

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	279	1/21/2022	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002405900	32	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	6	3	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
336,375		336,375		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	5.000	12,350		Shelterbelt/Timber								
1D	117.000	288,990		Accretion								
2D1				Waste	2.010	400						
2D	5.000	10,875		Other								
3D1	6.000	13,050		AG LAND TOTAL	142.010	336,375						
3D				Roads	4.000							
4D1				Farm Sites								
4D	7.000	10,710		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	4.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; SALE BETWEEN BROTHER & SISTER	
Comments from	Comments:
002405900	
(Continue on back)	

Real Estate Transfer Statement

32

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 1 Day 21 Yr. 2022		4 Date of Deed Mo. 1 Day 21 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dennis Koch Street or Other Mailing Address 1538 G Street Road City Minden State NE Zip Code 68959				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Linda L. Ridenour Street or Other Mailing Address 119 State Street, Box 63 City Brady State NE Zip Code 69123			
Phone Number (308) 830-3300				Phone Number (308) 870-2401		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address N/A				Email Address N/A		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$285,000

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Linda L. Ridenour
119 State Street, Box 63
Brady, NE 69123

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Dennis Koch's undivided one-half interest in the following:
The Southwest Quarter (SW¼) of Section Six (6), Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 146.010

22 Total purchase price, including any liabilities assumed	22	\$ 285,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 285,000.00

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

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

sign here

<u>Linda L. Ridenour</u> Print or Type Name of Grantee or Authorized Representative	<u>Grantee</u> Title	<u>308-870-2401</u> Phone Number
<u>[Signature]</u> Signature of Grantee or Authorized Representative		<u>1-21-2022</u> Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 1 Yr. 22	27 Value of Stamp or Exempt Number \$ 641.25	28 Recording Data BK2022, Pg 279

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/01/22
\$ 641.25 By AS

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 01 day of February A.D., 2022, at 08:38 o'clock AM. Recorded in Book 2022 on Page 279

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

Return to:
Marsh Law Office
544 S 10th Ave
Broken Bow NE 68822

Warranty Deed

DENNIS KOCH, a single person, GRANTOR in consideration of TWO HUNDRED EIGHTY FIVE THOUSAND DOLLARS AND NO/100THS (\$285,000.00) received from GRANTEE, conveys to LINDA L. RIDENOUR, a married person, his undivided one-half interested in the following described real estate (as defined in Neb. Rev. Stat. §76-201):

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

GRANTOR covenants with the GRANTEE that GRANTOR:

- (1) is lawfully 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 the title to the real estate against the lawful claims of all persons.

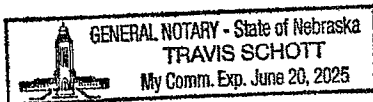
DATED: Jan. 21, 2022.

By: *Dennis Koch*
Dennis Koch, Grantor

STATE OF NEBRASKA)

COUNTY OF BUFFALO) ss.

The foregoing instrument was acknowledged before me on Jan. 21, 2022, by Dennis Koch.



[Signature]
Notary Public

01-6338

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	284	2/1/2022	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001402401		33	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	5	0	00000	1	000	3705	
Land		Improvements		Total		Date of Sale Property Classification Code							
95,065				95,065		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9				
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:			
IRRIGATED	1A1					GRASSLAND	1G1	5.000		6,475			
	1A						1G						
	2A1						2G1						
	2A						2G						
	3A1						3G1						
	3A						3G						
	4A1						4G1						
	4A						4G						
DRYLAND	1D1	7.000		17,290		Shelterbelt/Timber							
	1D					Accretion							
	2D1	28.000		69,300		Waste		10.000		2,000			
	2D					Other							
	3D1					AG LAND TOTAL		50.000		95,065			
	3D					Roads							
	4D1					Farm Sites							
	4D					Home Sites							
						Recreation							
	Dwellings					Other		3.000					
	Outbuildings					Non-AG TOTAL		3.000					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REP DEED	
Comments from	Comments:
001402401	

(Continue on back)

Real Estate Transfer Statement 33

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>1</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>2</u> Day <u>1</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Monte Harner, PR Est of Harrison G. Harner Street or Other Mailing Address <u>9150 Leighton Ave</u> City <u>Lincoln</u> State <u>NE</u> Zip Code <u>68507</u> Phone Number <u>402-310-4961</u> Email Address <u>n/a</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rasser Farms, Inc. Street or Other Mailing Address <u>632 Road H</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number <u>(402) 746-2754</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <u>n/a</u>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$80,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
All that part of Lots Five (5), Six (6) and Seven (7), in Section Five (5), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, lying South of the Railroad right-of-way.

21 If agricultural, list total number of acres transferred in this transaction 53+-

22 Total purchase price, including any liabilities assumed	22	\$	80,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	80,000.00

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

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

sign here Lizabeth L. Rasser Grantee (402) 746-2754
 Print or Type Name of Grantee or Authorized Representative Phone Number

Lizabeth L. Rasser _____ 2/1/2022
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>1</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>180.00</u>	28 Recording Data <u>BK2022, Pg 284</u>

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

State of Nebraska }
County of Webster } ss.

BOOK 2022 PAGE 284

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 1 day
of Feb A.D., 2022, at 3:34
o'clock P.M. Recorded in Book 2022
on Page 284
Louise Petach County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>2-1-22</u>
\$ <u>180.00</u>	By <u>AD</u>

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

PERSONAL REPRESENTATIVE'S DEED

Monte Harner, Personal Representative of the Estate of Harrison G. Harner, Deceased,
GRANTOR, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration
received from GRANTEE, Rasser Farms, Inc., a Nebraska Corporation, conveys to
GRANTEE, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

All that part of Lots Five (5), Six (6) and Seven (7), in Section Five (5), Township One
(1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, lying South
of the Railroad right-of-way.

Subject to easements, reservations, covenants and restrictions of record;

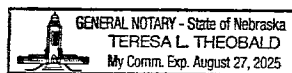
GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful
authority to convey the same.

Executed 1 February, 2022.

Monte Harner
Monte Harner, Personal Representative of the
Estate of Harrison G. Harner, Deceased

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on February 1, 2022, by Monte Harner, Personal Representative of the Estate of Harrison G. Harner, Deceased.


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

Teresa L Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	288	11/12/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001814200	34	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	16	4	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
333,410	3,325	336,735		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG			ACRES:	VALUE:	LCG			ACRES:	VALUE:			
IRRIGATED	1A1				GRASSLAND	1G1	36.000	46,620				
	1A					1G						
	2A1					2G1	11.000	14,245				
	2A					2G	51.000	66,045				
	3A1					3G1						
	3A					3G	6.000	7,770				
	4A1					4G1						
	4A					4G						
DRYLAND	1D1	6.000	14,820		Shelterbelt/Timber							
	1D	15.000	37,050		Accretion							
	2D1	42.000	103,950		Waste		3.000	600				
	2D				Other							
	3D1				AG LAND TOTAL		192.000	324,760				
	3D				Roads		7.000					
	4D1	7.000	10,710		Farm Sites		1.000	8,650				
	4D	15.000	22,950		Home Sites							
					Recreation							
	Dwellings				Other							
	Outbuildings		3,325		Non-AG TOTAL		8.000	8,650				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001814200 001814600	
(Continue on back)	

Real Estate Transfer Statement

34

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

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

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>12</u> Yr. <u>2021</u>	4 Date of Deed Mo. <u>01</u> Day <u>24</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Deanne and Richard J. Wehnes Street or Other Mailing Address 5740 M Street City Lincoln State NE Zip Code 68510 Phone Number (402) 540-7774 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Thomas R. Pauley Street or Other Mailing Address 6107 Quail Ridge Ave City Hastings State NE Zip Code 68901 Phone Number (402) 461-9216 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
Rural Webster County

18a No address assigned 18b Vacant land

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

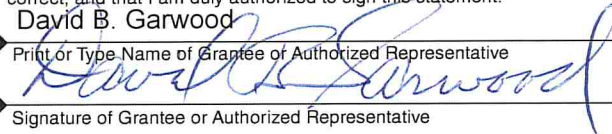
20 Legal Description (Attach additional pages, if needed.)
 The South Half of the South Half of the Southeast Quarter (S $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Sixteen (16), AND The Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-one (21), ALL IN Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 200+.

22 Total purchase price, including any liabilities assumed	22	\$	395,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	395,000	00

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

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

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney 23-22
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>3</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>888.75</u>	28 Recording Data <u>BK 2022, Pg 288</u>	

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 288

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of Feb A.D., 2022, at 10:34 o'clock a.M. Recorded in Book 2022 on Page 288
Janine Petch County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-3-22
\$ 888.75 By JD

WARRANTY DEED

Deanne Wehnes and Richard J. Wehnes, wife and husband, GRANTORS, in consideration of THREE HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$395,000.00) receipt of which is hereby acknowledged, convey to Thomas R. Pauley, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the South Half of the Southeast Quarter (S½S½SE¼) of Section Sixteen (16), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE¼) of Section Twenty-one (21), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

GRANTORS covenants (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 24, 2022.

Deanne Wehnes
Deanne Wehnes

Richard J. Wehnes
Richard J. Wehnes

STATE OF NEBRASKA, COUNTY OF LANCASTER) ss.

The foregoing instrument was acknowledged before me on January 24, 2022, by Deanne Wehnes and Richard J. Wehnes, wife and husband.

Comm. expires June 5, 2023

Shari L. Wiles
Notary Public

State of Nebraska - General Notary
SHARI L. WILES
My Commission Expires
June 5, 2023

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	289	1/28/2022	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001602901	35	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	8	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
32,825	55,155	87,980		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 5			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	1.000	1,295						
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL		2.000	2,825					
3D				Roads		0.440						
4D1	1.000	1,530		Farm Sites								
4D				Home Sites		2.000	30,000					
				Recreation								
Dwellings		49,350		Other								
Outbuildings		5,805		Non-AG TOTAL		2.440	30,000					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; SALE BETWEEN PARENT & CHILD	
Comments from	Comments:
001602901 001602902	
(Continue on back)	

Real Estate Transfer Statement

35

• 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 Select County & County Number	3 Date of Sale/Transfer Mo. <u>1</u> Day <u>28</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>1</u> Day <u>28</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Elmer Krueger & Katie Glenn Street or Other Mailing Address 1782 Road 1400 City Blue Hill State NE Zip Code 68930 Phone Number (402) 460-7112 Email Address elmerkru@hotmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Elmer Krueger & Sonja Krueger Street or Other Mailing Address 1782 Road 1400 City Blue Hill State NE Zip Code 68930 Phone Number (402) 460-7112 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address elmerkru@hotmail.com	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$95,370

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

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

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

18 Address of Property
1782 & 1784 Road 1400 Blue Hill

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
NW corner NW1/4, South 589', East 33' (East to edge of road) to POB, thence South 242', East 360', North 242', West 360' to POB in NW1/4NW1/4 Section 8 (eight) Township 3 (three) Range 10 (ten) AND NW corner NW1/4, South 840', East 33' (East to edge of road) to POB, thence South 360', East 242', North 360', West 242' to POB in NW1/4NW1/4 Section 6 (eight) Township 3 (three) Range 10 (ten)

21 If agricultural, list total number of acres transferred in this transaction 4.

22 Total purchase price, including any liabilities assumed	22	\$	1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,00

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

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

sign here

Elmer Krueger	(402) 460-7112
Print or Type Name of Grantee or Authorized Representative	Phone Number
<i>Elmer R Krueger</i>	1-28-2022
Signature of Grantee or Authorized Representative	Date
<i>Buyer</i>	
Title	

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>4</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK 2022, Pg 289</u>

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

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 4 day
of Feb A.D., 2022, at 8:15
o'clock A.M. Recorded in Book 2022
on Page 289
Jolise Petch County Clerk
10.00 as Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-4-22
\$ Exempt By DB

JOINT TENANCY WARRANTY DEED

Elmer R Krueger, a single person & Sonja L Krueger, a single person, from Grantees, Elmer R Krueger, a single person & Katie Glenn, a married 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);

NW corner NW1/4, South 589', East 33' (East to edge of road) to POB, thence South 242', East 360', North 242', West 360' to POB in NW1/4NW1/4 Section 8 (eight) Township 3 (three) Range 10 (ten)

AND

NW corner NW1/4, South 840', East 33' (East to edge of road) to POB, thence South 360', East 242', North 360', West 242' to POB in NW1/4NW1/4 Section 8 (eight) Township 3 (three) Range 10 (ten)

GRANTOR covenants (jointly and severally, 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.

