-24-22
\$ 225 By VD

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 if all person whomsoever.

STATE OF NEBRASKA)

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 1-4-2002, 2021.

GENERAL NOTARY- State of Nebraska
JODY MUSICH
My Comm. Exp. May 23, 2022

Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page	Sale	Date			,	5	trict Code	Code							
91	202	22	214	1/4/	2022	Base:	91-0	74	Afi	filiated:		Unified:						
Location D	D	Sale	Number	Useability	& Code#			······		Parcel Number								
00160170	00		20	4	05	GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	Parcel				
	Da	ite of S	ale Assessed	4243	3	10	!	5 3	00000	1	000	0000						
Land		Imp	rovements	To	otal		I	ate of	Sal	e Property	Classifica	tion (tion Code					
634,0	085		87,180	7	21,265	Status	Pro	perty Ty	тре	Zoning	Location	Cit	y Size	Parcel Size				
		Irrigat	ion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 9				
LCG		Į.	ACRES:	VAL	UE:	:	LCG			ACR	ES:		VAL	mr.				
IRRIGATED) 1A1					GF		AND 1	G1		2.150			93,440				
	1A								1G	4	4.180			57,215				
	2A1							20	G1	3:	3.130	42,910						
	2A								2G									
	3A1					3G1					3.520			4,560				
	3A			,		3G												
	4A1					- **			G1									
DD 777 4370	4A								4G									
DRYLAND	1D1		37.000		91,390		Shelterb	elt/Timb	\dashv									
	1D		21.410		52,990			Accreti	-		2.360			470				
	2D1 2D		57.280		24,585	·		Was Oth			2.300			470				
	3D1		18.300		39,805	AG L	AND	TOTA	-	344	4.000		5	91,010				
	3D				,			Roa	+		3.960			_,				
	4D1		3.290		5,035]	Farm Sit	-		2.000		<u> </u>	13,075				
	4D		51.380		78,610			ome Sit	_		2.000			30,000				
								Recreation										
Dwe	ellings				49,350			Oth	er									
Outbui	ildings				37,830	Noi	n-AG	ГОТА	\mathbb{L}	12	2.960			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)										

NEBRASKA

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

Good Life. Great Service.

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

521

	it 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 04 Yr. 2022 4 Date of Deed Mo. 1 Day 4 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
Sonja L Krueger Street or Other Mailing Address	Elmer R Krueger & Katie M Glenn Street or Other Mailing Address
1782 Road 1400	1782 Road 1400
City State Zip Code 68930	Blue Hill State Zip Code 68930
Phone Number (402) 460-8622	Phone Number (402) 460-7112 Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes No
Email Address webcoassr@hotmail.com	Email Address elmerkru@hotmail.com
7 Property Classification Number. Check one box in categories A and B. Check C if	A distribution of the control of the
) Property Type (C)
Unimproved Multi-Family Agricultural	Mineral Interests-Producing State Assessed Mobile Home Exempt
	nd Contract/Memo Partition Sheriff Other
	nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee
Cemetery Death Certificate – Transfer on Death Executor Mir	neral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecl Auction Easement	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was,ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents a	and Grandchild Spouse
Ex-spouse Parents and Cr	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$475 16 Does this conveyance divide a current parcel of land?	Yes V No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.) Yes Ves Ves Ves Ves Ves Ves Ves Ves Ves V
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Elmer Krueger
18a 🔽 No address assigned 18b 🗌 Vacant land	
18a ☑ No address assigned 18b ☑ 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	
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	S
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23)	24 T ₁ 00
${\bf 25}$ If this transfer is exempt from the documentary stamp tax, list the exemption	
Under penalties of law, I declare that I have examined this statemer correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and
0 6:	402-460-862 Phone Number
Print or Type Name of Grantee or Authorized Representative	Phone Number
Onle Chille	Granfor 1-24-27
here Signature of Grantee or Authorized Bepresentative	Tule Date
Register of Deed's Use On	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo Day 24 Yr. 22 \$ 2.35	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
	AUDULIZED DV NED. BEV. SIAL 99 /D-214. / (-132/12)

BOOK 2020 PAGE 214

State of Nebraska 3ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this Quaday Jan A.D., 20, 22, at 11:17 o'clock A M. Recorded in Book 2020 County Clerk 10 _Deputy 10.00

Сопр

Carded

NEBRASKA DOCUMENTARY STAMP TAX

JOINT TENANCY WARRANTY DEED

Elmer R Krueger, a single person & Katie M Glenn, a married person, from Grantee. Sonja Krueger, a single person, in consideration of \$1.00 and other valuable consideration, as joint tenants with rights of survivorship and not tenants in common the following describe real estate (as defined in Neb. Rev. 76-201);

SW1/4 (Southwest quarter) Section 5 (five) Township 3 (three) Range 10 (ten) NW1/4NW1/4 (Northwest quarter of Northwest quarter) Section 7 (seven) Township 3 (three) Range 10 (ten) NW1/4 Section 8 (eight) Township 3 (three) Range 10 (ten)

GRANTOR covenants (jointly and severely, if more than one) with the Grantee that **GRANTOR:**

To have and to hold the above-described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantees heirs and assigns that grantor are lawfully seized of said premises; that they are free from encumbrances that grantors have good and right and lawful claims in all person whomsoever.

Executed: January 24, 2022 MA Soul a 2 Kleas et Sonja L Krueger

STATE OF NEBRASKA)

COUNTY OF WEBSTER)

The foregoing instrument was acknowledge before me on January 24th 2022

Notary Public

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

My commission expires the 28, day of August 3025

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		S	Sale Date					Se	chool	Dis	trict Cod	;					
91	20	22	221		1/:	21/2022	Base: 9	Base: 91-0074 Affiliated:								Unified:				
Location	ID	Sale	Number	τ	seabil	ity & Code #			Parcel Number											
0003096	500		21		1		GeoCde	Tw	n F	Rng	Sec	ct Ç)rt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	d Va	lue		4133				00	0	0	20005		021	0000			
Land	l	Imp	rovements			Total			Date of Sale Property Classification Code											
1	,420		17,58	0		19,000	Status]	Proper	ty Typ	ю	Zoni	ing	Location	Ci	ty Size	Parcel Size			
Assessor Lo	cation:	BLUE	HILL (BH)			A) 1	В	6) (01		C) ;	1	D) 1	E)	6	F) 1			
		·				Residential								Commer	cial					
	Mul	tiple Im _l	provements:	Mult	tiple. Imp	provements.:			Multiple. Improvements. :											
		Constr	uction Date:	Con	struction	Date: 19	00		Con	structi	on D	Date :								
			Floor:	Floo	r Sq. Ft.	1,2	32		Floo	or Sq. 1	Ft.:									
		Buildin	g Cost New:	Cost	t:	125,9	25		Cost	t:										
Single Family	Style:	104		Res	identia	l Condition: 15	5		Con	nmer	cial	Оссиј	panc	y Code:						
(100) 🗆 Mo	bile Horr	ie		(10)) 🗷	Worn Out			Prin	nary:			Otl	herl:		Other2:				
(101) 🗆 One	e Story			(20)) *	Badly Worn			Con	nmer	cial	Const	ruct	ion Class:						
(102) 🗆 Tw	o Story			(30) Average						(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	it Level			(40)) 🗆	Good			(2)) 🗆	Re	inforce	ed C	oncrete Fra	me					
(104) 🗷 11/	2 Story			(50)) 🗆	Very Good			(3)) 🗆	Ma	asonry	Bear	ing Walls						
(111) 🗆 Bi-l	Level			(60)) 🗆	Excellent			(4)		Wo	ood or	Stee	l Framed F	xt. Wa	Ils				
(106) □ Oth	er								(5)		Me	etal Fra	me a	and Walls						
Townhouse or	r Duplex	Style:		Res	identia	Quality: 30			(6)		Pol	le Fran	ne							
(301) 🗆 One	e Story			(10)) 🗆	Low			Cos	Cost Rank:					Condition:					
(302) 🗆 Two	o Story	_		(20)) 🗆	Fair			(10)) 🏻	Lo	w		(10) 🗆	Wom	Out			
(307) 🗆 11/	2 Story			(30)) *	Average			(20)) 🗆	Av	етаде		(20) 🗆	Badly	Worn			
(308) 🗆 Spli	it Level			(40)) 🗆	Good			(30)) 🗆	Ab	ove A	verag	ge (30) 🗆	Averaş	ge			
(309) 🗆 21/	2 Story			(50)) 🗆	Very Good			(40) ☐ High (40) ☐ Good											
(304) 🗆 One	e Story D	uplex		(60)) 🗆	Excellent								(50) 🗆	Very (Good			
(305) 🗆 Two	o Story D	uplex												(50) 🗆	Excelle	ent			
Assessor's	Adjus	tment	to Sale P	rice	(+ or	·-) :														
Assessor Co	mments	and R	eason for A	djus	tment:							-				, ,				
WD																				
Comments from Comments: 000309600										<u>s:</u>										
0003096	500																			
											-									
														-	-		,, .			
					•											(Contin	nue on back)			

NEBRASKA Good Life. Great Service.