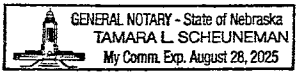
Executed: January 28, 2022

Elmer R Krueger _____ Katie M Glenn _____
Elmer R Krueger Katie M Glenn

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledge before me on February 4, 2022

Tamara L Scheuneman _____
Notary Public



My commission expires the 28th day of August 2025

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	298	12/15/2021	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001204600		36		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	11	4	00000	1	000	1995		
Land		Improvements		Total		Date of Sale Property Classification Code								
247,875				247,875		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	30.000		38,850				
	1A						1G	39.000		50,505				
	2A1						2G1							
	2A						2G	4.000		5,180				
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	62.000		153,140		Accretion								
	2D1					Waste		1.000		200				
	2D					Other								
	3D1					AG LAND TOTAL		136.000		247,875				
	3D					Roads		4.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.000						

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

(Continue on back)

Real Estate Transfer Statement

36

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>15</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>12</u> Day <u>15</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) SEE ATTACHED Street or Other Mailing Address City State Zip Code Phone Number Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) MENKE LAND AND CATTLE LLC Street or Other Mailing Address 2410 Road Y City State Zip Code Lawrence NE 68901 Phone Number (402) 746-4775 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$287,407

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

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

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

18 Address of Property

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

18a No address assigned 18b Vacant land

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

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

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

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

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

sign here Danielle L. Kelley
Print or Type Name of Grantee or Authorized Representative
Danielle L. Kelley
Signature of Grantee or Authorized Representative
Escrow Closing Agent
Title
(402) 463-4198
Phone Number
02-04-2022
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>4</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK2022, Pg 298

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

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

**SONNY HILLSIDE FARMS LLC
c/o Central National Bank, P.O. BOX 268
SUPERIOR, NE 68978
PH: 402-343-3861**

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

**MICHAEL G. MENKE AND ANGELA S. MENKE
2410 ROAD Y
LAWRENCE, NE 68957
PH: 402-746-4775**

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/04/22
\$ Ex004 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 04 day of February A.D., 2022, at 11:49 o'clock AM. Recorded in Book 2022 on Pages 298-300

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

*Rerecorded to Correct Notary Block in Special Warranty Deed recorded December 20, 2021 in the Register of Deeds of Webster County in Book 2021, Pages 3465-3467 and in the Register of Deeds of Nuckolls County in Book 211, Pages 856-858.
Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902

Special Warranty Deed

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

SEE ATTACHED EXHIBIT "A"

GRANTOR covenants with GRANTEE that GRANTOR:

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

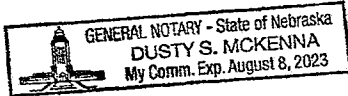
Executed Dec. 15, 2021.

SONNY HILLSIDE FARMS, LLC

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

STATE OF NEBRASKA }
COUNTY OF Adams } ss

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



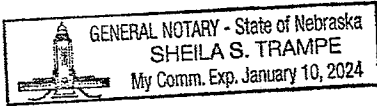
Dusty S. McKenna
Notary Public Dusty S. McKenna

Michael G. Menke
Michael G. Menke

Angela S. Menke
Angela S. Menke

STATE OF NEBRASKA }
COUNTY OF Clay } ss

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



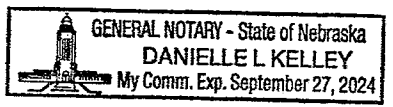
Sheila S. Trampe
Notary Public -

Carrie J. Heikkinen
Carrie J. Heikkinen

Michael J. Heikkinen
Michael J. Heikkinen

STATE OF NEBRASKA }
COUNTY OF Clay } ss

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



Danielle L. Kelley
Notary Public - Danielle L. Kelley

EXHIBIT "A"

Tract No. 1:

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

Tract No. 2:

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

Tract No. 3:

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

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

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

Tract No. 4:

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	312	2/1/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000801700		37		4 10		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	4	0	50005	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
369,715		55,110		424,825		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 1	D) 1	E) 8	F) 1					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	52.500		73,495				
	1A						1G	12.090		16,925				
	2A1						2G1	41.920		58,690				
	2A	0.620		2,710			2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A	3.240		13,705			4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	20.330		55,805		Accretion								
	2D1	6.180		16,965		Waste								
	2D	22.730		62,395		Other								
	3D1					AG LAND TOTAL		187.580		348,795				
	3D					Roads		0.840						
	4D1	8.390		14,430		Farm Sites		2.000		20,920				
	4D	19.580		33,675		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			55,110		Non-AG TOTAL		2.840		20,920				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	484,865
Assessor Comments and Reason for Adjustment:		
WD; FOR HIGHWAY PURPOSES		
Comments from	Comments:	
000801700		

(Continue on back)

Real Estate Transfer Statement

37

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>01</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>02</u> Day <u>01</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address City State Zip Code Phone Number Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska, Dept of Transportation Street or Other Mailing Address P.O. Box 94759 City Lincoln State NE Zip Code 68509 Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1,560

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

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

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

18 Address of Property
301 Merchant St. Blue Hill, NE 68930-7909

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Nebraska, Dept of Transportation
PO. Box 94759
Lincoln, NE 68509-4759**

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

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

22 Total purchase price, including any liabilities assumed	22	\$	1,560	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,560	00

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

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

Karla Smith

(402) 479-3985

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Karla Smith
Signature of Grantee or Authorized Representative

ROW Project Manager

Title

02/01/2022

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>1</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	28 Recording Data <u>BK2022, Pg 312</u>	

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

Jeffrey L. Rose and Terri L. Rose ;
301 Merchant Street Blue Hill
Blue Hill, NE 68930-7456

Phone No.: (402) 984-7909

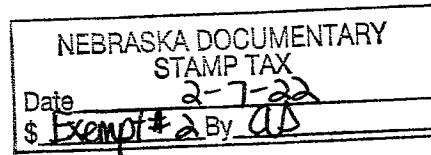
Field No. 20: Legal Description

ROW1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, 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 2642.42 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 42 MINUTES, 09 SECONDS RIGHT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 089 DEGREES, 17 MINUTES, 51 SECONDS RIGHT, A DISTANCE OF 865.84 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 006 DEGREES, 33 MINUTES, 34 SECONDS LEFT, A DISTANCE OF 345.26 FEET; THENCE WESTERLY DEFLECTING 017 DEGREES, 30 MINUTES, 05 SECONDS RIGHT, A DISTANCE OF 207.78 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 010 DEGREES, 56 MINUTES, 32 SECONDS LEFT, A DISTANCE OF 493.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 015 DEGREES, 29 MINUTES, 30 SECONDS LEFT, A DISTANCE OF 207.54 FEET; THENCE WESTERLY DEFLECTING 016 DEGREES, 02 MINUTES, 34 SECONDS RIGHT, A DISTANCE OF 104.00 FEET; THENCE WESTERLY DEFLECTING 006 DEGREES, 37 MINUTES, 20 SECONDS RIGHT, A DISTANCE OF 435.90 FEET TO A POINT ON THE WEST LINE OF SAID SECTION TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 083 DEGREES, 22 MINUTES, 29 SECONDS RIGHT, A DISTANCE OF 33.00 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING CONTAINING 2.78 ACRES, MORE OR LESS, WHICH INCLUDES 2.00 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

State of Nebraska }
 County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of Feb A.D., 2022, at 10:26 o'clock A.M. Recorded in Book 2022 on Page 312-315
Yvonne Petrich County Clerk
28.00 Deputy
 Ind Comp Assessor Carded



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

WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 16

KNOW ALL PERSONS BY THESE PRESENTS:

THAT : Jeffrey L. Rose and Terri L. Rose, 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 NORTHWEST QUARTER OF SECTION 4, 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 2642.42 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 42 MINUTES, 09 SECONDS RIGHT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 089 DEGREES, 17 MINUTES, 51 SECONDS RIGHT, A DISTANCE OF 865.84 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 006 DEGREES, 33 MINUTES, 34 SECONDS LEFT, A DISTANCE OF 345.26 FEET; THENCE WESTERLY DEFLECTING 017 DEGREES, 30 MINUTES, 05 SECONDS RIGHT, A DISTANCE OF 207.78 FEET TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 010 DEGREES, 56 MINUTES, 32 SECONDS LEFT, A DISTANCE OF 493.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 015 DEGREES, 29 MINUTES, 30 SECONDS LEFT, A DISTANCE OF 207.54 FEET; THENCE WESTERLY DEFLECTING 016 DEGREES, 02 MINUTES, 34 SECONDS RIGHT, A DISTANCE OF 104.00 FEET; THENCE WESTERLY DEFLECTING

WARRANTY DEED**PROJECT: 281-1(118)****C.N.: 42815****TRACT: 16**

006 DEGREES, 37 MINUTES, 20 SECONDS RIGHT, A DISTANCE OF 435.90 FEET TO A POINT ON THE WEST LINE OF SAID SECTION TO A POINT ON THE SOUTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 083 DEGREES, 22 MINUTES, 29 SECONDS RIGHT, A DISTANCE OF 33.00 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING CONTAINING 2.78 ACRES, MORE OR LESS, WHICH INCLUDES 2.00 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

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

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

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

WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 16

Duly executed this 18 day of Jan, A.D. 2022

Sign Here

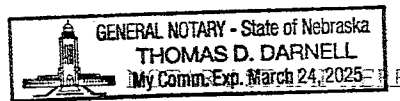
Jeffrey L. Rose
Jeffrey L. Rose

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this 18 day of Jan,
A.D., 20 22 by Jeffrey L. Rose
(Printed Name of Individual who appeared before Notary)

Notary Sign Here

Thomas D. Darnell
Notary Public



WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 16

Duly executed this 18 day of Jan, A.D. 2022

Sign Here

Terri L. Rose

Spouse of Terri L. Rose

STATE OF Nebraska)
)ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 18 day of Jan,
A.D., 2022, by Terri L. Rose
(Printed Name of Individual who appeared before Notary)

Notary Sign Here

Thomas D. Darnell

Notary Public

GENERAL NOTARY - State of Nebraska
THOMAS D. DARNELL
My Comm. Exp. March 24, 2025

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	326	2/7/2022	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002107500	38	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	6	0	00000	1	000	0120
Land	Improvements	Total		Date of Sale Property Classification Code								
1,348,110	129,950	1,478,060		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	145.950	668,450		GRASSLAND 1G1	36.870	47,745						
1A	3.910	17,910		1G	24.090	29,705						
2A1				2G1	1.680	2,175						
2A	13.910	60,790		2G								
3A1				3G1								
3A				3G								
4A1	25.650	108,500		4G1	0.840	170						
4A	11.180	47,290		4G	41.250	8,250						
DRYLAND 1D1	76.000	187,720		Shelterbelt/Timber								
1D	42.000	103,740		Accretion	5.830							
2D1				Waste								
2D				Other								
3D1	3.000	6,525		AG LAND TOTAL	465.160	1,339,460						
3D				Roads	11.920							
4D1	33.000	50,490		Farm Sites	1.000	8,650						
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings		129,950		Non-AG TOTAL	12.920	8,650						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
SPECIAL WD; BETWEEN PARENT & CHILD	
Comments from	Comments:
002107500 002115200	
(Continue on back)	

Real Estate Transfer Statement

38

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>7</u> Yr. <u>22</u>		4 Date of Deed Mo. <u>2</u> Day <u>7</u> Yr. <u>22</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address 1601 Dodge Street, Suite 3700 City Omaha State NE Zip Code 68102 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James J. Niemeier and Cathy A. Ringler Street or Other Mailing Address 1601 Dodge Street, Suite 3700 City Omaha State NE Zip Code 68102 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No 2/3 interest in 32-4-11

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

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

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

14 What is the current market value of the real property?
\$1,361,901

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

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

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

18 Address of Property
NA - Rural

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**James Niemeier
1601 Dodge Street, Suite 3700
Omaha, NE 68102**

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

21 If agricultural, list total number of acres transferred in this transaction 478.08

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

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

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

Thomas J. Kelley (402) 341-3070
Phone Number

sign here

Print or Type Name of Grantee or Authorized Representative
Thomas J. Kelley Attorney

Signature of Grantee or Authorized Representative
Thomas J. Kelley Title

Date
2-7-22

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>7</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt # 4	28 Recording Data SK 2022 Pg 326

FORM 521 ATTACHMENT

5. Grantor's Name

JAMES J. NIEMEIER and CATHY A. RINGLER, Co-Trustees and Successors in Trust, Under the EDNA NIEMEIER REVOCABLE TRUST, dated January 25, 2002, and Any Amendments Thereto or Restatements Thereof

20. Legal Description

South One-half (S ½), Section Six (6), Township Four (4) North, Range Eleven (11), West of the Sixth (6th) P.M., Webster County, Nebraska;

AND


All of Grantor's undivided 2/3 interest in and to the following described property: The Northwest Quarter of Section 32, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska

CERTIFICATION OF EXEMPT STATUS

DOCUMENTARY STAMP TAX - 76-902 (4)

THE UNDERSIGNED CERTIFIES THAT THE TRANSFER OF THE PROPERTY LEGALLY DESCRIBED AS THE REAL ESTATE IN WEBSTER COUNTY, NEBRASKA IS MADE UNDER SUCH CIRCUMSTANCES AS TO COME WITHIN NEB. REV. STAT. § 76-902(4) AND THE UNDERSIGNED FURTHER CERTIFIES THAT THE UNDERSIGNED WILL MAINTAIN DOCUMENTARY EVIDENCE SUPPORTING THE EXEMPTION AND THAT THIS EVIDENCE SHALL BE AVAILABLE FOR INSPECTION BY THE NEBRASKA DEPARTMENT OF REVENUE.

DATED THIS 7th DAY OF February, 2022.

SIGNATURE:  TITLE: TRUSTEE
JAMES J. NIEMEIER

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/07/22
\$ Ex004 By AS

Bk 2022, Pg 326

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 07 day of February A.D., 2022, at 01:51 o'clock PM. Recorded in Book 2022 on Pages 326-328

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

After recording, please return to: Thomas J. Kelley, McGrath North Mullin & Kratz, PC LLO, 1601 Dodge Street, Suite 3700, Omaha, NE 68102, Tel: (402) 341-3070, Fax: (402) 341-0216.