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	nt 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 Mo. 01 Day 07 Yr. 2022								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Christopher Canterberry and Melissa J. Canterberry	Grantee's Name (Buyer) Threefold Cord Holdings, LLC								
Street or Other Mailing Address	Street or Other Mailing Address								
1102 West York Street City State Zip Code	P.O. Box 203								
Blue Hill NE 68930	Blue Hill NE 68930								
Phone Number N.A.	Phone Number (402) 756-3113 Is the grantee a 501(c)(3) organization? Yes VN								
Email Address N.A.	Email Address N.A.								
7 Property Classification Number. Check one box in categories A and B. Check C i									
The state of the s) Property Type (C)								
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt								
	nd Contract/Memo Partition Sheriff Other								
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty								
	losure Irrevocable Trust Revocable Trust Transfer on Death								
kind exchange (I.R.C. § 1031	Life Estate Sale Trustee to Beneficiary								
	or Trust Partition Satisfaction of Contract Other (Explain)								
11 Was ownership transferred in full? (If No, explain the division.) Yes No No	12 Was real estate purchased for same use? (If No, state the intended use								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	atives? (If Yes, check the appropriate box.)								
	Partnership, or LLC Self Other								
☐ Brothers and Sisters ☐ Grandparents	and Grandchild Spouse								
Ex-spouse Parents and C									
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.) Yes No \$%								
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name								
Yes V No	of the agent or title company contact.) Yes <u>Adams Land Title Co.</u> No								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
310 S. Sycamore Street Blue Hill, NE 68930	See Grantee								
18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.)									
Lot Twelve (12), Block Twenty-one (21), Original To	own 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									
23 Was non-real property included in the purchase? Yes √ No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)								
	\$ 22,000,00								
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									
correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and								
Danielle L. Kelley	(402) 463-4198								
Sign Print or Type Name of Grantee or Authorized Representative	Phone Number Escrow Closing Agent 01-21-2022								
hara signature of Grantee or Authorized Representative	Title Date								
nere /									
Register of Deed's Use Or 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	1ly For Dept. Use Only 28 Recording Data								
Mo. 1 Day 25 Yr. 22 \$ 74.25	BKaDaa. Haal								
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								

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

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 .2022

Christopher Canterberry

Christopher Canterberry

Christopher Canterberry

Melissa J. Canterberry

STATE OF NEBRASKA

COUNTY OF Adams

On this 7th day of January, 2022

Christopher Canterberry

Melissa J. Canterberry

2022

On this 7th day of January, 2021, before me personally appeared Christopher Canterberry and Melissa J. Canterberry.

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	;		Sale	e Date			School District Code										
91	20	22	231		1,	/17	/2022	Base: 9	91-0	O002 Affiliated: Unified:										
Location	\mathbf{D}	Sale	Number		Useab	ility	& Code#					F	arcel	Nu	nber					
0001397	700		22		1			GeoCde	Twr	Rn	g	Sect	Qrt	-	Subdiv	Area	Blk	P	arcel	
	D	ate of S	ale Assess	ed V	alue			4371				00	0	1	.0025		006	00	00	
Land		Imp	rovement	s		T	otal			Date (of S	ale P	ropert	y C	Classific	ation	Code			
	830		4,8	95			5,725	Status	P	roperty Type Zoning			Zoning		Location	Cit	City Size Parcel S		el Size	
Assessor Lo	cation:	RED	CLOUD	(RC)			A) 1	B)	0	1	C) 1		D) 1	E)	6	F)	2	
							Residential							C	Commer	cial				
. *	Mul	tiple Im	provement	s: M	ıltiple. I	mprov	ements.:			Multiple. Improvements. :										
		Constr	uction Dat	e: Co	nstructio	on Da	te: 19	10		Const	ucti	on Date	: :							
			Floo	r: Flo	or Sq. F	t.:	2,0			Floor	Sq. I	?t. :								
		Buildin	g Cost Nev	v: Co	st:		276,6	95		Cost:										
Single Family	Style:	102		Re	esident	ial C	ondition: 20)		Com	ner	cial O	ccupar	су	Code:					
(100) □ Mo	bile Hon	ne		(1	0) 🗆	W	om Out			Prima	ry:		C	the	r1:		Other2:			
(101) 🗆 One	e Story			(2	0) 🗷	Ba	dly Wom			Com	ner	cial C	onstru	ctio	n Class:			,		
(102) 🗷 Two	o Story			(3	0) 🗆	Av	rerage			(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame										
(103) 🗆 Spli	it Level			(4	(40) Good							Rein	forced (Con	icrete Fra	me				
(104) 🗆 11/				(5	0) 🗆	Ve	ry Good			(3)					ng Walls				-	
(111) 🗆 Bi-I	Level			(6	0) 🛮	Ex	cellent			(4)		Woo	d or Ste	eel F	Framed E	xt. Wa	lls			
(106) □ Oth	er											Meta	l Frame	an	d Walls					
Townhouse or	Duplex	Style:		Re	Residential Quality: 50						(6) □ Pole Frame									
(301) □ One	e Story			 -	0) 🗆	Lo	W			Cost Rank:						Condition:				
(302) 🗆 Two	Story				0) 🗆	Fai				<u> </u>		Low					Worn			
(307) 🗆 1 1/				Ť	0) 🗆		erage			(20)		Avera			•		Badly			
(308) □ Spli				(4	(40) □ Good					(30) Above Average						(30) Average				
(309) 🗆 21/				 	0) 🗷		ry Good			(40)							Good			
(304) □ One	Story D	ouplex		(6	0) 🗆	Ex	cellent	. , , , , , , , , , , , , , , , , , , ,									Very (
(305) 🗆 Two	Story D	Ouplex		_						(60) 🗆 Excellent								ent		
Assessor's) :													
Assessor Co	mment:	s and R	eason for	Adju	ıstmer	ıt:														
JTWD																				

	* 10																		\dashv	
Comments f	rom			<u></u>					omn	nents:								·		
0001397									-400H											
																	·			
							**													
																	(Conti	nue on	back)	

NEBRASKA

Real Estate Transfer Statement

 \Im

FORM **521**

Good Life. Great Service.

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

· If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 22 WEBSTER - 91 Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer)
John A Yost and Gary Wade Leak Timothy L. Stokes and MaryAnn R. Stokes Street or Other Mailing Address 926 Jefferson Avenue Street or Other Mailing Address 39 East 19th Street, Floor 6 Zip Code 68901 City Hastings State **NE** New York Zip Code 10003-1334 Phone Number (402) 461-4249 Phone Number (917) 375-1308 Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt OLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Partition Bill of Sale Corrective Easement Trust/Trustee Lease Personal Rep. Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer ☐ Irrevocable Trust ☐ Revocable Trust Distribution Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Gift Auction Easement Life Estate ✓ Sale Trustee to Beneficiary Buyer Seller V No Court Decree Exchange Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Self Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$4,500 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes _ Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 605 N. Chestnut, Red Cloud, NE 68970 Grantee 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The South One-half (S1/2) of Lot Five (5) and all od 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 4.500,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 4,500,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (917) 375-1308 John A Yost Print or Type Name of Grantee or Authorized Representative Phone Number Grantee nature of Grantee or Authorized Representative Title For Dept. Use Only Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day <u>55</u> Yr.

State of Nebraska Sss.	<u> 800k 262 PAGE 231</u>
Entered on the numerical index and filed for record in the Clerk's office of said county this 50 day of 10., 20.00, at 9.30	
o'clock A M. Recorded in Book 2001 on Page 231	
Locise Potsch County Clerk Locise Deputy	NEBRASKA DOCUMENTARY STAMP TAX Date ハースシーシン
IndCompAssessorCarded	\$_11.25 By YD
Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970	
JOINT TENANCY WARRAN	NTY DEED
Timothy L. Stokes and MaryAnn R. Stokes, a married of ONE DOLLAR (\$1.00) and other valuable consider A Yost and Gary Wade Leak, a married couple, convenot as tenants in common, the following described real Stat. 76-201):	ration received from Grantee, John y to Grantee, as joint tenants and
The South One-half (S½) of Lot Five (5) and al LeDuc's Addition to the City of Red Cloud, W	ll of Lot Six (6), Block Six (6), ebster County, Nebraska
Grantor covenants, jointly and severally, with Grantee	that Grantors:
 is lawfully seised of such real estate and the has legal power and lawful authority to con warrants and will defend title to the real est persons. 	ivey the same;
Executed January, 2022.	
Timothy L. Stokes MaryAnn	Mary Inn RSOLL R. Stokes
STATE OF NEBRASKA)	
COUNTY OF WEBSTER) ss.	
	\sim