SPECIAL WARRANTY DEED

JAMES J. NIEMEIER and CATHY A. RINGLER, Co-Trustees and Successors in Trust, Under the EDNA NIEMEIER REVOCABLE TRUST, dated January 25, 2002, and Any Amendments Thereto or Restatements Thereof (the "Grantors"), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby convey to JAMES J. NIEMEIER and CATHY A. RINGLER (the "Grantees"), the following described real estate in Webster County, Nebraska:

South One-half (S ½), Section Six (6), Township Four (4) North, Range Eleven (11), West of the Sixth (6th) P.M., Webster County, Nebraska; AND

All of Grantor's undivided 2/3 interest in and to the following described property:

The Northwest Quarter of Section 32, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

Subject to current real estate taxes which are a lien not yet delinquent, and covenants, easements, rights-of-way, conditions and restrictions of record.

The Grantors covenant with the Grantees that the Grantors:

- (1) are lawfully seised of such real estate and that it is free from all encumbrances other than those easements, restrictions, covenants, liens, mortgages, mineral interests and other encumbrances of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend the title to the real estate against the lawful claims of all persons claiming by, through or under Grantors.

Executed: February 7, 2022.

[signature pages follow]

EDNA NIEMEIER REVOCABLE TRUST, Dated
January 25, 2002

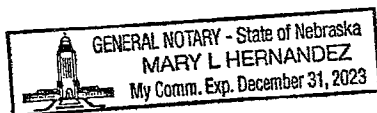
By:




JAMES J. NIEMEIER, Co-Trustee

STATE OF NEBRASKA)
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me on February 7, 2022, by JAMES J. NIEMEIER, Co-Trustee and Successors in Trust, Under the EDNA NIEMEIER REVOCABLE TRUST, Dated January 25, 2002, and Any Amendments Thereto or Restatements Thereof.





NOTARY PUBLIC

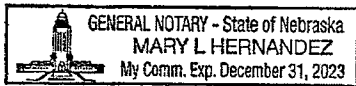
[signature page to Special Warranty Deed]

EDNA NIEMEIER REVOCABLE TRUST, Dated
January 25, 2002

By: Cathy Ringle
CATHY RINGLER, Co-Trustee

STATE OF NEBRASKA)
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me on February 7, 2022, by CATHY RINGLER, Co-Trustee and Successors in Trust, Under the EDNA NIEMEIER REVOCABLE TRUST, Dated January 25, 2002, and Any Amendments Thereto or Restatements Thereof.



Mary L. Hernandez
NOTARY PUBLIC

[signature page to Special Warranty Deed]

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	338	2/8/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000163900	39	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10100	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
120,280	50,275	170,555		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 1	D) 1	E) 6	F) 7			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	21.580	27,945						
1A				1G								
2A1				2G1	6.500	8,420						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1	24.350	60,265		Waste								
2D				Other								
3D1				AG LAND TOTAL	52.430	96,630						
3D				Roads	0.320							
4D1				Farm Sites	1.000	8,650						
4D				Home Sites	1.000	15,000						
Dwellings			24,810	Recreation								
Outbuildings			25,465	Other	6.130							
				Non-AG TOTAL	8.450	23,650						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value: 26,340
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PR; BETWEEN SPOUSE	
Comments from	Comments:
000163900 001800100	
(Continue on back)	

Real Estate Transfer Statement

39

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>08</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>02</u> Day <u>08</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Cynthia Duval Erickson Street or Other Mailing Address 1229 HWY 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 469-8022 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cynthia Duval Erickson Street or Other Mailing Address 1229 HWY 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 469-8022 Email Address n/a			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$215,000

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

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

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

18 Address of Property
1229 HWY 136
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

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

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

21 If agricultural, list total number of acres transferred in this transaction 61 +-.

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

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

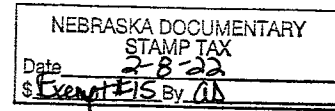
David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney
 Signature of Grantee or Authorized Representative Title **2-8-22**
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>8</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #15</u>	28 Recording Data <u>BK 2022, pg 338</u>	

Lot One (1) in the Northwest Quarter (NW¹/₄) of Section One (1), Township One (1), North, Range Eleven (11), West of the Sixth (6th) P.M. and Lot A of Roats Subdivision to Red Cloud, Webster County, Nebraska; EXCEPT the following described real estate: Beginning at the Southeast Corner of Block Thirty-two (32), Original Town of Red Cloud, thence East One Hundred Thirty-six feet (136'); thence North Two Hundred Ninety Feet (290') more or less to the South side of Highway Number 136; thence Westward along the South side of Highway 136 a distance of Ninety-two feet (92') to the Northeast corner of Annex Lot No. Twenty-one (21); thence South One Hundred Thirty-eight feet (138') more or less, to the Southeast corner of Annex Lot No. Twenty-one (21); thence Westward a distance of Forty-four feet (44') to the Southwest corner of Annex Lot No. Twenty-one (21); thence South a distance of One Hundred Fifty-two feet (152') more or less, to the place of beginning, being a part of Lot A, Roats Sub-division of Red Cloud, Webster County, Nebraska.

State of Nebraska }
 County of Webster } ss.
 Entered on the numerical index and filed for record in the Clerk's office of said county this 8 day of Feb A.D., 2022, at 3:57 o'clock P.M. Recorded in Book 2022 on Page 338
Yvonne Petroch County Clerk
10.00 AD Deputy
 Ind ___ Comp ___ Assessor ___ Carded ___



**DEED OF DISTRIBUTION BY
 PERSONAL REPRESENTATIVE**

Cynthia Duval Erickson, Personal Representative of the Estate of Larry J. Erickson, a/k/a Larry L. Erickson, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Case No. PR 21-32, GRANTOR, conveys and releases to Cynthia Duval Erickson, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot One (1) in the Northwest Quarter (NW¼) of Section One (1), Township One (1), North, Range Eleven (11), West of the Sixth (6th) P.M. and Lot A of Roats Subdivision to Red Cloud, Webster County, Nebraska; EXCEPT the following described real estate: Beginning at the Southeast Corner of Block Thirty-two (32), Original Town of Red Cloud, thence East One Hundred Thirty-six feet (136'); thence North Two Hundred Ninety Feet (290') more or less to the South side of Highway Number 136; thence Westward along the South side of Highway 136 a distance of Ninety-two feet (92') to the Northeast corner of Annex Lot No. Twenty-one (21); thence South One Hundred Thirty-eight feet (138') more or less, to the Southeast corner of Annex Lot No. Twenty-one (21); thence Westward a distance of Forty-four feet (44') to the Southwest corner of Annex Lot No. Twenty-one (21); thence South a distance of One Hundred Fifty-two feet (152') more or less, to the place of beginning, being a part of Lot A, Roats Sub-division of Red Cloud, Webster County, Nebraska;

subject to easements and restrictions of record.

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

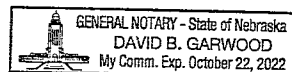
Executed Feb. 8, 2022.

ESTATE OF LARRY J. ERICKSON, DECEASED.

BY: Cynthia Duval Erickson
 Cynthia Duval Erickson, Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER: SS

The foregoing instrument was acknowledged before me on Feb. 8, 2022, by Cynthia Duval Erickson, Personal Representative of the Estate of Larry J. Erickson, Deceased.



Comm. expires October 22, 2022.

David B. Garwood
 David B. Garwood, Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	379	10/21/2021	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000514201		40		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30030		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
475		100		575		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 1					

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD	
Comments from	Comments:
000514201	
(Continue on back)	

Real Estate Transfer Statement

40

• 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 Bladen	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 10 Day 21 Yr. 2021	4 Date of Deed Mo. 10 Day 21 Yr. 2021
-------------------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Scott Bokelman Street or Other Mailing Address 223 W. O Street City Bladen State NE Zip Code 68928 Phone Number - Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bruno Irmer Street or Other Mailing Address 646 N Webster St. PO Box 4 City Bladen State NE Zip Code 68928 Phone Number (402) 460-9244 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address brunoirmer@gmail.com	
--	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
223 West O Street
Bladen, NE 68928

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Bruno Irmer
646 N Webster St. PO Box 4
Bladen, NE 68928

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
0 4 11 LOTS 3 BLOCK 1 SPENCE & BENNETTS ADDITION TO BLADEN

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

22 Total purchase price, including any liabilities assumed	22	\$	10.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	10.00

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

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

sign here

Bruno A. Irmer
Print or Type Name of Grantee or Authorized Representative

402-460-9244
Phone Number

11-26-2021
Date

Signature of Grantee or Authorized Representative _____ Title _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 10 Yr. 22	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data BK2022, Pg 379

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

NEBRASKA DOCUMENTARY STAMP TAX	
Date	2-10-22
\$	2.25 By <u>AS</u>

BOOK 2022 PAGE 379

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

After Recording Return To:
 Mr. Bruno Irmer
 646 N. Webster St.
 Bladen, Nebraska 68928

State of Nebraska) ss.
 County of Webster)
 Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 10 day
 of Feb A.D., 2022 at 2:09
 o'clock PM. Recorded in Book 2022
 on Page 1379-381
Gause Petach County Clerk
AS Deputy
 Inc. 22.00 Comp. Assessor Carded

TAX PARCEL ID #: 000514201

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Scott Bokelman, ("*Grantor*") whose address is 610 N Main St, Bladen, Nebraska 68928, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Mr. Bruno Irmer ("*Grantee*"), whose address is 646 N. Webster St. , Bladen, Nebraska 68928, all right, title, interest and claim to the following real estate property located at 223 West O Street in the City/Township of Bladen, located in the County of Webster and State of Nebraska and ZIP code of 68928, to-wit:

Property having Lot No. , with the Section No. , and having the following description: 0 4 11 LOTS 3 BLOCK 1 SPENCE & BENNETTS ADDITION TO BLADEN.

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

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

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

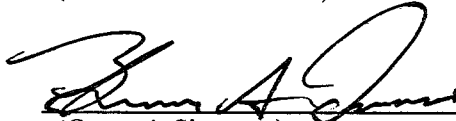
BOOK 2022 PAGE 380



(Grantor's Signature)

Mr. Scott Bokelman

(Grantor's Printed Name)



(Grantee's Signature)

Mr. Bruno Irmer

(Grantee's Printed Name)

Signed in our presence:

(Witness #1 Signature)

(Witness #2 Signature)

(FIRST WITNESS NAME TYPED)

(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. Bruno Irmer
646 N. Webster St.
Bladen, Nebraska 68928

Grantor's Address:

Mr. Scott Bokelman
610 N Main St
Bladen, Nebraska 68928

Mail Subsequent Tax Bills To:

Bruno Irmer
PO Box 4
Bladen, Nebraska 68928

STATE OF NEBRASKA

)

) SS.

COUNTY OF WEBSTER

)

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

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

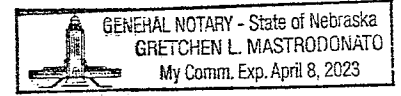
Signed, sealed and delivered in the presence of:

Gretchen L. Mastrodonato

(Signature of Notary)

Gretchen L. Mastrodonato

(Printed Notary Name) Webster, Nebraska



My Commission expires:

~~1-23~~ ^{clm} 4-8-2023

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	384	2/11/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001702001		41		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	3	3	00000		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
23,650		147,670		171,320		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 01	C) 5	D) 2	E) 0	F) 4			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL								
	3D					Roads	0.080							
	4D1					Farm Sites	0.200			8,650				
	4D					Home Sites	1.000			15,000				
						Recreation								
	Dwellings			145,985		Other								
	Outbuildings			1,685		Non-AG TOTAL	1.280			23,650				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001702001	
(Continue on back)	

Real Estate Transfer Statement

41

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>11</u> Yr. <u>22</u>	4 Date of Deed Mo. <u>1</u> Day <u>14</u> Yr. <u>22</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Clay D. Thurman and Ashley L. Thurman Street or Other Mailing Address 2404 Road 1625 City Blue Hill State NE Zip Code 68930		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) NEI Global Relocation Company, a Nebraska corporation Street or Other Mailing Address 2707 N 118 th Street City Omaha State NE Zip Code 68164	
Phone Number (402) 434-3260		Phone Number 402-397-8486	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address n/a		Email Address n/a	

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$373,750.00

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

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

17 Was transfer through a real estate agent or a title company? (if Yes, include the name of the agent or title company contract.) Yes Stewart Title No

18 Address of Property
2404 Road 1625
Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as #6 above

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
See Exhibit "A" attached hereto and made a part hereof.

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

22 Total purchase price, including any liabilities assumed	22	\$383,750.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$383,750.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.		