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

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ook Page		Sale Date				School District Code																
91	91 2022 234		234	1/13/2022				Base: (01-0123 Affiliated: Unif									ied:						
Location ID Sale Number					Useability & Code #							Parcel Numbe						r						
000514001 23						4		05	GeoCde	Tw	vn Rng	Se	ect	Qrt	S	Subdiv	Area	Blk	Parcel					
Date of Sale Assesse						llue			4131			00		0	30	0020		003	0000					
Land Improvements						Total				Date of Sale Property C						Classification Code								
3,635 196,58					200,220			Status		Property Ty	roperty Type			Zoning Locatio		City Size		Parcel Size						
Assessor Location: BLADEN (BLA					.)			A) 1	E	B) 01	01			I	D) 1	E)	E) 7 F)							
					Residential					*		Commercial												
	Mul	tiple Im	prove	ements:	: Multiple. Improvements. :							Multiple. Improvements. :												
		Const	ructio	n Date:							Construc	Construction Date :												
				Floor:	Floor Sq. Ft. : 2,201							Floor Sq. Ft. :												
		Buildir	ıg Co	st New:								Cost:												
Single Family	Style:	101			Residential Condition: 35							Commercial Occupancy Code:												
(100) ☐ Mobile Home						(10) U Worn Out							Primary: Other1: Other2:											
(101) 🗷 One Story						(20) □ Badly Worn							Commercial Construction Class;											
(102) Two Story						(30) 🗷 Average							(1) ☐ Fireproof Structural Steel Frame											
(103) Split Level						(40) 🗷 Good							(2) ☐ Reinforced Concrete Frame											
(104) 🗆 1 1/2 Story					(50) □ Very Good							(3) Masonry Bearing Walls												
(111) □ Bi-Level					(60) Excellent							(4) Uwood or Steel Framed Ext. Walls												
(106) □ Other												(5) Metal Frame and Walls												
Townhouse or Duplex Style:					Residential Quality: 30																			
(301) ☐ One Story					(10) □ Low						Cost Ra	Cost Rank:						Condition:						
(302) Two Story					(20)						 ` ` ` 	(10)						(10)						
(307) □ 1 1/2 Story					(30) Average								verag			<u> </u>	(20) Badly Worn							
(308) Split Level						(40)						(30) ☐ Above Average (40) ☐ High						(30)						
(309) 2 1/2 Story						(50) D Very Good						H	igh				(40) ☐ Good							
(304) ☐ One Story Duplex						(60) Excellent									-		(50) ☐ Very Good (60) ☐ Excellent							
(305) ☐ Two Story Duplex											<u> </u>					(6	60) LI	Excelle	ent					
Assessor's								:																
Assessor Co																								
WD; TRA	ANSFE.	R TO	REV	OCAB:	LE	TRUS	T																	
Comments from Comment											ments:						<u>-</u>							
000514001																								
, , , , , , , , , , , , , , , , , , , ,																								
																		(Conti	me on back)					

NEBRASKA

26 Date Deed Recorded

Dav Nebraska Department of Revenue

Real Estate Transfer Statement

FORM

Good Life, Great Service 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. DEPARTMENT OF REVENUE 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 Mo. 01 Day Mo. 01 Day 13 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See attached Grantee's Name (Buyer) See attached Street or Other Mailing Address Street or Other Mailing Address City State City Zip Code State Zip Code Phone Number Phone Number is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address n/a Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family Mineral Interests-Nonproducing Industrial State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Пюш Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executos Mineral Quit Claim **V** Warraniv 9 Was transfer part of IRS like-10 Type of Transfer Distribution Irrevocable Trust

✓ Revocable Trust Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate Sale Trustee to Beneficiary ☐ Seller 🗸 No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. √ Yes ☐ No √ Yes ∏No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Cliner Grantors' Rev Trust **V** Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$200,220 √ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ☐ Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 625 North Nebraska Street Same as no. 6 above. Bladen, NE 68928 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 22 Total purchase price, including any liabilities assumed 0,00 23 Was non-real property included in the purchase? 0,00 Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see Instructions). 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{76-902(4)}{2}$ 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. (402) 475-5100 Timothy F. Clafe Phone Number lee or Authorized Representative sign Attorney for Grantee Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only

28 Recording Data

27 Value of Stamp or Exempt Number

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

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.

39541.004/4880-7285-5050, v. 1

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 01/25/22 \$ Ex004 By AS

Bk 2022, Pg 234

State of Nebraska State of Webster ss.

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

Dozese Tetsch County Clerk Fee: \$16.00 By: AS Deputy

Electronically Recorded

Please record and return to: Timothy F. Clare, Rembolt Ludtke 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;
- have legal power and lawful authority to convey the same;
- warrant and will defend title to the real estate against the lawful claims of all persons.

Executed: January 3, 2022

Randall J. Sorensen

Rebecca A. Sorensen

STATE OF NEBRASKA

COUNTY OF MIPHS IP!

) ss:

The foregoing instrument was acknowledged before me on January Sorensen and Rebecca A. Sorensen, husband and wife.

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

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.	Во	Book Page		;	Sale Date			School District Code														
91	20	22	236		1/24/2022			Base: S	Base: 91-0002 Affiliated: Unified:													
Location ID Sale Number					Useabi	& Code#					Parcel	Nu	ımber									
000149000 24					1			GeoCde	Twn	n Rng Se		Qrt	Subdiv		Area	Blk	Parcel					
	ale Assess	ed V	alue		4371		0.		0	1	L0045		002 (000							
Land Improvements						otal		Date of Sale Property Classification Code														
970 57,07					5 58,045			Status	Pi	roperty Ty	Zoning	oning Location		City Size		Parcel Size						
Assessor Location: RED CLOUD (1					RC)			A) 1	B)	01		C) 1		D) 1	E)	6	F) 2					
			Residential					Commercial														
	Mul	tiple Im	provement	s: M	Multiple. Improvements. :						Multiple. Improvements. :											
		Constr	uction Dat	e: Co	Construction Date: 1872					Construction Date :												
			Floo	r: Flo	Floor Sq. Ft. : 1,428					Floor Sq.	Ft.:											
		Buildin	g Cost Nev	v: Co	st:	199,7		Cost:														
Single Family		Re	Residential Condition: 30						Commercial Occupancy Code:													
(100) 🗆 Mo	bile Horr	ne		(1	0) 🗆	Wo	om Out		Primary: Other1: Other2:													
(101) 🗷 One		(2	20) 🗆	Bac	dly Worn		Commercial Construction Class:															
(102) 🗆 Two Story					(0) 因	Av	erage	(1) ☐ Fireproof Structural Steel Frame														
(103) 🗆 Split Level					0) 🗆	Go		(2) Reinforced Concrete Frame														
(104) 🗆 1 1/2 Story					(50) Uery Good						(3) Masonry Bearing Walls											
(111) 🗆 Bi-Level					0) 🗆	Exc	cellent	(4) D Wood or Steel Framed Ext. Walls														
(106) □ Other							·	(5)														
Townhouse or Duplex Style:					Residential Quality: 30						(6) Pole Frame											
(301) One Story			+-	(10) □ Low						nk:				Condition:								
(302) Two Story				0) 🗆	Fai	-			(10)			(10)										
(307) □ 1 1/2 Story					0) 🗷	erage	1111 1111			Ave			`	(20) Badly Worn (20) A								
(308) Split Level					0) 🗆	Go						ve Aven	age		30) [Averag	ge					
(309)					0) 🗆		ry Good			(40)	High	1		(4								
(304) ☐ One Story Duplex					0) 🛮	Exc	ellent		-						50)							
(305) Two Story Duplex														((50) 🗆	Excell	ent					
Assessor's																						
Assessor Co	mments	s and R	eason for	Adju	ıstmeni	t :																
WD																						
		-																				
Comments from Comments:																						
000149000																						
			-															į				
																45: :						
																(Conti	nue 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 re	corded unless this	statemen	t is signed an	d items 1-2	5 are accurat	ely compl	eted.		
1 County Name	2 County N	umber		3 Date of Sale/		ed	7.1 <i>(</i> 1.2)	a		
	WEBSTER - 91				Day				14 yr. 262	<u> </u>
5 Grantor's Name, And Grantor's Name (Selle	ddress, and Telephone (Please	Print)		6 Grantee's Nam Grantee's Nam		s, and Telephon	e (Please P	rint)		
Kim Armstrong	-			Shane D.	Banzhaf	and Sara M	. Meyers	3		
Street or Other Mailing 315 W. Washin	igton St.			Street or Other 641 West	Mailing Addr 6th Ave	ess				
Osborne	State KS	Zi	p Code 67473	Red Cloud			State NE			8970
Phone Number (402) 746-8077	7			Phone Number (308) 325-		Is the grantee of the	a 501(c)(3) c antee a 509	organization (a) foundat	n? Yes ion? Yes	
Email Address N.A.				Email Address N.A.						
7 Property Classific	ation Number. Check one box	in categories A and B	Check C if	property is also	a mobile h	ome.				
(A) Status			(B)	Property Typ	е				(C)	
✓ Improved	✓ Single Family	Industrial		Mineral Intere	sts-Nonprod	ucing [State Ass	essed	Mobil	e Home
Unimproved	Multi-Family	Agricultural		Mineral Intere	sts-Producin	g [Exempt			
	Commercial	Recreational		i						
8 Type of Deed	Conservator	☐ Distributi	=	nd Contract/Mem	=	=	heriff	∐ Ot	her	
Bill of Sale Cemetery	Corrective Death Certificate – Transfer of	Easemer Death Executor	=	ise ieral	Quit C	• =	rust/Trustee /arranty			
Was transfer par kind exchange (I Exchange) by buyer	t of IRS like- 10 Type of Tr	ansfer Distribution	Forecl	osure Irrevo	cable Trust	Revocable Tr	ust	Transf	er on Death	
		=	Gift	Life E	-	✓ Sale		=	e to Beneficiar	У
	Seller No Court E usferred in full? (If No, explain the		Granto	or Trust Partit		Satisfaction of state purchased			(Explain)	ded use)
	No	ruivision.)		''	√ Yes	No				
	tween relatives, or if to a trustee		•	• •				1		
∐ Yes 🛂		• =		artnership, or LL	=			Other		
	☐ Brothers and Sisters ☐ Ex-spouse	=	anoparents a rents and Ch	and Grandchild hild		oouse ep-parent and S	tep-child			
14 What is the current	market value of the real property					ned? (If Yes, stat	•	nt and inter	est rate.)	
\$155,000				Yes	✓ No	\$				%
16 Does this conveyand	ce divide a current parcel of land	?		17 Was transfe of the agent	r through a re	eal estate agent any contact.)	or a title com	npany? (If)	res, include the	e name
18 Address of Property						rson to Whom th				
641 W. 6th Ave Red Cloud, NE 68				See Gran						
18a No address as	_	nd								
20 Legal Description (A	attach additional pages, if needed	I.)	<u></u>		···					
The South Ha	If (S½) of Lot Twenty-	one (21) and al	ll of Lots	Twenty-tw	o (22). T	wenty-thre	e (23) a	nd Twe	entv-four (24)
	, Radcliff's Addition to									
· ,	,			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	•					
21 If agricultural, list tot	al number of acres transferred in	this transaction		·						
	rice, including any liabilities a						. 22 \$		155,000	00
	perty included in the purchase?		liat) (ana i				\$			<u> </u>
∐ Yes ☑ N	o (If Yes, enter dollar amount	and attach itemized	list.) (<u>see li</u>	nstructions).	• • • • • • • • •		23		455.000	
24 Adjusted purchas	se price paid for real estate (l	ine 22 minus line 23)			• • • • • • • • • • •	24		155,000	100
	exempt from the documentar	`				· ·				
	der penalties of law, I declare and that I am duly authorized to s		nis statemen	it and that it is, to	the best of	my knowledge a	and belief, tr	ue, comple	ete, and	
	elle L. Kelley								(402) 463-4	4198
	Type Name of Grantee or Author	zed Representative		· · · · · · · · · · · · · · · · · · ·				F	hone Number	
sign	mille J-X	elley			Escrow C	losing Age	nt		01-24-20	22
here Signatur	e of Grantee or Authorized Repr	esentative	٦	ītle				Ē	ate	
		Register of Deed	's Use On	у	· · · · · · · · · · · · · · · · · · ·			F	or Dept. Use	Only
26 Date Deed Recorded	< 00	amp or Exempt Numbe	er	28 Recording Da	ıta	1 221				
Mo Day	[Pyr. <u>성소]</u> \$ 34	S. 10		<u> Pka</u>	022,	a 236				
lebraska Department of Rev	enue					1 .	Authorized by	Neb. Rev. St	at. §§ 76-214, 77	-1327(2)