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

sign here	Carrie Sorensen – Stewart Title	402-434-3273
	Print or Type Name of Grantee or Authorized Representative	Phone Number
		2/11/2022
	Escrow Officer	Date
	Signature of Grantee or Authorized Representative	

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>11</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>864.00</u>	28 Recording Date <u>BK2022, Pg 384</u>

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

EXHIBIT "A"
LEGAL DESCRIPTION

A Tract of land located in the Southeast Quarter of the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, thence N90°00'00"E (assumed bearing) on the South line of said Southwest Quarter a distance of 253.05 feet, thence N01°40'30"W a distance of 232.89 feet to the point of beginning, thence N83°09'40"E a distance of 69.12 feet, thence N00°00'05"E a distance of 191.86 feet, thence N89°59'17"W a distance of 144.07 feet, thence S89°57'16"W a distance of 150.02 feet, to the East right of way line of county road number 1625, thence S01°37'00"E along said East right of way line a distance of 199.99 feet, thence S89°58'33"E a distance of 219.81 feet, to point of beginning.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/11/22
\$ 864.00 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of February A.D., 2022, at 10:44 o'clock AM. Recorded in Book 2022 on Pages 384-386

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

Prepared by and Return to:
Stewart Title Company
770 N Cotner Blvd, Suite 407
Lincoln, NE 68505

WARRANTY DEED

File No.: 1490521

KNOW ALL MEN BY THESE PRESENTS, that **Clay D. Thurman and Ashley L. Thurman, husband and wife**, herein called the GRANTOR, whether one or more, in consideration of One Dollar and No Cents (\$1.00) and other valuable consideration received from GRANTEE, does grant, bargain, sell, convey and confirm unto **NEI GLOBAL RELOCATION COMPANY, A NEBRASKA CORPORATION** herein called the Grantee whether one or more, the following described real property in **Webster County, Nebraska**:

See Exhibit "A" attached hereto and made a part hereof.

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 successors and assigns forever.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE's successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

That GRANTOR has good right and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed: 14 day of January, 2022.



Clay D. Thurman



Ashley L. Thurman

State of Illinois
County of Knox

The foregoing instrument was acknowledged before me this 14 day of January,
2022 by Clay D. Thurman.

Nikki L. Johnson
Notary Public: Nikki L. Johnson
My Commission Expires: 10/08/2023



State of Illinois
County of Knox

The foregoing instrument was acknowledged before me this 14 day of January,
2022 by Ashley L. Thurman.

Nikki L. Johnson
Notary Public: Nikki L. Johnson
My Commission Expires: 10/08/2023



EXHIBIT "A"
LEGAL DESCRIPTION

A Tract of land located in the Southeast Quarter of the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of of the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, thence N90°00'00"E (assumed bearing) on the South line of said Southwest Quarter a distance of 253.05 feet, thence N01°40'30"W a distance of 232.89 feet to the point of beginning, thence N83°09'40"E a distance of 69.12 feet, thence N00°00'05"E a distance of 191.86 feet, thence N89°59'17"W a distance of 144.07 feet, thence S89°57'16"W a distance of 150.02 feet, to the East right of way line of county road number 1625, thence S01°37'00"E along said East right of way line a distance of 199.99 feet, thence S89°58'33"E a distance of 219.81 feet, to point of beginning.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	387	11/24/2021	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001413300		42	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	31	1	00000	1	000	0000	
Land	Improvements		Total		Date of Sale Property Classification Code								
274,775			274,775		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9				
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED 1A1					GRASSLAND 1G1	26.850	34,775						
1A					1G	0.490	635						
2A1					2G1	3.070	3,975						
2A					2G								
3A1					3G1								
3A					3G								
4A1					4G1								
4A					4G								
DRYLAND 1D1					Shelterbelt/Timber								
1D	31.800	78,545			Accretion								
2D1					Waste								
2D	17.180	37,365			Other								
3D1					AG LAND TOTAL	157.480	274,775						
3D					Roads	1.990							
4D1	47.540	72,740			Farm Sites								
4D	30.550	46,740			Home Sites								
					Recreation								
Dwellings					Other								
Outbuildings					Non-AG TOTAL	1.990							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001413300	
(Continue on back)	

Real Estate Transfer Statement

42

• 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 Select County & County Number		3 Date of Sale/Transfer Mo. 11 Day 24 Yr. 2021		4 Date of Deed Mo. 01 Day 25 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lois Henderson, Trustee Lois Henderson Rvoc Trust Street or Other Mailing Address PO Box 112 City Stuart State NE Zip Code 68780 Phone Number (402) 961-9227 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Justin and Jennifer Soucek Street or Other Mailing Address 919 HWY 4 City Bladen State NE Zip Code 68928 Phone Number (402) 984-2389 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
Rural Webster County, Nebraska

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Northeast Quarter (NE¼) of Section Thirty-one (31), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	\$	320,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	320,000.00

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

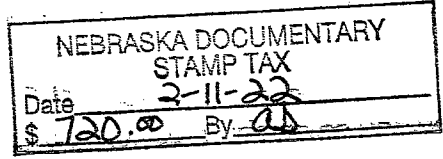
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

David B. Garwood (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Attorney Title Date
Feb. 11, 2022

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 11 Yr. 22	27 Value of Stamp or Exempt Number \$ 720. ⁰⁰	28 Recording Data BK 2022, Pg 387

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of Feb A.D., 2022, at 11:54 o'clock A.M. Recorded in Book 2022 on Page 387
Lois Peterson County Clerk
10.00 Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

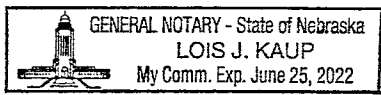
Lois Henderson, Trustee of the Lois Henderson Revocable Trust dated July 27, 2010, GRANTOR, in consideration of THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$320,000.00) receipt of which is hereby acknowledged, conveys to Justin J. Soucek and Jennifer A. Soucek, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE¹/₄) of Section Thirty-one (31), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances, except 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 25, 2022

Lois Henderson Trustee
Lois Henderson, Trustee



STATE OF NEBRASKA, COUNTY OF HOLT) ss.

The foregoing instrument was acknowledged before me on January 25, 2022, by Lois Henderson, Trustee of the Lois Henderson Revocable Trust dated July 27, 2010.

Comm. expires 6/25/2022

Lois Kaup
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	422	2/8/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000612200		43		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	9	0	40010		011	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
470		31,790		32,260		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01		C) 1	D) 1	E) 7	F) 2				
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date : 1913				Construction Date :						
Floor:				Floor Sq. Ft. : 1,560				Floor Sq. Ft. :						
Building Cost New:				Cost : 171,790				Cost :						
Single Family Style: 102				Residential Condition: 25				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input checked="" type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; BETWEEN EX-SPOUSE														
Comments from				Comments:										
000612200														

(Continue on back)

Real Estate Transfer Statement

43

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>8</u> Yr. <u>22</u>	4 Date of Deed Mo. <u>2</u> Day <u>8</u> Yr. <u>22</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mackenzie J. Cole Street or Other Mailing Address 245 Republican St. City Guide Rock State NE Zip Code 68942 Phone Number (402) 705-2330 Email Address kenziek_23@hotmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Andrew A. Cole Street or Other Mailing Address P.O. Box 183 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7159 Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Email Address aacole11@gmail.com	
--	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$29,059

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

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

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

18 Address of Property
**245 Nebraska St.
 Guide Rock, NE 68942**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Andrew A. Cole
 P.O. Box 183
 Guide Rock, NE 68942**

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots One (1), Two (2) and Three (3), Block Eleven (11), Vance ' s Addition to Guide Rock, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$	1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **12**.

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

sign here

Print or Type Name of Grantor or Authorized Representative: **Joshua A. Johnson** Phone Number: **402-462-5887**

Signature of Grantor or Authorized Representative: *Joshua A. Johnson* Title: **Attorney** Date: **2/10/2022**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>16</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt # 12	28 Recording Data BK 2022, Pg 422

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of Feb A.D., 2022, at 10:00 o'clock a M. Recorded in Book 2022 on Page 422
Louise Petesch County Clerk
10.00 AS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-16-22
\$ Exempt #12 By AS

Conway, Pauley & Johnson, P. C.
P. O. Box 315
Hastings, NE 68902-0315

QUITCLAIM DEED

MACKENZIE J. COLE, former wife of Grantee, GRANTOR, in consideration of and pursuant to the Decree of Dissolution, Case No. CI 21-38, of the District Court of Webster County, Nebraska, quitclaims to GRANTEE, Andrew A. Cole, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots One (1), Two (2) and Three (3), Block Eleven (11), Vance's Addition to Guide Rock, Webster County, Nebraska.

Executed February 3rd, 2022, 2021.

Mackenzie Cole
Mackenzie J. Cole

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on February 3, 2021, 2022, by Mackenzie J. Cole former spouse of Grantee.

GENERAL NOTARY - State of Nebraska
JENNIFER HERSH
My Comm. Exp. August 25, 2024

Jennifer Hersh
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	423	2/16/2022	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002410300	44	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	26	3	00000	1	000	2940
Land	Improvements	Total		Date of Sale Property Classification Code								
903,145		903,145		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED	1A1	64.600	295,870	GRASSLAND	1G1	63.200	88,480					
	1A	3.000	13,740		1G	15.000	21,000					
	2A1				2G1	25.630	35,880					
	2A	13.000	56,810		2G							
	3A1				3G1							
	3A				3G							
	4A1	13.200	55,835		4G1							
	4A	41.000	173,430		4G							
DRYLAND	1D1	38.000	104,310		Shelterbelt/Timber							
	1D				Accretion							
	2D1				Waste	2.000	560					
	2D	18.000	43,470		Other							
	3D1			AG LAND TOTAL		304.630	903,145					
	3D				Roads	7.430						
	4D1				Farm Sites							
	4D	8.000	13,760		Home Sites							
					Recreation							
	Dwellings				Other							
	Outbuildings			Non-AG TOTAL		7.430						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; SATISFACTION OF CONTRACT	
Comments from	Comments:
002410300 002412400	
(Continue on back)	

Real Estate Transfer Statement

44

FORM
521

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

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

1 County Name Webster		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. 2 Day 16 Yr. 22		4 Date of Deed Mo. 8 Day 15 Yr. 2002	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lola B Lutz Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robert L. + Diane L Wilson Street or Other Mailing Address 1353 Rd 500			
City Bladen		State NE		Zip Code 68928		City Bladen	
Phone Number		State NE		Zip Code 68928		Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address		Is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Phone Number		Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property

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

18a No address assigned 18b Vacant land

20 Legal Description
SW 1/4 Less a Tract 26-3-12
NW 1/4 Less a Tract 35-3-12

21 If agricultural, list total number of acres **308.96**

22 Total purchase price, including any liabilities assumed	22	\$	130,750.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	130,750.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative _____ Phone Number _____

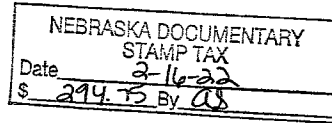
Signature of Grantee or Authorized Representative _____ Title _____ Date _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 16 Yr. 22	27 Value of Stamp or Exempt Number \$ 294.75	28 Recording Data BK2022 Pg 423

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 16 day of Feb A.D., 2022, at 11:26 o'clock AM. Recorded in Book 2022 on Page 423

Louis Peter County Clerk
Deputy
Ind. 10.00 Comp. Assessor Carded



JOINT TENANCY WARRANTY DEED

LOLA B. LUTZ, a single person, Grantor, whether one or more,

in consideration of One Hundred Thirty Thousand Seven Hundred Fifty and no/100 --- (\$130,750.00) --- Dollars, receipt of which is hereby acknowledged, conveys to

ROBERT L. WILSON and DIANA L. WILSON, Husband and Wife, Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Webster County, Nebraska:

The Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-six (26), Township Three (3), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska, EXCEPT tract deeded in trust for use of the Methodist Episcopal Church in the United States of America, recorded in Book 7, Deeds, Page 17, containing one acre, more or less, Deed Records, Office of the Webster County Clerk, Register of Deeds, Webster County, Nebraska; and

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

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

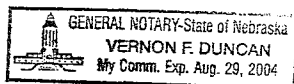
- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants, and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful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

Executed: August 15, 2002.

Lola B Lutz
Lola B. Lutz.

STATE OF NEBRASKA)
) ss.
FRANKLIN COUNTY)

The foregoing instrument was acknowledged before me on August 15, 2002 by Lola B. Lutz, a single person.



[Signature]
Notary Public.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	424	2/11/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001714800		45		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	24	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
670,690		12,165		682,855		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	22.110		30,955				
	1A						1G	59.870		83,815				
	2A1						2G1	17.650		24,710				
	2A						2G							
	3A1						3G1	6.640		9,295				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	15.500		42,550		Shelterbelt/Timber								
	1D	83.110		228,135		Accretion								
	2D1					Waste								
	2D	37.420		90,370		Other								
	3D1	45.350		109,520		AG LAND TOTAL		306.730		652,170				
	3D					Roads		6.720						
	4D1					Farm Sites		2.000		18,520				
	4D	19.080		32,820		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			12,165		Non-AG TOTAL		8.720		18,520				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER 1/3 INTEREST INTO REVOCABLE TRUST	
Comments from	Comments:
001714800 001718100	
(Continue on back)	

Real Estate Transfer Statement

45

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 2 Day 11 Yr. 2022
4 Date of Deed Mo. 2 Day 11 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Duane A. Johnson and Dee A. Johnson
6 Grantee's Name, Address, and Telephone (Please Print) Duane A. Johnson, Trustee of the Duane A. Johnson Revocable Trust
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status: Improved, Unimproved, IOLL
(B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt, Mobile Home

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
10 Type of Transfer: Distribution, Foreclosure, Irrevocable Trust, Revocable Trust, Auction, Easement, Gift, Life Estate, Sale, Court Decree, Exchange, Grantor Trust, Partition, Satisfaction of Contract, Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)
12 Was real estate purchased for same use? (If No, state the intended use.)

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

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?
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property
19 Name and Address of Person to Whom the Tax Statement Should be Sent
18a No address assigned
18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Parcel 1: The Southwest Quarter of Section 34, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska
Parcel 2: The Northwest Quarter of Section 24, Township 4 North, Range 10 West of the 6th P.M., Webster County, NE

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

22 Total purchase price, including any liabilities assumed
23 Was non-real property included in the purchase?
24 Adjusted purchase price paid for real estate (line 22 minus line 23)

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Daniel C. Pauley
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title Attorney
Phone Number (402) 341-6000
Date 2/16/2022

Register of Deed's Use Only
26 Date Deed Recorded Mo. 2 Day 16 Yr. 22
27 Value of Stamp or Exempt Number \$ Exempt # 4
28 Recording Data BK 2022 Pg 424

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/16/22
\$ Ex004 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of February A.D., 2022, at 01:22 o'clock PM. Recorded in Book 2022 on Pages 424-425

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

QUITCLAIM DEED

Duane A. Johnson and Dee A. Johnson, husband and wife, Grantors, in consideration of One Dollar and other good and valuable consideration quitclaims to Duane A. Johnson, Trustee of the Duane A. Johnson Revocable Trust, Grantee, an undivided one-third interest in any and all right, title and interest in the following described real estate:

See Attached "Exhibit A."

Executed as of this 11th day of February, 2022.

Duane A. Johnson

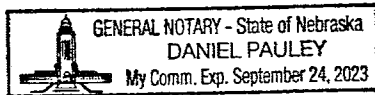
Duane A. Johnson

Dee A. Johnson

Dee A. Johnson

STATE OF NEBRASKA)
) ss:
COUNTY OF HALL)

The foregoing instrument was acknowledged before me, a Notary Public, on this 11th day of February, 2022, by Duane A. Johnson and Dee A. Johnson, husband and wife.



[Signature]

Notary Public

After Recording Return To:
Daniel C. Pauley, Esq.
Fraser Stryker PC L.L.O
409 South 17th Street, Suite 500
Omaha, Nebraska 68102
402-978-5285
dpauley@fraserstryker.com

Exhibit A

The Southwest Quarter of Section Thirty-Four (34), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska

And

The Northwest Quarter of Section Twenty-Four (24), Township Four (4) North, Range Ten (10), West of the 6th P.M. , all in Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	430	2/17/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001811300		46		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491	1	11	30	2	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
224,000				224,000		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	13.000		18,200				
	1A						1G							
	2A1						2G1	40.000		56,000				
	2A						2G	107.000		149,800				
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		160.000		224,000				
	3D					Roads								
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001811300	

(Continue on back)

Real Estate Transfer Statement

46

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>17</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>2</u> Day <u>11</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Deanne R. Wehnes Street or Other Mailing Address 5740 M St City Lincoln State NE Zip Code 688510 Phone Number (402) 540-7774 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tyler J. Vance and Tara L. Vance Street or Other Mailing Address 526 Road M City Inavale State NE Zip Code 68952 Phone Number 402-469-3110 Email Address n/a			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$200,000

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

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

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

18 Address of Property
Ag land

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Northwest Quarter (NW1/4) of Section Thirty (30), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$ 200,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 200,000.00

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

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

sign here Tyler J Vance
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title **Grantee**
 Phone Number **2/16/2022**
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>17</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>450.00</u>	28 Recording Data BL 2022, Pg 430

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

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 430

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of Feb A.D., 20 22 at 11:20
o'clock A M. Recorded in Book 2022
on Page 430
Louise Patsch County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-17-22
\$ 450.00 By KD

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

JOINT TENANCY WARRANTY DEED

gk

Deanne
Deanna R. Wehnes, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and
other valuable consideration received from Grantees, Tyler J. Vance and Tara L. Vance, 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):

The Northwest Quarter (NW1/4) of Section Thirty (30), Township One (1) North, Range Eleven
(11) West of the 6th P.M., Webster County, Nebraska

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

- (1) is lawfully 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 February 11, 2022.

Deanna R. Wehnes
Deanna R. Wehnes
gk Deanne

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on February 11th, 2022 by
Deanna R. Wehnes, a single person.
W Deanne

Shari Wiles
Notary Public

My commission expires: June 5, 2023

State of Nebraska - General Notary
SHARI L WILES
My Commission Expires
June 5, 2023

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	442	2/11/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002006400	47	4	10	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	36	3	00000	1	000	9965
Land	Improvements	Total		Date of Sale Property Classification Code								
518,200		518,200		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	30.300	42,420						
1A	1.000	4,580		1G	10.300	14,420						
2A1				2G1	2.230	3,120						
2A	52.790	230,690		2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A	52.200	220,805		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste		7.740	2,165					
2D				Other								
3D1				AG LAND TOTAL		156.560	518,200					
3D				Roads								
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; FOR HIGHWAY PURPOSES	
Comments from	Comments:
002006400	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>11</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>02</u> Day <u>11</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska, Dept of Transportation Street or Other Mailing Address P.O. Box 94759			
City		State		City		State	
Zip Code		Zip Code		City		Zip Code	
Phone Number		Phone Number		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address		Email Address		If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1,500

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

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

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

18 Address of Property
1215 Road Q Red Cloud, NE 68970-7078

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Nebraska, Dept of Transportation
PO. Box 94759
Lincoln, NE 68509-4759**

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	\$	1,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1,500.00

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

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

sign
here

Karla Smith (402) 479-3985
Print or Type Name of Grantee or Authorized Representative Phone Number

ROW Project Manager 02/11/2022
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>17</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	28 Recording Data <u>BK2022, Pg 442</u>	

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

Max J. Vavricka ;
1215 Road Q Red Cloud
Red Cloud, NE 68970-7078

Phone No.: (308) 470-0129

Field No. 20: Legal Description

ROW1

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 11 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 2646.24 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 13 MINUTES, 19 SECONDS LEFT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 089 DEGREES, 46 MINUTES, 41 SECONDS LEFT, A DISTANCE OF 461.68 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 016 DEGREES, 29 MINUTES, 17 SECONDS RIGHT, A DISTANCE OF 265.94 FEET; THENCE WESTERLY DEFLECTING 034 DEGREES, 30 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 244.10 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 018 DEGREES, 00 MINUTES, 43 SECONDS RIGHT, A DISTANCE OF 720.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 014 DEGREES, 46 MINUTES, 40 SECONDS RIGHT, A DISTANCE OF 194.34 FEET; THENCE WESTERLY DEFLECTING 018 DEGREES, 02 MINUTES, 21 SECONDS LEFT, A DISTANCE OF 153.26 FEET; THENCE WESTERLY DEFLECTING 015 DEGREES, 06 MINUTES, 01 SECONDS LEFT, A DISTANCE OF 129.68 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 018 DEGREES, 21 MINUTES, 42 SECONDS RIGHT, A DISTANCE OF 513.22 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 53 MINUTES, 20 SECONDS LEFT, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING CONTAINING 2.75 ACRES, MORE OR LESS, WHICH INCLUDES 2.00 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of Feb A.D., 2022, at 2:29 o'clock P.M. Recorded in Book 2022 on Page 442-444
Louise Petach County Clerk
22.00 AS Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 4

KNOW ALL PERSONS BY THESE PRESENTS:

THAT : **Max J. Vavricka,**

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 SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 11 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 2646.24 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 13 MINUTES, 19 SECONDS LEFT, A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 089 DEGREES, 46 MINUTES, 41 SECONDS LEFT, A DISTANCE OF 461.68 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 016 DEGREES, 29 MINUTES, 17 SECONDS RIGHT, A DISTANCE OF 265.94 FEET; THENCE WESTERLY DEFLECTING 034 DEGREES, 30 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 244.10 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 018 DEGREES, 00 MINUTES, 43 SECONDS RIGHT, A DISTANCE OF 720.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 014 DEGREES, 46 MINUTES, 40 SECONDS RIGHT, A DISTANCE OF 194.34 FEET; THENCE WESTERLY DEFLECTING 018 DEGREES, 02 MINUTES, 21 SECONDS LEFT, A DISTANCE OF 153.26 FEET; THENCE WESTERLY

WARRANTY DEED**PROJECT: 281-1(118)****C.N.: 42815****TRACT: 4**

DEFLECTING 015 DEGREES, 06 MINUTES, 01 SECONDS LEFT, A DISTANCE OF 129.68 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 018 DEGREES, 21 MINUTES, 42 SECONDS RIGHT, A DISTANCE OF 513.22 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 53 MINUTES, 20 SECONDS LEFT, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING CONTAINING 2.75 ACRES, MORE OR LESS, WHICH INCLUDES 2.00 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

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

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

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

WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 4

Duly executed this 7th day of December, A.D. 2021.

Sign Here

[Signature]
Max J. Vavricka

STATE OF NEBRASKA)
COUNTY OF WEBSTER)ss.

The foregoing instrument was acknowledged before me this 7th day of December,
A.D., 2021, by Max J. Vavricka
(Printed Name of Individual who appeared before Notary)

Notary Sign Here

[Signature]
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	445	2/11/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001614700	48	4	10	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	32	4	00000	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code								
49,730	147,905	197,635		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 6			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL								
3D				Roads								
4D1				Farm Sites			1.000				13,840	
4D				Home Sites			4.490				35,890	
Dwellings			130,315	Recreation								
Outbuildings			17,590	Other								
				Non-AG TOTAL				5.490			49,730	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; FOR HIGHWAY PURPOSES	
Comments from	Comments:
001614700	
(Continue on back)	

Real Estate Transfer Statement

48

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>11</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>02</u> Day <u>11</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska, Dept of Transportation Street or Other Mailing Address P.O. Box 94759			
City		State		City		State	
				Lincoln		NE	
Zip Code		Zip Code				68509	
Phone Number				Phone Number (402) 471-4567		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address NA				Email Address NA			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$400

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

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

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

18 Address of Property
1470 Spur 91B Red Cloud, NE 68970-7073

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Nebraska, Dept of Transportation
PO. Box 94759
Lincoln, NE 68509-4759**

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$ 400.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 400.00

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

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

sign here	Karla Smith	(402) 479-3985
	Print or Type Name of Grantee or Authorized Representative	Phone Number
		ROW Project Manager
	Signature of Grantee or Authorized Representative	Date
	Title	02/11/2022

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>17</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt # 2	28 Recording Data BKad22, lg 445

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

Alan E. Schulenburg and Cheryl L. Schulenburg ;
1470 Spur 91B Red Cloud
Red Cloud, NE 68970-7073

Phone No.: (402) 984-1312

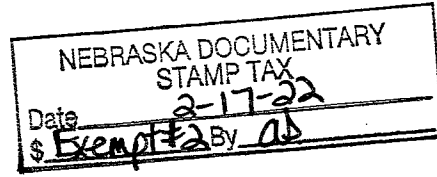
Field No. 20: Legal Description

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: REFERRING TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 962.84 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 724.23 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 01 MINUTES, 04 SECONDS RIGHT, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE EASTERLY DEFLECTING 089 DEGREES, 58 MINUTES, 56 SECONDS RIGHT, A DISTANCE OF 479.14 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 009 DEGREES, 16 MINUTES, 27 SECONDS LEFT, A DISTANCE OF 145.84 FEET; THENCE EASTERLY DEFLECTING 014 DEGREES, 54 MINUTES, 27 SECONDS RIGHT, A DISTANCE OF 87.28 FEET TO A POINT ON THE EAST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE SOUTHERLY DEFLECTING 067 DEGREES, 45 MINUTES, 56 SECONDS RIGHT, A DISTANCE OF 15.59 FEET ALONG THE EAST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 34.43 FEET TO THE POINT OF BEGINNING CONTAINING 0.62 ACRES, MORE OR LESS, WHICH INCLUDES 0.54 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of Feb A.D., 2022, at 2:34 o'clock P.M. Recorded in Book 2022 on Page 445-448
Louise Petch County Clerk
28.00 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 13

KNOW ALL PERSONS BY THESE PRESENTS:

THAT : Alan E. Schulenburg and Cheryl L. Schulenburg, 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:

REFERRING TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 962.84 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 724.23 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 01 MINUTES, 04 SECONDS RIGHT, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTHERLY EXISTING SPUR 91B RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE EASTERLY DEFLECTING 089 DEGREES, 58 MINUTES, 56 SECONDS RIGHT, A DISTANCE OF 479.14 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 009 DEGREES, 16 MINUTES, 27 SECONDS LEFT, A DISTANCE OF 145.84 FEET; THENCE EASTERLY DEFLECTING 014 DEGREES, 54 MINUTES, 27 SECONDS RIGHT, A DISTANCE OF 87.28 FEET TO A POINT ON THE EAST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE SOUTHERLY DEFLECTING 067 DEGREES, 45 MINUTES, 56 SECONDS RIGHT, A DISTANCE OF 15.59 FEET ALONG THE EAST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO A POINT ON THE NORTHERLY EXISTING SPUR 91B

WARRANTY DEED**PROJECT: 281-1(118)****C.N.: 42815****TRACT: 13**

RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 34.43 FEET TO THE POINT OF BEGINNING CONTAINING 0.62 ACRES, MORE OR LESS, WHICH INCLUDES 0.54 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