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

Index _ Computer _ Assessor _ Carded _	Bk 2022, Pg 236 State of Nebraska County of Webster ss. Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of January A.D., 2022, at 01:43 o'clock PM. Recorded in Book 2022 on Page 236 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:
	 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; has legal power and lawful authority to convey the same; warrants and will defend title to the real estate against the lawful claims of all persons.
	Executed January 24th, 2022 Linkerstrong Kim Armstrong
	STATE OF NEBRASKA Kansas ss

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

CONNIE S. MOORE NOTARY PUBLIC STATE OF KANSAS y Appt. Exp. 5-5-23

TATE OF KANSAS My Appt. Exp.

Connie S. Moore Notary Public - Connie S. Moore

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ook	Page		S	ale Date			School District Code										
91	20	22	248		11/	9/2021	Base: 9	91-(O002 Affiliated: Unified:										
Location	ID	Sale	Number	τ	Jseabili	ty & Code#					Parce	el N	lumber					•	
0001653	300		25		1		GeoCde	Tw	n Rng	Se	ct Q	rt	Subdiv	Are	a Bi	k	P	arcel	
	D	ate of S	ale Assessec	l Va	lue		4491			0	0 0)	10105		00	5	00	000	
Land		Imp	rovements			Total			Date of Sale Property Classification Code									•	
1	,110		31,90	5		33,015	Status	F	Property Ty	ре	Zonir	ng	Locatio	n	City Size		Parc	el Size	
Assessor Lo	cation:	RED	CLOUD (I	RC)			A) 1	В	01		C) 1		D) 1	E	6		F)	2	
						Residential							Comme	rcial					
	Mul	tiple Im	provements:	Mul	tiple. Imp	rovements.:			Multiple.	Impr	ovement	s. :							
		Constr	uction Date:						Construct	ion I	Date :								
			Floor:	Floc	or Sq. Ft. :	1,2	61		Floor Sq.	Ft.:									
		Buildin	g Cost New:	Cos	t:	182,8	95		Cost:										
Single Family	Style:	104		Res	sidential	Condition: 20)		Comme	rcial	І Оссир	anc	y Code:						
(100) □ Mo	bile Hon	ne		(10) 🗆 '	Worn Out			Primary:		•	Otl	herl:		Other	2:			
(101) ☐ One Story) B	Badly Worn			Comme	rcial	Constr	uct	tion Class	:					
(102) Two Story					(30) ☐ Average						(1) ☐ Fireproof Structural Steel Frame								
(103) Split Level) 🗆 (Good			(2)	Re	einforce	d C	oncrete Fi	ame					
(104) 🗷 11/	2 Story			(50) 🗆 '	Very Good			(3)	M	asomy l	Bear	ring Walls						
(111) □ Bi-I	Level			(60) 🗆]	Excellent			(4)	W	ood or S	Stee	l Framed	Ext. V	/alls				
(106) 🗆 Oth	er				(5) 🗆	M	etal Fran	ne a	and Walls										
Townhouse or	Duplex	Style:	* .	Residential Quality: 40						Po	le Fram	e							
(301) 🗆 One	e Story			(10)					Cost Ra	nk:				Cond	ition:				
(302) 🗆 Two	Story			(20)) D I	Fair			(10)	Lo	w			(10)	□ Wo	m C	ut		
(307) 🗆 11/	2 Story			(30)) 🛮 🕹	Average			(20) 🗆	Av	rerage		·····	(20)	□ Bad	ly V	Vorn		
(308) □ Spli	t Level			(40) 🗷 Good					(30) Above Average (30) Average						2				
(309) 🗆 2 1/	<u>-</u>			(50)		Very Good			(40)										
(304) □ One				(60))	Excellent								<u>`</u>	□ Ver	_			
(305) □ Two	Story I	Duplex												(60)	□ Exc	eller	nt		
Assessor's	Adju	stment	to Sale P	rice	(+ or	-):													
Assessor Co	mment	s and R	eason for A	djus	stment:														
PERS R	EP WD	; BET	WEEN BRO	HTC	ER &	SISTER					- · · · · · · · · · · · · · · · · · · ·								
						Market 198													
C 4 C								10	non+~:										
Comments f 0001653								omr	nents:										
0001000																		-	
		•																	
															(Co	ntinı	ie on	back)	

Good Life. Great Service.