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

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

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

WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 13

Duly executed this 18 day of Jan, A.D. 2022

Sign Here

Alan E. Schulenburg
Alan E. Schulenburg

STATE OF Nebraska)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 18 day of Jan,
A.D., 2022 by Alan E. Schulenburg
(Printed Name of Individual who appeared before Notary)

Notary Sign Here

Thomas D. Darnell
Notary Public

GENERAL NOTARY - State of Nebraska
THOMAS D. DARNELL
My Comm. Exp. March 24, 2025

WARRANTY DEED

PROJECT: 281-1(118)

C.N.: 42815

TRACT: 13

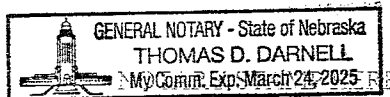
Duly executed this 18 day of Jan, A.D. 2022

Sign Here X Cheryl L. Schulenburg
Cheryl L. Schulenburg

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this 18 day of Jan,
A.D., 2022, by Cheryl L. Schulenburg
(Printed Name of Individual who appeared before Notary)

Notary Sign Here Thomas D. Darnell
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	449	2/18/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000511300		49		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30010		002	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,300		43,875		45,175		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1954				Construction Date :						
Floor:				Floor Sq. Ft. : 1,227				Floor Sq. Ft. :						
Building Cost New:				Cost : 116,235				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTD; ADDING SPOUSE TO PROPERTY														
Comments from						Comments:								
000511300														

(Continue on back)

Real Estate Transfer Statement

49

FORM
521

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

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

1 County Name Webster	2 County Number Select County & County Number 91	3 Date of Sale/Transfer Mo. 2 Day 18 Yr. 2022	4 Date of Deed Mo. 2 Day 17 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jerry L. Skrdlant Street or Other Mailing Address 227 W Helen St. PO Box 131 City Bladen State NE Zip Code 68928		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jerry L. & Linda Skrdlant Street or Other Mailing Address 227 W Helen St. PO Box 131 City Bladen State NE Zip Code 68928	
Phone Number 402-461-6881	Phone Number 402-460-7035	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address		Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

Other (Explain) **adding spouse**

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

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

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

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

14 What is the current market value of the real property?
\$ 45175

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

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

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

18 Address of Property
227 W Helen St. Bladen, NE

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Jerry & Linda Skrdlant
 PO Box 131
 Bladen, NE 68928**

20 Legal Description
Lots 13-14 Block 2 First Addition to the village of Bladen

21 If agricultural, list total number of acres _____

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

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

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

sign here **Jerry L. Skrdlant**
 Print or Type Name of Grantee or Authorized Representative

Jerry L. Skrdlant
 Signature of Grantee or Authorized Representative

402-461-6881
 Phone Number

2/18/2022
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 18 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2022, Pg 449	

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of Feb A.D. 2022 at 8:37 o'clock a.M. Recorded in Book 2022 on Page 449
Paula Petrich County Clerk
JD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-18-22
\$ Exempt By JD

JOINT TENANCY DEED

Jerry L. Skrdlant, married, GRANTOR, with love and affection does hereby convey to Jerry L. Skrdlant and Linda Skrdlant, husband and wife as joint tenants, GRANTEES, the following described real estate:

Lots 13 & 14 Block 2 First Addition to the Village of Bladen,
Webster County, Nebraska

Executed February 17, 2022

Jerry L Skrdlant
Jerry L. Skrdlant

Linda Skrdlant
Linda Skrdlant

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 17, 2022 by Jerry Skrdlant and Linda Skrdlant, husband and wife.

Cindy Timm

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	450	11/29/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000610100		50		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40010		008	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,205		25,695		26,900		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 03	C) 3	D) 1	E) 7	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. : 2						
Construction Date:				Construction Date :				Construction Date : 1900						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 2,538						
Building Cost New:				Cost :				Cost : 348,010						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 350 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 3						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: 20			Condition: 10			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input checked="" type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTWD														
Comments from						Comments:								
000610100														
(Continue on back)														

Real Estate Transfer Statement

50

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>29</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>02</u> Day <u>18</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) CJS EATERY & BAR, L.L.C. Street or Other Mailing Address 410 WEST DOUGLAS <u>632 SailSide Drive</u> City GUIDE ROCK <u>Lincoln</u> State NE Zip Code 68942 <u>68528</u>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Douglas Pierce and Steven Pierce Street or Other Mailing Address 341 N Seward St. City RED CLOUD State NE Zip Code 68970			
Phone Number (402) 310-5743				Phone Number (916) 201-5600		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**325 University St.
Guide Rock, NE 68942**

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Eight (8), Vance's Addition to Guide Rock, Webster County, Nebraska, EXCEPT TRACT conveyed to the State of Nebraska Department of Roads by Warranty Deed recorded December 2, 2013, in Book 2013, page 2904.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 10,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 10,000.00

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

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

David B. Garwood (402) 746-3613
Phone Number

David B. Garwood Attorney
Signature of Grantee or Authorized Representative Title Date 2-18-22

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>18</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data <u>BK 2022, Pg 450</u>	

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of Feb A.D., 2022, at 10:23
o'clock 4 M. Recorded in Book 2022
on Page 450
Graeme Petzch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-18-22
\$ 22.50 By

JOINT TENANCY WARRANTY DEED

CJ'S EATERY & BAR, L.L.C., a limited liability company organized and existing under the laws of the State of Nebraska, GRANTOR, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, hereby conveys to GRANTEE, Doug Pierce and Steven Pierce, as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Eight (8), Vance's Addition to Guide Rock, Webster County, Nebraska, EXCEPT TRACT conveyed to the State of Nebraska Department of Roads by Warranty Deed recorded December 2, 2013, in Book 2013, page 2904.

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

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

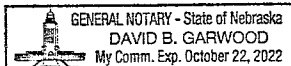
Executed February 18, 2022.

CJ'S EATERY & BAR, L.L.C..

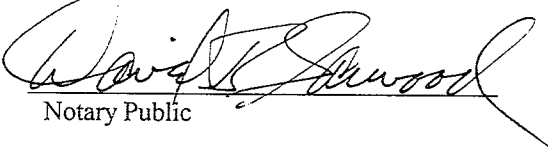
By: 
Sole Member/Manager

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 18, 2022, by Craig S. James, duly authorized and sole member/manager of CJ'S EATERY & BAR, L.L.C., a Nebraska limited liability company, on behalf of the company.


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

Comm. expires 10-22-2022


Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	451	2/16/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000514201		51		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30030		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
475		100		575		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				Cost :						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD														
Comments from						Comments:								
000514201														
(Continue on back)														

Real Estate Transfer Statement

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

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

1 County Name		2 County Number <u>Select County & County Number</u>		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>16</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>2</u> Day <u>16</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bruno Imer Street or Other Mailing Address 646 N Webster St. PO Box 4 City Bladen State NE Zip Code 68928 Phone Number (402) 460-9244 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gary Land Street or Other Mailing Address 1445 W Assumption Rd. City Hastings State NE Zip Code 68901 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$5,000

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

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

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

18 Address of Property
**223 W O ST.
BLADEN, NE 68928**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**GARY AND DIANA LAND
223 W O ST
BLADEN, NE 689205**

16a No address assigned 16b Vacant land

20 Legal Description (Attach additional pages, if needed.)
0 4 11 LOTS 3 BLOCK 1 SPENCE & BENNETTS ADDITION TO BLADEN.

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

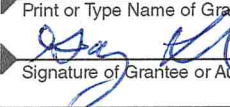
22 Total purchase price, including any liabilities assumed	\$ 5,000.00
23 Was non real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 5,000.00

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

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

GARY LAND

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative: 

Title _____

Phone Number **2-11-22**

Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>18</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>11.25</u>	28 Recording Data <u>BK2022, Pg 451</u>

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

Prepared By:

Mrs. Gretchen Lockhart Mastrodonato
603 N Main St
Bladen, Nebraska 68928

After Recording Return
Mr. Gary Land
1445 W Assumption Rd
Hastings, Nebraska 68901

To: NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	2-18-22
\$	11.25 By <u>AD</u>

State of Nebraska }
County of Webster } ss.

) Entered on the
) numerical index and filed for record in the
) Clerk's office of said county this 18 day
) of Feb A.D. 2022 at 11:32
) o'clock A M. Recorded in Book 2022
) on Page 451-452
) Christie Petch County Clerk
) 16.00 AD Deputy
) Ind Comp Assessor Carded
) TAX PARCEL ID #: 000514201

QUIT CLAIM DEED

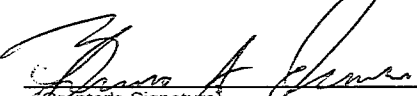
BE IT KNOWN BY ALL, that Mr. Bruno Irmer, ("Grantor") whose address is 646 N Webster St., Bladen, Nebraska 68928, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Mr. Gary Land ("Grantee"), whose address is 1445 W Assumption Rd, Hastings, Nebraska 68901, all right, title, interest and claim to the following real estate property located at 223 West O Street in the City/Township of Bladen, located in the County of Webster and State of Nebraska and ZIP code of 68928, to-wit:

Property having Lot No.0 4 11 Lot, with the Section No. , and having the following description: 0 4 11 LOTS 3 BLOCK 1 SPENCE & BENNETTS ADDITION TO BLADEN.

FOR VALUABLE CONSIDERATION, in the amount of \$5,000.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 02/16/2022, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

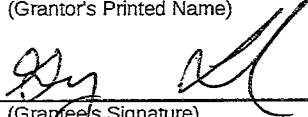
TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors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



(Grantor's Signature)

Mr. Bruno Irmer

(Grantor's Printed Name)



(Grantee's Signature)

Mr. Gary Land

(Grantee's Printed Name)

STATE OF NEBRASKA

)
) SS.
)

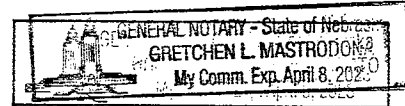
COUNTY OF WEBSTER

The foregoing Quit Claim Deed was acknowledged before me on 2-11-2022 by Mr. Bruno Irmer, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

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

Signed, sealed and delivered in the presence of:

Gretchen Mastrodonato
(Signature of Notary)
Gretchen Mastrodonato
(Printed Notary Name) Webster, Nebraska



My Commission expires: 4-8-2023

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	453	2/18/2022	Base: 01-0123		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000514700		52	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30030		001	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
1,005		92,690		93,695		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date : 1912				Construction Date :					
Floor:				Floor Sq. Ft. : 1,248				Floor Sq. Ft. :					
Building Cost New:				Cost : 156,250				Cost :					
Single Family Style: 101				Residential Condition: 40				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD													
Comments from						Comments:							
000514700													
(Continue on back)													

Real Estate Transfer Statement

52

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

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

1 County Name, 2 County Number (WEBSTER - 91), 3 Date of Sale/Transfer (Mo. 02 Day 18 Yr. 2022), 4 Date of Deed (Mo. 02 Day 17 Yr. 2022)

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

Grantor's Name (Seller): Travis D. VanEperen and Alexis VanEperen; Grantee's Name (Buyer): Troy Himmelberg and Jennifer Himmelberg

Street or Other Mailing Address: P.O. Box 335; 643 N. Main St.

City, State, Zip Code: Juniatia, NE, 68955; Bladen, NE, 68928

Phone Number: (308) 991-6720; 462-981-2040; Is the grantee a 501(c)(3) organization? Yes/No

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: Improved, Single Family, Industrial, etc.; (B) Property Type: Mineral Interests-Nonproducing, etc.; (C) Mobile Home

8 Type of Deed: Conservator, Distribution, Land Contract/Memo, Partition, Sheriff, etc.

9 Was transfer part of IRS like-kind exchange? No; 10 Type of Transfer: Distribution, Foreclosure, Irrevocable Trust, etc.

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? No

14 What is the current market value of the real property? \$140,000; 15 Was the mortgage assumed? No

16 Does this conveyance divide a current parcel of land? No; 17 Was transfer through a real estate agent or a title company? Yes Adams Land Title Co.

18 Address of Property: 643 N. Main St. Bladen, NE 68928; 19 Name and Address of Person to Whom the Tax Statement Should be Sent: See Grantee

18a No address assigned; 18b Vacant land

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

Lots Fourteen (14) and Fifteen (15), Block One (1), Spence and Bennett's Addition to Bladen, Webster County, Nebraska, according to the recorded plat thereof.

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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 140,000.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 140,000.00

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Danielle L. Kelley, Escrow Closing Agent, (402) 463-4198, 02-18-2022

Register of Deed's Use Only: 26 Date Deed Recorded (Mo. 2 Day 18 Yr. 22), 27 Value of Stamp or Exempt Number (\$ 315.00), 28 Recording Data (BK 2022, pg 453)

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/18/22
\$ 315.00 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of February A.D., 2022, at 01:10 o'clock PM. Recorded in Book 2022 on Page 453

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

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

Warranty Deed

The Grantor, **TRAVIS D. VANEPEREN AND ALEXIS VANEPEREN, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **TROY HIMMELBERG AND JENNIFER HIMMELBERG, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lots Fourteen (14) and Fifteen (15), Block One (1), Spence and Bennett's Addition to Bladen, Webster County, Nebraska, according to the recorded plat thereof.

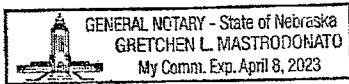
GRANTOR covenants with GRANTEES that GRANTOR:

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

Executed 2-17, 2022.

Travis D. VanEperen
Travis D. VanEperen

Alexis VanEperen
Alexis VanEperen



STATE OF NEBRASKA
COUNTY OF Webster } ss

On this 17 day of February 2022, before me personally appeared Travis D. VanEperen and Alexis VanEperen.

Gretchen L. Mastrodonato
Notary Public -

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	455	2/8/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000308800		53		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		020	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,030		75,700		77,730		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1963				Construction Date :						
Floor:				Floor Sq. Ft. : 1,200				Floor Sq. Ft. :						
Building Cost New:				Cost : 140,000				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD; BETWEEN PARENTS & CHILD WITH LIFE ESTATE														
Comments from						Comments:								
000308800														
(Continue on back)														

Real Estate Transfer Statement

53

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>8</u> Yr. <u>22</u>		4 Date of Deed Mo. <u>2</u> Day <u>8</u> Yr. <u>22</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) KEN K PEIL & AUDREY A PEIL Street or Other Mailing Address 4540 W BLUE HILL RD City AYR State NE Zip Code 68925 Phone Number (402) 756-3648 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) YVONNE KRANAU; LE KEN K PEIL & AUDREY A PEIL Street or Other Mailing Address 4540 W BLUE HILL RD City AYR State NE Zip Code 68925 Phone Number (402) 756-3648 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

14 What is the current market value of the real property?
\$77,730

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

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

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

18 Address of Property
302 SW RAILWAY ST, BLUE HILL, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**KEN K PEIL & AUDREY A PEIL
4540 W BLUE HILL RD
AYR, NE 68925**

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
LOT 1 AND THE EAST 1/2 OF LOT 2, BLOCK 20, ORIGINAL TOWN OF BLUE HILL, WEBSTER COUNTY, NEBRASKA

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

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

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

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

JENNIFER FLEISCHER (402) 762-3524
Print or Type Name of Grantee or Authorized Representative Phone Number

Jennifer Fleischer ATTORNEY 2/16/22
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>22</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2022, Pg 455

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of Feb A.D., 2022, at 11:31
o'clock A.M. Recorded in Book 2022
on Page 455
Janice Peterson County Clerk
10 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-22-22
\$ Exempt By AD

WARRANTY DEED

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

KEN K. PEIL and AUDREY A. PEIL, husband and wife, herein called Grantor, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto **YVONNE KRANAU, a married person**, and reserving full life use and benefit otherwise known as a **LIFE ESTATE TO KEN K. PEIL and AUDREY A. PEIL, husband and wife**, herein called the grantee whether one or more, the following described real estate in Webster County, Nebraska:

LOT ONE (1) AND THE EAST ONE-HALF (E1/2) OF LOT TWO (2), BLOCK TWENTY (20), ORIGINAL TOWN OF 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 grantor warrant will defend the title to said premises against the lawful claims of all person whomsoever.

Executed: 2-22-22

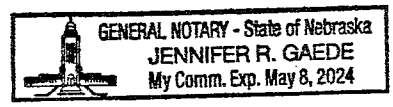
Ken K. Peil
KEN K. PEIL, Grantor

Audrey A. Peil
AUDREY A. PEIL, Grantor

STATE OF NEBRASKA)
COUNTY OF Adams) ss.

Before me, a notary public qualified for said county, personally came KEN K. PEIL and AUDREY A. PEIL, husband and wife, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on February 8 2022
Jennifer R. Gaede
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	467	12/29/2021	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001103400		54		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	7	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,338,305		223,100		3,561,405		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	217.880		305,035				
	1A						1G	241.900		338,660				
	2A1						2G1	208.850		292,390				
	2A						2G	20.000		28,000				
	3A1						3G1	80.160		112,220				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	512.040		1,405,550		Accretion								
	2D1	6.970		19,135		Waste		3.000		840				
	2D	108.840		262,850		Other								
	3D1	291.840		704,790		AG LAND TOTAL		1,800.060		3,656,220				
	3D					Roads		36.980						
	4D1	83.780		144,095		Farm Sites		3.000		28,000				
	4D	24.800		42,655		Home Sites		1.000		25,000				
						Recreation								
	Dwellings			109,460		Other								
	Outbuildings			113,640		Non-AG TOTAL		40.980		53,000				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER PROPERTY TO LLC	
Comments from	Comments:
001103400 001103900 001107200 001107900 001213100 001213300 001213400	
001213700 001213800 001609600 001614200 00161430	
(Continue on back)	

Real Estate Transfer Statement

54

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 29 Day 12 Yr. 2021 4 Date of Deed Mo. 29 Day 12 Yr. 2021

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

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

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

9 Was transfer part of IRS like-kind exchange (L.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution, Foreclosure, Irrevocable Trust, Revocable Trust, Transfer on Death, Auction, Easement, Gift, Life Estate, Sale, Trustee to Beneficiary, Court Decree, Exchange, Grantor Trust, Partition, Satisfaction of Contract, Other (Explain) FUND LLC

11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.)

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

14 What is the current market value of the real property? \$3,561,405 15 Was the mortgage assumed? (If Yes, state the amount and interest 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 of the agent or title company contact.)

18 Address of Property RURAL WEBSTER COUNTY, NEBRASKA AND 1918 ROAD P, GUIDE ROCK, NEBRASKA 68942 19 Name and Address of Person to Whom the Tax Statement Should be Sent WINDSWEPT PROPERTIES, LLC C/O ROBERT ALBIN 1918 ROAD P GUIDE ROCK, NE 68942

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

21 If agricultural, list total number of acres transferred in this transaction: 1,840.89

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 1.00. Row 23: Was non-real property included in the purchase? \$ 0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 1.00.

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(5)(b)

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

MATTHEW D. BAACK (402) 834-3300 Print or Type Name of Grantee or Authorized Representative Phone Number Signature of Grantee or Authorized Representative Title ATTORNEY AT LAW Date 01/02/22

Register of Deed's Use Only 26 Date Deed Recorded Mo. 2 Day 22 Yr. 22 27 Value of Stamp or Exempt Number \$ Exempt # 5b 28 Recording Data BK 2022 Pg 467

ATTACHMENT TO FORM 521 – REAL ESTATE TRANSFER STATEMENT

5. Grantor's Name, Address and Telephone:

Robert E. Albin, Trustee, Robert E. Albin Revocable Trust and
Lois Marlene Albin, Trustee, Lois Marlene Albin Revocable Trust
1918 Road P
Guide Rock, NE 68942
PH: Unknown
EMAIL: Unknown

6. Grantee's Name (Buyer), Address and Telephone

Windswept Properties, LLC
c/o Robert Albin
1918 Road P
Guide Rock, NE 68942
PH: Unknown
EMAIL: Unknown

20. Legal Descriptions

The Southeast Quarter (SE1/4) of Section Twenty-Five (25), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

The North Half of the Northwest Quarter (N1/2 NW1/4) of Section Thirty-One (31), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska;

The East Half (E1/2) of Section Thirty-Six (36), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

The North Half (N1/2) and the Southeast Quarter (SE1/4) and the East One-Half (E1/2) of the Southwest Quarter (SW1/4), all in Section Eight (8), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW1/4) of Section Seventeen (17), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska;

The North Half of the Northwest Quarter (N1/2 NW1/4) of Section Seven (7), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska;

The Northeast Quarter (NE1/4) of Section Seventeen (17), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska;

The East Half of the Northeast Quarter (E1/2 NE1/4) of Section Thirty (30), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska;

ATTACHMENT TO FORM 521 – REAL ESTATE TRANSFER STATEMENT

The East Half of the Southwest Quarter (E1/2 SW1/4) of Section Thirty (30), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska;

The West Half of the Southwest Quarter (W1/2 SW1/4) of Section Thirty (30), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; and

The East Half of the Northeast Quarter (E1/2 NE1/4) of Section Thirty-One (31) Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

Certificate of Exemption – Documentary Stamp Tax

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902(5)(b)

Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred? Yes No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred? Yes No

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.

Grantors (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Robert E. Albin, Trustee, Robert E. Albin Rev Trust	1st Listed Individual - Self
Lois Marlene Albin, Trustee, Lois Marlene Albin Rev Trust	1st Listed Individual - Self

Grantees (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Robert Albin, Member, Windswept Properties, LLC	1st Listed Individual - Self
Lois Albin, Member, Windswept Properties, LLC	1st Listed Individual - Self

Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all of the relevant details of the conveyance information described above.

I further certify that documentation that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue.

sign here


 Grantor or Grantor Representative

Attorney at Law
 Title

1/5/2022
 Date

Grantee or Grantee Representative

Title

Date

This Certificate of Exemption is to be filed with the Real Estate Transfer Statement, Form 521, when exemption #5b is claimed in Item 25 on the Form 521.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/22/22
\$ Ex05b By AS

Bk 2022, Pg 467

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of February A.D., 2022, at 03:32 o'clock PM. Recorded in Book 2022 on Pages 467-469

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

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

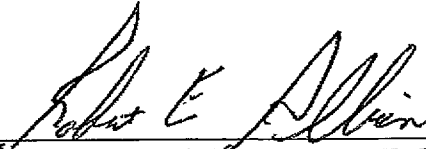
WARRANTY DEED

Robert E. Albin, Trustee, Robert E. Albin Revocable Trust and Lois Marlene Albin, Trustee, Lois Marlene Albin Revocable Trust, Grantors, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to **Windswept Properties L.L.C**, a Nebraska Limited Liability Company, Grantee, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:


See Exhibit A

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

EXECUTED: December 29, 2021.



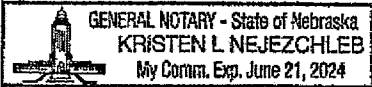
Robert E. Albin, Trustee, Robert E.
Albin Revocable Trust, Grantor




Lois Marlene Albin, Trustee, Lois
Marlene Albin Revocable Trust,
Grantor

State of Nebraska)
) ss.
County of Adams)

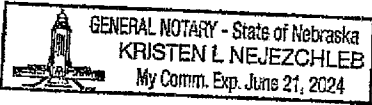
The foregoing instrument was acknowledged before me on the 29th day of December 2021, by
Robert E. Albin, Trustee, Robert E. Albin Revocable Trust, Grantor




Notary Public

State of Nebraska)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me on the 29th day of December 2021, by
Lois Marlene Albin, Trustee, Lois Marlene Albin Revocable Trust, Grantor





Notary Public

Exhibit A

The Southeast Quarter (SE1/4) of Section Twenty-Five (25), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

The North Half of the Northwest Quarter (N1/2 NW1/4) of Section Thirty-One (31), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska;

The East Half (E1/2) of Section Thirty-Six (36), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

The North Half (N1/2) and the Southeast Quarter (SE1/4) and the East One-Half (E1/2) of the Southwest Quarter (SW1/4), all in Section Eight (8), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW1/4) of Section Seventeen (17), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska;

The North Half of the Northwest Quarter (N1/2 NW1/4) of Section Seven (7), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska;

The Northeast Quarter (NE1/4) of Section Seventeen (17), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska;

The East Half of the Northeast Quarter (E1/2 NE1/4) of Section Thirty (30), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska;

The East Half of the Southwest Quarter (E1/2 SW1/4) of Section Thirty (30), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska;

The West Half of the Southwest Quarter (W1/2 SW1/4) of Section Thirty (30), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; and

The East Half of the Northeast Quarter (E1/2 NE1/4) of Section Thirty-One (31) Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	471	2/21/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001611700		55		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	29	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,273,470				1,273,470		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	50.690	232,155	GRASSLAND	1G1	5.130	7,180							
	1A	33.760	154,620		1G	0.020	5							
	2A1	1.900	8,700		2G1	2.600	3,640							
	2A	70.880	309,745		2G									
	3A1				3G1									
	3A				3G									
	4A1				4G1									
	4A	108.710	456,525		4G	0.270	75							
DRYLAND	1D1			Shelterbelt/Timber										
	1D	20.500	56,275	Accretion										
	2D1	2.360	6,480	Waste										
	2D	7.180	17,340	Other										
	3D1			AG LAND TOTAL		316.050	1,273,470							
	3D			Roads		4.010								
	4D1			Farm Sites										
	4D	12.050	20,730	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			Non-AG TOTAL		4.010								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001611700 001611800 001612800	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>21</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>02</u> Day <u>16</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Merwin A. Fricke and Catherine A. Fricke Street or Other Mailing Address 2280 W. Sundown Road City Ayr State NE Zip Code 68925				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Oak Creek Cattle, LLC Street or Other Mailing Address P.O. Box 423 City Grand Island State NE Zip Code 68802-0423			
Phone Number (402) 463-8147		Phone Number (308) 390-3977		Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address N.A.				Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$2,080,000

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

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

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

18 Address of Property

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

22 Total purchase price, including any liabilities assumed	22	\$	2,100,000.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	20,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	2,080,000.00

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

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

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

Danielle L. Kelley Escrow Closing Agent 02-21-2022
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>23</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>4680.00</u>	28 Recording Data BK 2022, Pg 471

Legal Description:

The Northwest Quarter (NW¼) of Section Thirty-two (32), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

The Southwest Quarter (SW¼) of Section Twenty-nine (29), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Personal Property:

Pivot Irrigation Systems

Index _____
 Computer _____
 Assessor _____
 Carded _____

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date: 02/23/22
 \$4680.00 By AS

State of Nebraska } ss.
 County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of February A.D., 2022, at 03:40 o'clock PM. Recorded in Book 2022 on Page 471

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

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

WARRANTY DEED

MERWIN A. FRICKE and CATHERINE A. FRICKE, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, convey to **OAK CREEK CATTLE, LLC, a Nebraska Limited Liability Company, GRANTEE**, the following described real estate (as defined in *Neb. Rev. Stat. §76-201*):

1. The Northwest Quarter (NW/4) of Section Thirty-two (32), Township Three North (3N), Range Ten (10) West of the 6th P.M., Webster County, Nebraska
2. The Southwest Quarter (SW/4) of Section Twenty-nine (29), Township Three North (3N), Range Ten (10) West of the 6th P.M., Webster County, Nebraska

GRANTORS covenant with GRANTEE that GRANTORS:

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

EXECUTED: February 16, 2022.