Real Estate Transfer Statement



DEPARTMENT OF REVENUE

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

FORM	
521	

The deed will not be recorded unless this statemen	it 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)	Mo Day Yr Mo Day Yr 6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Estate of Robert Thayer, Dec'd, Sherill King, P.R.	Grantee's Name (Buyer) Susan Clark
Street or Other Mailing Address 4315 Roosevelt	Street or Other Mailing Address 241 N Cherry St
City State Zip Code Kingman AZ 86409	City State Zip Code Red Cloud NE 68970
Phone Number (928) 681-8229	Phone Number Is the grantee a 501(c)(3) organization? Yes No
Email Address N/a	(970) 773-8204 If Yes, is the grantee a 509(a) foundation? Yes No Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C i	3 3000
(A) Status) Property Type (C)
✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family Agricultural ☐ IOLL ☐ Commercial Recreational	Mineral Interests-Producing State Assessed Mobile Home Mineral Interests-Producing Exempt
Bill of Sale Corrective Easement Le	nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee neral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?/	Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)
	Partnership, or LLC Self Otherand Grandchild Spouse
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
16 Does this conveyance divide a current parcel of land? Yes No	Yes No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property 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 No address assigned 18b Vacant land	
Lots One (1), Two (2), Three (3) and Four (4), Block Webster County, Nebraska.	Five (5), Platt's First Addition to Red Cloud,
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	22 \$ 60,000 00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 60,000 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
Under penalties of law, I declare that I have examined this statemed correct, and that I am duly authorized to sign this statement. David B. Garwood	nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-3613
Sign Print or Type Name of Graditee or Authorized Representative	Attorney JAN. 25, 2022
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use Or	
26 Date Deed Recorded Mo. Day 25 Yr. 22 27 Value of Stamp or Exempt Number \$ (35)	28 Recording Data BK 2022 Pg 34B
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)

State of Nebraska ss. County of Webster	BOOK <u>2022</u> PAGE <u>248</u>
Entered on the numerical index and filed for record in the Clerk's office of said county this a day of	NEBRASKA DOCUMENTARY STAMP TAX Date 1-25-22 \$_135.00 By (1)
PERSONAL R	EPRESENTATIVE'S
	ANTY DEED
consideration of SIXTY THOUSAND AN from GRANTEE, Susan Clark, conveys to estate (as defined in Neb. Rev. Stat. 76-20	nd Four (4), Block Five (5), Platt's First
subject to easements and restrictions of re- GRANTOR covenants with GRAN lawful authority to convey the same.	cord. ITEE that GRANTOR has legal power and
Executed January/3, 2022.	ESTATE OF ROBERT THAYER, DEC'D.
	By: Shewill Kw. Personal Representative
STATE OF ARIZONA, COUNTY OF _/	Mohave) SS.
The foregoing instrument was acknowledge Sherill King, Personal Representative of the	ged before me on January
Comm. expires <u>March</u> 29, 2023.	Kully Makidenell Notary Public KELLY NOCK

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page				School District Code												
91	20	22	249		1/	25/2022	Base:	91-(0002		Affi	liate	:d:		Unified:				
Location	D	Sale	Number	ı	Useabil	ity & Code#						Par	rcel N	Number					
0001369	900		26		1		GeoCde	Tw	n R	ng	Sec	t	Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	d Va	lue		4371			00			0	10025		003	0000		
Land		Imp	rovements			Total		Date of Sale Property Classifica						ation	ation Code				
	830					830	Status	F	ropert	roperty Type Zoning				Location	ı (ity Size	Parcel Size		
Assessor Lo	cation:	RED	CLOUD (1	RC) A) 2 B)) 0	1		C)	1	D) 1	E)	6	F) 2		
				Residential					Commercial										
	Mul	tiple Im	provements:	: Multiple. Improvements. :					Multi	iple.	Impro	oveme	ents. :						
		Constr	uction Date:	: Construction Date :					Cons	tructi	ion D	ate:							
		-	Floor:	Floor Sq. Ft. :					Floor	Sq.	Ft.:								
		Buildin	g Cost New:	Cos	st:	 			Cost	:				··					
Single Family		*.				I Condition:			1			Occ		cy Code:					
(100) □ Mo		ne		(10) Worn Out					Prim					her1:		Other2:			
(101) One			(20) Badly Worn						Commercial Construction Class:										
(102) Tw			(30) ☐ Average (40) ☐ Good					<u> </u>	 (1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame 										
(103)									(2)		-				me				
(104) 🗆 1 1/ (111) 🗆 Bi-l				Ė))	Very Good Excellent			(3)	<u> </u>				ring Walls el Framed F	7	atta			
(111) 🗆 BI-1				(co) 2 Excelon										and Walls	ZXL. VV	aus			
Townhouse or		Style:		Residential Quality:					(5) ☐ Metal Frame and Walls (6) ☐ Pole Frame										
(301) 🗆 One				(10) Low					Cost Rank:					Condi	ion:				
(302) 🗆 Two	э Story			(20)					(10) □ Low				(10) [J Worn	Out			
(307) 🗆 11/	2 Story			(30)) 🗆	Average			(20) Average (20) Badly						Worn				
(308) 🗆 Spli	it Level			(40)) 🗆	Good			(30) ☐ Above Average (30) ☐ Averag						ige				
(309) 🗆 21/	2 Story			(50)) 🗆	Very Good			(40) ☐ High (40) ☐ Good								-		
(304) 🗆 One				(60)) 🗆	Excellent								. (50) [] Very	Good		
(305) 🗆 Two	Story I	Ouplex				·		٠						(60) [Excel	lent		
Assessor's	Adju	stment	to Sale P	rice	e (+ or	· -) :													
Assessor Co	mment	s and R	eason for A	dju	stment	:													
WD																			
		•																	
Comments f	rom	<u></u>						omr	nents:		<u> </u>								
0001369								, UMIL		-									
																(Cont	inue on back)		

NEBRASKA Good Life, Great Service,

Real Estate Transfer Statement

26

FORM **521**

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number 25 WEBSTER - 91 Dav 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Pamela Livingston Grantor's Name (Seller) Armando Leal, Jr. and Rosana G. Leal Street or Other Mailing Address 804 North Seward Street Street or Other Mailing Address 432 West 6th Avenue Zip Code 68970 Zip Code 68970 Red Cloud Red Cloud State V No Is the grantee a 501(c)(3) organization? Yes Phone Number (607) 282-2543 (402) 746-0564 If Yes, is the grantee a 509(a) foundation? **✓** No Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial Distribution 8 Type of Deed Conservator Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Lease Quit Claim ✓ Warranty Cemetery Death Certificate - Transfer on Death Executor Mineral Was transfer part of IRS like-Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure Irrevocable Trust kind exchange (I.R.C. § 1031 Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Exchange) by buyer or seller? Seller V No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) Buver 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No \$7,000 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes **✓** No Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Grantee 18a No address assigned 18b 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 $7.000^{1}.00$ 23 Was non-real property included in the purchase? 23 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 7,000,00 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. (402) 746-2774 Don E. Theobald Phone Number Print or Type Name of Grantee or Authorized Representative Attorney 1/25/22 ature of Grantee or Authorized Title For Dept. Use Only Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data

\$

Day A

	State of Nebraska Sss. County of Webster
	Entered on the numerical index and filed for record in the Clerk's office of said county this 35 day of Jan A.D., 2032, at 3.52 o'clock_DM. Recorded in Book 2022 on Page
Th P (etura to: leobald Law Office O Box 423 dd Cloud, NE 68970
	WARRANTY DEED
O L:	rmando Leal, Jr. and Rosana G. Leal, a married couple, Grantor, in consideration of NE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Pamela ivingston, a single person, convey to Grantee, as joint tenants and not as tenants in ommon, 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
G	trantor covenants, jointly and severally, with Grantee that Grantors:
	 is lawfully seised of such real estate and that it is free from encumbrances; has legal power and lawful authority to convey the same; warrants and will defend title to the real estate against the lawful claims of all persons.
Е	xecuted January Z5tt, 2022.
Ā	rmando Leal, Jr. Rosana G. Leal
	TATE OF NEBRASKA)) ss. COUNTY OF WEBSTER)
Α	The foregoing instrument was acknowledged before me on January <u>25</u> , 2022 by armando Leal, Jr. and Rosana G. Leal, a married couple.

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

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

FORM 521

Good Life. Great Service.

DEPARTMENT OF REVENUE	- ir ac	ooiuonai spac	e is needed	a, add an au	acm	nent and identity the app	mcable item nu	mper	<u> </u>		
	The deed v	will not be rec	orded unle	ss this state	men	t is signed and items 1-2					····
1 County Name		2 County Nur	nber			3 Date of Sale/Transfer		Date of		04 202	99
	WEBS	TER - 91				Mo. 01 Day 25	Yr	Мо	Day .	04 Yr. 202	
5 Grantor's Name, Addres	s, and Telep	phone (Please P	rint)			6 Grantee's Name, Address	, and Telephone	(Pleas	e Print)		
Grantor's Name (Seller) Eric C Heller and S	andee M	l Heller				Grantee's Name (Buyer) Michael L Hynek					
Street or Other Mailing Addi 320 E State St	ress					Street or Other Mailing Address 1058 Road 2300	ess	•			
City Guide Rock		State NE		Zip Code 689	42	City Guide Rock		State NE		Zip Co 6	8942
Phone Number (402) 257-7185						Phone Number (402) 257-2200	Is the grantee a 5 If Yes, is the gran				√ No √ No
Email Address						Email Address	<u> </u>	•			
7 Property Classification	Number. Ch	neck one box in	categories A	and B. Check	k C if	property is also a mobile ho	me.				
(A) Status					(B)	Property Type				(C)	,
Improved	Single Fa	mily	Industrial		Ī	Mineral Interests-Nonprodu	cing	State	Assessed	Mobile	e Home
✓ Unimproved	Multi-Fan	•	Agricultura			Mineral Interests-Producing		Exem	ot		
	nservator			istribution	Lar	nd Contract/Memo Partitio	on She	eriff	— <u>:</u> П	Other	
Bill of Sale Co	orrective	te – Transfer on		asement [Lea			st/Trus	tee		
9 Was transfer part of I	RS like-	10 Type of Tran		<u></u> _	oreck		Revocable Trus		Tran	nsfer on Death	
kind exchange (I.R.C. Exchange) by buyer or s	§ 1031 eller?	Auction		ement 🔲 G	Gift		 ✓ Sale		=	stee to Beneficiar	у
Buyer Selle	r 🗸 No	Court De		hange G	aranto	r Trust Partition	Satisfaction of (er (Explain)	
11 Was ownership transferre ✓ Yes No	ed in full? (If I	No, explain the o	fivision.)			12 Was real es ✓ Yes	tate purchased forNo	rsame	use? (If No	o, state the intend	led use.)
13 Was the transfer between	relatives, or	r if to a trustee, a	re the trustor	and beneficiar	y rela	tives? (If Yes, check the approp	oriate box.)				
Yes No	Aunt o	r Uncle to Niece	or Nephew	Family Co	rp., P	artnership, or LLC Se	lf ·		Other	•	
	Brothe	rs and Sisters					ouse				
	∐ Ex-spo			Parents a	nd Ch		ep-parent and Stel				
14 What is the current marks	at value of the	e real property?				15 Was the mortgage assum	•	the am	ount and in	terest rate.)	
\$51,000 16 Does this conveyance div	ido o ourror	t normal of land?			-	Yes ✓ No 17 Was transfer through a re	\$al estate agent or	a title	nompany? ((If Vest include the	%
Yes No	ide a current	i paicei oi iailu:				of the agent or title compa		Yes_	Jonipany: (√ No
18 Address of Property				· · · · · · · · · · · · · · · · · · ·		19 Name and Address of Per	son to Whom the	Tax Sta	tement Sh	ould be Sent	
Rural, Guide Rock						Same as Grantee					
Webster County, 6894		□ 1/2	,								
18a 📝 No address assigne 20 Legal Description (Attach								 -			
	additional pa	ages, ii neeueu.,	ļ			•	•				
See attached											
21 If agricultural, list total nur	mber of acre	s transferred in t	his transactior	32 +	/-	*					
OO Tatal available and aris	in al!:	a. liabilities -	an mad					22	\$	F1 000	Joc
22 Total purchase price,23 Was non-real property			ssumea		• • • •			22	\$	51,000	1:00
			nd attach ite	mized list.) (s	see i	nstructions)		23	Ψ		<u>. </u>
24 Adjusted purchase pri	ice paid for	real estate (lir	ne 22 minus	line 23)				24	\$ 	51,000	00
25 If this transfer is exem	not from th∈	e documentary	stamp tax. I	ist the exem	ption	number					
Under p	penalties of	law, I declare th	nat I have exa	mined this sta	temer	nt and that it is, to the best of	my knowledge an	d belie	f, true, con	nplete, and	
correct, and the	/1	authorized to sign	gn this statem	enty	, 4	1				(402) 746-	3613
Pript of Type	Name of Gr	itee or Authoriz	ed Represent	ative		NI				Phone Number	
sign &	mille	/mm				Att	orney			01-25-20	22
here Signature of C	Grantee or A	uthorized Repres	sentative		-	Title				Date	
			Register o	f Deed's Us	e On					For Dept. Use	Only
26 Date Deed Recorded	0-	27 Value of Sta	` ر ـُـ	Number		28 Recording Data	0				
	Yr. <u>20</u>	\$ 114.	75			UNC 2002, PG	250				
lebraska Department of Revenue						٠ ر	J At	monze	i by Neb. Rev	v. Stat. §§ 76-214, 7	/-1327(2)

A tract of land located in the Northwest Quarter of the Northeast Quarter (NW¼NE¼) 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.

Entered on the numerical index and filed for record in the Cierk's office of said county this 26 day of 200 A.D., 2022 at 11:47 o'clock A.M. Recorded in Book 200 on Page 200 County Clerk 10.00 Long Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 1-20-32 \$ 11475 By Y.D

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, GRANTEES, 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 (NW¼NE¼) 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 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 4, 2022.

Eric C. Heller

Sandee M. Heller

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January $\underline{\mathcal{U}}$, 2022, by Eric C. Heller and Sandee M. Heller, husband and wife.

Comm. expires

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sale	e Date	School District Code										
91	20	22 .	250	1/25	/2022	Base: 6	55-00	11	Aff	iliate	d:		Unified:			
Location	D	Sale	Number	Useability	& Code#					Par	rcel N	umber				
0010041	L03		27	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		0000			0	0	0	00000	1	000	0000	
Land		Imp	provements	T	otal		D	ate of	Sale	Pro	perty	Classific	lassification Code			
133	,075			:	133,075	Status	Proj	erty Ty	ре	Zo	ning	Location	on City Size		Parcel Size	
		Irrigat	tion Type: OT	OTHER IRRIGATION A) 2 B) 05						C)	5	D) 3	E)	0	F) 8	
LCG			ACRES:	VAI	.UE:					ACR	ES:		VAL	UE:		
IRRIGATE	ED 1A1	L	0.610		2,795	GR	ND 10	31			0.080			105		
	1 <i>A</i>	<u> </u>	28.120	1	L28,790		lG			2.590			515			
	2A1		•				G1			0.670		870				
	2A	L				2G										
	3A.I							30	G1							
	3A		_					3	3G							
	4A1							40	GI							
	4A							4	lG							
DRYLANI	D 1D1					S	helterbe	lt/Timb	er		-					
	1D)					-	Accretic	on							
	2D1							Was	ste							
	2D)						Oth	er							
	3D1					AG L	AND T	ГОТА	\mathbf{L}		3:	2.070		1	33,075	
	3D							Roa	ds			0.710			-	
	4D1						F	arm Sit	es							
	4D						Н	ome Sit	es							
			4.0				R	ecreatio	on							
D	wellings						Oth	ег								
Outl	ouildings					Nor	ı-AG T	OTA	\mathbf{L}			0.710				

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

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	School District Code								
91	20	22	251	1/26	/2022	Base: 9	91-00	02	Aff	iliated:		Unif	ied:	
Location	ID	Sale	Number	Useability	& Code#					Parcel N	umber			
001907	500		28	4	4 05			Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		4371	. 2	11	1	4 0	00000	1	000	8500
Land	I	Imp	provements	T	otal	Date of Sale Property Classification Code								
548	,390		13,810	1	562,200	Status	Proj	perty Ty	рe	Zoning	Location	Cit	y Size	Parcel Size
	Irrigation Type:					A) 1	B)	05		c) 5	D) 3	E)	0	F) 10
LCG ACRES:				VAl	LUE:		LCG			ACR	ES:	•	VAL	UE:
IRRIGATE	IRRIGATED 1A1					GR	ASSLA	ND 10	G1	4.	5.500			58,920
	1A							1	lG	4	7.740			61,820
	2A1							20	G1	3:	1.060			40,225
'	2A							2	2G					
	3A1							30	G1					
	3A							3	3G					
•	4A1							40	31		2.080			1,895
	4A					-			1G					
DRYLANI			40 550			S	Shelterbe		_					
	1D		42.750	_	L05,595		-	Accretic						
	2D1		73.930	-	L60,800			Was	_		2.000			400
	2D 3D1		73.930	-	160,800	ACI	AND T	Oth	_	30.	6.950		5	24,350
	3D1 3D					AG L	and l	Roa	+		5.190	1. 1.	J	2 = , JJV
	4D1							arm Sit	-		1.000			8,650
	4D		61.890		94,695					0.810			15,390	
					,			ecreation	— 					
Г	wellings				12,400		Other							
	buildings				1,410	Noi	ı-AG T			•	7.000			24,040
												· · · · · · · · · · · · · · · · · · ·		

Assessor's Adjustment to Sale Price (+ or -):	T	Total Recapture Value:
Assessor Comments and Reason for Adjustment:		
DEED OF DISTRIBUTION BY PR; BETWEEN	BROTHERS	
		4:404
Comments from	Commen	ıts:
001907500 001914100		
		(Continue on back)

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

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

28

FORM **521**

· If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard L. Kucera, Personal Representative of the Estate of Grantee's Name (Buyer) Richard L. Kucera and Phillip J. Kucera Charles E. Kucera Street or Other Mailing Address see attached Street or Other Mailing Address 741 N. Franklin St. Zip Code 68970 City Red Cloud City State Zip Code see attached Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number (402) 746-3964 Phone Number Yes see attached Yes Email Address n/a Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Agricultural Multi-Family Mineral Interests-Producing Exempt 10LL Commercial Recreational 8 Type of Deed Distribution Conservator Land Contract/Memo Partition Sheriff Other_ Bill of Sale Corrective Easement Lease ✓ Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 10 Type of Transfer ✓ Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Gift Fasement Life Estate Sala Trustee to Beneticiary Exchange) by buyer or seller? Exchange Buyer ☐ Seller ✓ No Court Decree Partition Satisfaction of Contract Other (Explain) **Grantor Trust** 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ∏ No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) **√** Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other ✓ Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? See attached ✓ No S 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes V No **✓** No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property see attached see attached 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) see attached 21 If agricultural, list total number of acres transferred in this transaction ___see attached 22 22 Total purchase price, including any liabilities assumed 0.0023 Was non-real property included in the purchase? 23 Yes ✓ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{15}{15}$ 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. (402) 746-3964 Richard L. Kucera Rrint or Type Name of Grantee or Authorized Representative Phone Number Personal Representative Title Signature of Grantee of Authorized Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day 26 25 I Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

Phillip J. Kucera

741 N. Franklin St.

879 Road 1100

Red Cloud, NE 68970

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 6^{th} 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

Fee: \$16.00 By: AS Deputy Electronically Recorded

PLEASE RETURN TO: Zachary D. Petersen, Dvorak Law Group, LLC, 9500 West Dodge Road, Suite 100, Ornaha, 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 (NE½) 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

GENERAL NOTARY - State of Nebraska AMY R. FISCHER My Comm. Exp. October 9, 2023

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	S	ile Date				5	School District Code							
91	20	253		1/2	5/2022	Base: (01-01	.23		Unified:							
Location	Ю	Sale	Number	Useabili	ty & Code #					Parcel N		:					
0021082	200		29	1		GeoCde	Twn	Rng	S	ect Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Value		4131	4	11	1	8 0	00000	1	000	0180			
Land		Imp	provements		Total		D	ate of	Sal	e Property	Classific	ation (Code				
628	,615				628,615	Status	Pro	perty Ty	тре	Zoning	Location	Ci	y Size	Parcel Size			
		Irrigat	tion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 10			
LCG			ACRES:	V.	LUE:		LCG			ACR	ES:	VALUE:					
IRRIGATE	D 1A1		43.610		199,735	GR	LASSLA	ND 1	G1								
	1A		21.240		97,280	1G											
	2A1		1.300		5,955		2G1										
	2A	2A			2G												
	3A1	<u> </u>				-	3G1										
	3A						3G										
·	4A1		51.920		219,625	4G1			Gl								
	4A		13.650		57,740			4	4G			-					
DRYLANI	1D1		6.310		15,585	5	Shelterbe	elt/Timb	ет								
	1D		10.050		24,820			Accreti	on								
-	2D1					Waste			ste		4.650	93					
	2D						Othe										
	3D1					AG L	AND T	ГОТА	\mathbf{L}		7.270	628,61					
	3D						· · · · <u>-</u> · ·	Roa	ds		1.980	•					
	4D1		1.930		2,950		F	arm Sit	es								
Secretary Street Section	4D	77.91 (\$40.50 kg 1000)	2.610	Manager and State of	3,995		Home Sites										
							R	ecreation	on								
	wellings							Oth	- +					-			
Outb	uildings					Nor	ı-AG T	ГОТА	$\mathbf{L} $	•	1.980						

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

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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



FORM **521**

· If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name 25 WEBSTER - 91 Yr. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jennifer R. Henderson Grantor's Name (Seller) 1 & M Family Farms, LLC Street or Other Mailing Address 2481 Rd. 1625 Street or Other Mailing Address 7906 Sycamore Drive City Lincoln Zip Code 68506 Code 68930 City Blue Hill NF 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? Email Address N/A Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (C) (B) Property Type Mobile Home Industrial Mineral Interests-Nonproducing State Assessed | Improved Single Family Mineral Interests-Producing Unimproved Exempt Multi-Family ✓ Agricultural IOLL Recreational Commercial Partition Sheriff Other Conservator Distribution Land Contract/Memo 8 Type of Deed Lease Personal Rep. Trust/Trustee Bill of Sale Corrective Easement Executor Mineral Quit Claim √ Warranty Death Certificate - Transfer on Death Cemetery Was transfer part of IRS like-Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 **✓** Sale Auction Easement Gift Life Estate Trustee to Beneficiary Exchange) by buyer or seller? X Buyer Seller X No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) No ✓ Yes No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Yes Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (II Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Yes ✓ No \$1,112,758 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property See #6 Above 18b 🗸 Vacant land 18a ✓ No address assigned 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 _ 1,112,758,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 1.112.758100 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. (308) 832-0969 Nicole Dornhoff Phone Number Print or Type Name of Grantee or Authorized Representative 01/25/2022 Escrow Agent Date Signature of Grantee or Authorized Representative here For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Day A Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BOOK <u>2022</u> PAGE 253

State of Nebraska ss.
C-untry of Webster I
numerical index and filed for record in the
clark's office of said county this a ludy
1 1 10 AD 20 dd, at 10 10
on Page 253-254
Louise Potach County Clerk
1/ 00 Deputy
Assessor Carded
IUG TOUR TOUR TOUR

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-27-22
\$ 2504.25 By ab

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.

I & M Family Farms, LLC

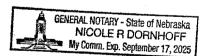
BY: Ronald Vance

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

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

STATE OF **NEBRASKA**)
COUNTY-OF **KEARNEY**)

The foregoing instrument was acknowledged before me on this United 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.



<u>Micold R. Danhoff</u> NOTARY PUBLIC

(Seal)

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	22	255	1/25	Base: 0	.23		Unified:								
Location	ID III	Sale Number Useability & Code #					Parcel Number									
0025093	301		30	1		GeoCde	Twn	Rng	S	ect	Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		0000	4	12	1	.0	0	00000	1	000	0000	
Land		Imp	provements	To	otal		D	ate of	Sal	e Pro	perty	Classifica	tion (Code		
654	,840			e	54,840	Status	Pro	perty Ty	тре	Zo	oning	Location	Cit	y Size	Parcel Size	
		Irrigat	ion Type: PI	VOT / WE	LL_	A) 2	B)	05		C)	5	D) 3	E)	0	F) 10	
LCG			ACRES:	VAL	UE:	. 1	LCG				ACR	ES:		VAL	U E:	
IRRIGATE	D 1A1		116.800	5	34,945	GR	ASSLA	ND 10	G1			0.080			105	
	1A		2.840		13,005]	1G			3.980			5,155	
	2A1					2G1			G1		1.460			1,890		
	2A		7.380		32,250	2G			2G							
	3A1		0.590		2,515	3G1			G1							
	3A							3	3G						_	
	4A1							40	G1							
	4A		3.810		16,115		4G									
DRYLANI) 1D1					S	helterb	elt/Timb	рет							
	1D		15.550		38,410	····	to the second	Accreti	on							
	2D1							Was	ste							
	2D		2.940		6,395			Oth	ner							
	3D1					AG LAND TOTAL			\mathbf{T}			8.080		6	54,840	
	3D					Roads			.ds		:	2.000				
	4D1					Farm Sites			tes						,	
	4D		2.650		4,055		Н	ome Sit	tes							
							F	Recreation	on							
	wellings							Oth								
Outh	uildings					Nor	i-AG	ГОТА	\mathbf{L}	•	:	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

FORM

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

521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	2021							
WEBSTER - 91	Mo. 01 Day 25 Yr. 2022 Mo. 12 Day 14 Yr. 2021								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)								
I&M Family Farms, LLC	Zachary L. Gottsch								
Street or Other Mailing Address 7906 Sycamore Drive	Street or Other Mailing Address 1405 N. 7th Ave.								
CityStateZip CodeLincolnNE68506	City State Hastings NE	Zip Code 68901							
Phone Number (402) 499-0143	Phone Number 102 - 0143 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes ✓ No Yes ✓ No							
Email Address N/A	Email Address N/A								
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.								
	Property Type	(C)							
Mindustrial Mindustrial	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home							
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other								
Bill of Sale Corrective Easement Lea									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecle Carbon Distribution Gift		on Death							
	□ Life Estate ☑ Sale □ Trustee to or Trust □ Partition □ Satisfaction of Contract □ Other (Ex	Beneficiary							
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state								
✓ Yes	Yes								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.									
	Partnership, or LLC Self Other Other								
Ex-spouse Parents and Cl									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest	rate.)							
\$1,101,050	☐ Yes	%							
16 Does this conveyance divide a current parcel of land? ✓ Yes ✓ No	17 Was transfer through a real estate agent or a title company? (If Yes, of the agent or title company contact.)	, include the name tate No							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should b	pe 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 Twe	lve (12), West of the Sixth Principal Meridian, Webster County, Nebraska	a							
21 If agricultural, list total number of acres transferred in this transaction159.08 +/-									
22 Total purchase price, including any liabilities assumed		101,050,00							
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	l.							
Yes No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	5	101,050 00							
correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete	and 808) 832-0969							
Nicole Dornhoff Print or Type Name of Grantee or Authorized Representative		one Number							
sign Windle Dunhau	Escrow Agent 0	01/25/2022							
	Title Date	e							
Register of Deed's Use Or	,	Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data								
Mo. 1 Day 27 Yr. 22 \$ 2479. 50	BK 2022, Ha 255 Authorized by Neb. Rev. Stat.	§§ 76-214, 77-1327(2)							
Nebraska Department of Revenue	Additionable of the state	22 (=)							

State of Nebrasi County of Websi	ka }ss. ter }
	Entered on the and filed for record in the
Clerk's office of	said county this 27 day
	.D., 20 <u>33</u> , at 10:17 Recorded in Book 2033
on Page 25	5-256
Louise f	County Clerk
Ind Comp	Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-27-22
\$2479.50 By QD

(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 Ocember, 20 21.

I & M Family Farms, LLC

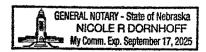
BY: Ronald J. Vance, sole trustee of the Ilef Vance Jr. Revocable Trust dated March 21,199, Class A. Member.

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.



(Seal)

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		5	Sale	Date	School District Code													
91	20	22	258		1/	17	/2022	2022 Base: 91-0				O002 Affiliated: Unified:									
Location ID Sale Number				τ	Jseabil	& Code#		Parcel Number													
0001304	100		31		4		05	GeoCde	Tw	vn	Rng	Se	ct	Qrt	Sut	bdlv	Area	Blk	Pau	rcel	
	D	ate of S	ale Assessec	d Va	lue			4371				0	0	0	100	020		017	00	00	
Land		Imp	rovements			To	otal			Da	ite of S	ale	Prop	perty	Cla	ssifica	tion (Code			
2	,035		173,91	0		1	.75,945	Status		Prop	erty Ty _l	ре	Zor	ning	Lo	ocation	Cit	y Size	Parce	l Size	
Assessor Lo	cation:	RED	CLOUD (RC)		***		A) 1	E	3)	01		C)	1	D)	1	E)	6	F)	3	
			· · · · · · · · · · · · · · · · · · ·		1		Residential								Cor	mmerc	ial			·	
	Mul	tiple Im	provements:	Mul	tiple. Im	prov	ements.:			M	lultiple.	Impr	oveme	nts.;	-	-					
		Constr	uction Date:	Con	struction	ı Dat	e: 18	78		С	onstructi	on D	Date:								
			Floor:	Floo	or Sq. Ft.	. :	2,5	24		Fl	loor Sq.	Ft.:									
·		Buildin	g Cost New:	Cos	t:		350,9	80		С	ost :										
Single Family	Style:	102		Res	identia	l Co	ndition: 60)		C	ommer	cial	Occu	ıpanc	у Со	de:					
(100) □ Mo	bile Hon	ne		(10) 🗆	Wo	om Out	-		Pi	rimary:			Oti	her1:		(Other2:			
(101) 🗆 One	e Story			(20) 🗆	Bac	ily Wom			C	ommer	cial	Cons	struct	tion (Class:					
(102) 🗷 Two	Story			(30) 🗆	Av	erage			((1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	it Level			(40) □ Good						((2) Reinforced Concrete Frame										
(104) 🗆 11/	2 Story			(50) □ Very Good							(3) Masonry Bearing Walls										
(111) □ Bi-l	Level			(60) 🗷 Excellent							(4) U Wood or Steel Framed Ext. Walls										
(106) □ Oth	er										(5) Metal Frame and Walls										
Townhouse or	Duplex	Style:		Residential Quality: 50						(6) 🗆 Pole Frame											
(301) 🗆 One	Story			(10) 🗆	Lov	N.	Cost Rank: Condition:													
(302) 🗆 Two	Story			(20)) 🛮	Fair	Г			(:	10) 🗆	Lo	w			(1	0) 🗆	Worn	orn Out		
(307) 🗆 11/	2 Story			(30) 🗆	Ave	erage		(20) Average (20) Badly Wom												
(308) □ Spli	t Level			(40) □ Good					(3	(30) ☐ Above Average (30) ☐ Average						ge					
(309) 🗆 21/	2 Story			(50)) 🗷	Ver	y Good			(4	(40) ☐ High (40) ☐ Good										
(304) 🗆 One	Story D	uplex		(60)) 🗆	Exc	ellent			<u> </u>						(5	0) 🛛	Very C	ood		
(305) 🗆 Two	Story D	ouplex														(6	0) 🗆	Excelle	ent		
Assessor's	Adjus	stment	to Sale P	rice	(+ or	r -):	•														
Assessor Co	mments	s and R	eason for A	djus	stment	:															
JTWD; A	ADDIN	G SPO	USE TO	PRO	PERT	Y															
						_															
Comments f	ram								om	mer	ıte•										
0001304									· OIII	шен	16.J.										
000130400																					
																··-·					
																		(Contin	ue on b	ack)	

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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

FORM

DEPARTMENT OF REVENUE	 If additional space is needed, add ar 	n attachn	nent and identify the applicable item number.	
	MANAGEMENT PHAN THE MENT STORY SERVE THE SERVE SHEET STORY	tatement	is signed and items 1-25 are accurately completed.	
1 County Name	2 County Number WEBSTER - 91		3 Date of Sale/Transfer 4 Date of Deed Mo 1 Day 7 Vr 22 Mo 1 Day	17 4 22
5 Grantor's Name Addr	ress, and Telephone (Please Print)		Mo. 1 Day Yr. 22 Mo. 1 Day 6 Grantee's Name, Address, and Telephone (Please Print)	1 / Yr
Grantor's Name (Seller)			Grantee's Name (Buyer)	
John A Yost and Street or Other Mailing Ad			John A Yost and Gary Wade Leak Street or Other Mailing Address	
39 East 19th Stre	et, Floor 6		39 East 19th, Floor 6	7.01
City New York	State Zip 0 NY	Code 10003	City State NY	Zip Code 10003
Phone Number (917) 375-1308			Phone Number Is the grantee a 501(c)(3) organize (917) 375-1308 If Yes, is the grantee a 509(a) four	
Email Address		**************************************	Email Address NA	
	on Number. Check one box in categories A and B. C	Check C if		
(A) Status			Property Type	(C)
✓ Improved	Single Family Industrial		Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved	Multi-Family Agricultural		Mineral Interests-Producing Exempt	
IOLL	Commercial Recreational		d Contract/Memo Partition Sheriff	Other
=	Conservator Distribution Corrective Easement	l Lan		J Other
	Death Certificate – Transfer on Death	Min	eral Quit Claim Warranty	
9 Was transfer part of kind exchange (I.R.	of IRS like-	Forecle		ansfer on Death
Exchange) by buyer o	or seller? Auction Easement	✓ Gift		ustee to Beneficiary
	eller V No Court Decree Exchange erred in full? (If No, explain the division.)	Granto	r Trust Partition Satisfaction of Contract Ot 12 Was real estate purchased for same use? (If N	her (Explain)lo, state the intended use.)
Yes No			Yes	
13 Was the transfer between	een relatives, or if to a trustee, are the trustor and benef			
✓ YesNo			rartnership, or LLC Self Sothe	er
		nts and Ch		
14 What is the current ma	arket value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate.)
\$175,945	According to design the control of t		Yes • No \$	%
AND THE STREET SHARKS INVESTIGATION OF THE	divide a current parcel of land?		17 Was transfer through a real estate agent or a title company? of the agent or title company contact.)	
Yes V No	1		or the agent or title company contact.) Yes 19 Name and Address of Person to Whom the Tax Statement S	hould be Sept
18 Address of Property 909 North Sev	ward, Red Cloud, NE 68970		Grantee	nodia de Sent
000 110141 001	,			
18a No address assig	gned 18b Vacant land			
	ach additional pages, if needed.)			
See attached				
21 If agricultural list total	number of acres transferred in this transaction			
			\$	
	te, including any liabilities assumed	* * * * * * *		0 <mark>.00</mark>
	rty included in the purchase? (If Yes, enter dollar amount and attach itemized lis	st.) (see i	nstructions)	<u> </u>
	price paid for real estate (line 22 minus line 23)		\$	00100
			_	
25 If this transfer is ex	empt from the documentary stamp tax, list the e	xemption is statemen	number nt and that it is, to the best of my knowledge and belief, true, co	omplete, and
correct, and	d that I am duly authorized to sign this statement.			(917) 375-1308
John A	pe Name of Grantee or Authorized Representative			Phone Number
sign	n M		Grantee	1-17-7002
The state of the s	of Grantee or Authorized Representative	1	Title	Date
	Register of Deed's	s Use On	ly	For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number		28 Recording Data	,
Mo. 1 Day 2	1 yr. aa \$ Exempt # Sa		BKaoaa, Pg as8	
Nebraska Department of Rever	nue		Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)

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,

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of 2 A.D., 20 22, at 2 2 3 o'clock P.M. Recorded in Book 20 2 on Rage 250 County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-27-22
\$Exempt#Saby 12

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

State of Nebraska

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;

My Comm. Exp. October 28, 2024

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

John A Yost

The foregoing instrument was acknowledged before me on Jaway 7, 2022

By John A Yost and Gary Wade Leak, a married couple.

GENERAL NOTARY - State of Nebraska

DON E. THEOBALD