Merwin A. Fricke
 MERWIN A. FRICKE

Catherine A. Fricke
 CATHERINE A. FRICKE

STATE OF NEBRASKA)
) ss:
 COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on February 16, 2022, by MERWIN A. FRICKE and CATHERINE A. FRICKE, husband and wife.

David H. Fisher
 Notary Public

2756152

GENERAL NOTARY- State of Nebraska
 David H. Fisher
 My Comm. Exp. May 14, 2023

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	479	2/21/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001612900		56		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	32	3	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,899,325				1,899,325		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	95.140	435,740	GRASSLAND	1G1	0.710	995							
	1A	29.290	134,145		1G	14.350	20,095							
	2A1				2G1	0.750	1,050							
	2A	137.250	599,780		2G	0.700	195							
	3A1				3G1									
	3A				3G									
	4A1				4G1									
	4A	133.720	565,635		4G	0.390	110							
DRYLAND	1D1			Shelterbelt/Timber										
	1D	18.390	50,480	Accretion										
	2D1			Waste										
	2D	31.720	76,605	Other										
	3D1			AG LAND TOTAL		470.840	1,899,325							
	3D			Roads		6.320								
	4D1			Farm Sites										
	4D	8.430	14,495	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			Non-AG TOTAL		6.320								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORP WD	
Comments from	Comments:
001612900 001552100 001552200 001552300	
(Continue on back)	

Real Estate Transfer Statement

56

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 02 Day 21 Yr. 2022 4 Date of Deed Mo. 02 Day 16 Yr. 2022

5 Grantor's Name, Address, and Telephone (Please Print) Fricke Farms, Inc. 6 Grantee's Name, Address, and Telephone (Please Print) Oak Creek Cattle, LLC

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution, Foreclosure, Irrevocable Trust, Revocable Trust, Transfer on Death, Auction, Easement, Gift, Life Estate, Sale, Trustee to Beneficiary, Court Decree, Exchange, Grantor Trust, Partition, Satisfaction of Contract, Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.)

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

14 What is the current market value of the real property? \$3,120,000 15 Was the mortgage assumed? (if Yes, state the amount and interest 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 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 See 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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 3,150,000.00. Row 23: Was non-real property included in the purchase? \$ 30,000.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 3,120,000.00.

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

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

Signature of Danielle L. Kelley, Escrow Closing Agent, (402) 463-4198, 02-21-2022

Register of Deed's Use Only 26 Date Deed Recorded Mo. 2 Day 23 Yr. 22 27 Value of Stamp or Exempt Number \$ 7020.00 28 Recording Data BK 2022, Pg 479

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

Legal Description:

The Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-two (32), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion conveyed to the State of Nebraska for road purposes as shown in Warranty Deed recorded January 3, 2022 in Book 2022, Page 19-23.

The Northwest Quarter (NW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) all in Section Five (5), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion conveyed to the State of Nebraska for road purposes as shown in Warranty Deed recorded January 3, 2022 in Book 2022, Page 19-23.

Personal Property:

Pivot Irrigation Systems

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/23/22
\$7020.00 By AS

State of Nebraska }
County of Webster } ss.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of February A.D., 2022, at 03:40
o'clock PM. Recorded in Book 2022
on Page 479
Louise Petsch County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

CORPORATION WARRANTY DEED

FRICKE FARMS, INC., a Nebraska Corporation, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to **OAK CREEK CATTLE, LLC, a Nebraska Limited Liability Company, GRANTEE**, the following described real estate (as defined in *Neb. Rev. Stat. §76-201*):

1. The Southwest Quarter (SW/4) of Section Thirty-two (32), Township Three North (3N), Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion conveyed to the State of Nebraska for road purposes as shown in Warranty Deed recorded January 3, 2022 in Book 2022, Page 19-23.
2. The Northwest Quarter (NW/4) and the Southwest Quarter (SW/4) all in Section Five (5), Township Two North (2N), Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion conveyed to the State of Nebraska for road purposes as shown in Warranty Deed recorded January 3, 2022 in Book 2022, Page 19-23.

GRANTOR covenants with GRANTEE that GRANTOR:

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

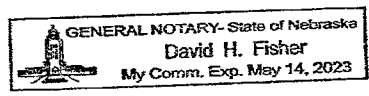
EXECUTED: February 16, 2022.

FRICKE FARMS, INC., a Nebraska Corporation
By *Merwin A. Fricke*
MERWIN A. FRICKE, President

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on February 16, 2022, by MERWIN A. FRICKE, President of FRICKE FARMS, INC., a Nebraska Corporation, on behalf of the Corporation.

David H. Fisher
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	502	2/25/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000111400		57		4 05		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10005		020	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
555		37,235		37,790		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:				Construction Date : 1915				Construction Date :						
Floor:				Floor Sq. Ft. : 1,302				Floor Sq. Ft. :						
Building Cost New:				Cost : 140,610				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:			Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTWD; BETWEEN PARENT & CHILD														
Comments from						Comments:								
000111400														
(Continue on back)														

Real Estate Transfer Statement 51

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 02 Day 25 Yr. 22
4 Date of Deed Mo. 02 Day 25 Yr. 22
5 Grantor's Name, Address, and Telephone (Please Print) Marilyn Pritts
6 Grantee's Name, Address, and Telephone (Please Print) See attached
City Red Cloud State NE Zip Code 68970
Phone Number (402) 746-3798
Email Address NA

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
10 Type of Transfer: Distribution, Auction, Court Decree, Exchange, Foreclosure, Easement, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)
12 Was real estate purchased for same use? (If No, state the intended use.)

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

14 What is the current market value of the real property? \$37,790
15 Was the mortgage assumed? (If Yes, state the amount and interest 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 of the agent or title company contact.)

18 Address of Property: 327 West 3rd Avenue, Red Cloud, NE 68970
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Marilyn Pritts, 327 West 3rd Avenue, Red Cloud, NE 68970

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Thirteen (13) and Fourteen (14), Block Twenty (20), Original Town of Red Cloud, Webster County, Nebraska

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

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

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

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

Signatures and titles: Don E Theobald (Grantor), Attorney (Title), 402-746-2774 (Phone Number), 2-25-22 (Date)

Register of Deed's Use Only
26 Date Deed Recorded Mo. 2 Day 25 Yr. 22
27 Value of Stamp or Exempt Number \$ Exempt # Sa
28 Recording Data BK 2022, Pg 502

Marilyn Pritts
327 West 3rd Avenue
Red Cloud, NE 68970
402 746-3798

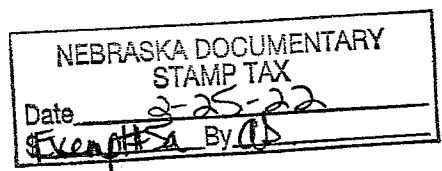
David L. Pritts
1502 Sherwood Lane
Salina, KS 67401

Douglas P. Pritts
115 Twilight Blvd.
Sharps Chapel, TN 37866

Shari L. Drake
1326 N. California Avenue
Hastings, NE 68901

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 Feb A.D., 2022, at 11:45 o'clock AM. Recorded in Book 2022 on Page 502
Louise Petach County Clerk
D. Deputy
Ind Comp Assessor Carded



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

JOINT TENANCY WARRANTY DEED

Marilyn Pritts, a single person, Grantor, in consideration for love and affection to Grantees, Marilyn Pritts, David L. Pritts, Douglas P. Pritts and Shari L. Drake, 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):

Lots Thirteen (13) and Fourteen (14), Block Twenty (20), Original Town of Red Cloud, Webster County, Nebraska.

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

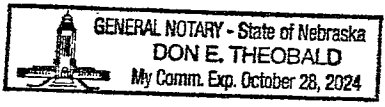
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed February 25, 2022.

Marilyn Pritts
Marilyn Pritts

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 25, 2022 by Marilyn Pritts, a single person.



Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	520	2/25/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000503700		58		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30005		007	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,410		10,905		12,315		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 1,020				Floor Sq. Ft. :						
Building Cost New:				Cost : 103,835				Cost :						
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:			Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; SALE BETWEEN EX-SPOUSE														
Comments from						Comments:								
000503700														
(Continue on back)														

Real Estate Transfer Statement 58

FORM
521

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

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

1 County Name Webster	2 County Number Select County & County Number 91	3 Date of Sale/Transfer Mo. 2 Day 28 Yr. 22	4 Date of Deed Mo. 2 Day 25 Yr. 22
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Patrick and Danielle Hohenfield Street or Other Mailing Address PO Box 186 City Bladen State NE Zip Code 68928 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Patrick Hohenfield Street or Other Mailing Address PO Box 186 City Bladen State NE Zip Code 68928 Phone Number 402-984-5662 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$12315

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

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

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

18 Address of Property
**321 North McKelvey Street
 Bladen, NE 68928**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Patrick Hohenfield
 PO Box 186
 Bladen, NE 68928**

18a No address assigned 18b Vacant land

20 Legal Description
**Lots One (1), Lots Two (2), and Lots Three (3), Block Seven (7)
 Original Town of of Bladen, Webster County, Nebraska**

21 If agricultural, list total number of acres _____

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

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

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

Patrick Hohenfield
 Print or Type Name of Grantee or Authorized Representative

402-984-5662
 Phone Number

self
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 28 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt #5a	28 Recording Data BK 2022, Pg 520	

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of Feb A.D., 2022, at 8:30 o'clock A.M. Recorded in Book 2022 on Page 520
Louise Petach County Clerk
D. O. Deputy
Ind Comp Assessor Carded

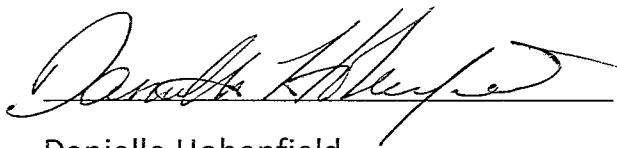
NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-28-22
\$ Exempt \$5 By D

QUITCLAIM DEED

Danielle Hohenfield, spouse of the grantee, GRANTOR, whether one or more, pursuant to the Decree of Dissolution in Webster County District Court, Case No. CI 21-37, receipt of which is hereby acknowledged, quitclaims and conveys to Patrick Hohenfield, GRANTEE, the following described real estate:

Lots One (1), Two (2), and Three (3), Block Seven (7), Original Town of Bladen, Webster County, Nebraska

Executed: 2/25, 2022.

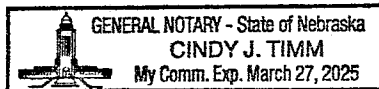

Danielle Hohenfield

STATE OF NEBRASKA)

) ss.

COUNTY OF Webster)

State of NE County of Webster
The foregoing instrument was acknowledged before me this 25 day of February, 2022, by Danielle Hohenfield and Cindy Timm Notary Public
My Commission Expires 3-27-25


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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	527	2/8/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002000200		59		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	1	4	00000	1	000	9220		
Land		Improvements		Total		Date of Sale Property Classification Code								
221,200				221,200		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	44.000		61,600				
	1A						1G	27.000		37,800				
	2A1						2G1	87.000		121,800				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		158.000		221,200				
	3D					Roads		2.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		2.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORRECTIVE JTWD; BETWEEN PARENTS & CHILD	
Comments from	Comments:
002000200	
(Continue on back)	

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

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

1 County Name WEBSTER
2 County Number Select County & County Number
3 Date of Sale/Transfer Mo. 02 Day 08 Yr. 2022
4 Date of Deed Mo. 02 Day 08 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) STANLEY R. & LABERTA KOEHLER
6 Grantee's Name, Address, and Telephone (Please Print) MONTY R. KOEHLER, RODNEY A. KOEHLER AND DANIEL E. KOEHLER
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

8 Type of Deed: Corrective, Warranty
9 Was transfer part of IRS like-kind exchange? No
10 Type of Transfer: Other (Explain) DEED
11 Was ownership transferred in full? Yes
12 Was real estate purchased for same use? Yes
13 Was the transfer between relatives? Yes, Parents and Child

14 What is the current market value of the real property? ESTIMATED \$288,000.00.
15 Was the mortgage assumed? No
17 Was transfer through a real estate agent or a title company? Yes
18 Address of Property
19 Name and Address of Person to Whom the Tax Statement Should be Sent: DANIEL E. KOEHLER, 3811 DURNESSE WAY, GREENSBORO, NC 27455

20 Legal Description (Attach additional pages, if needed.) THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 11 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

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

Table with 2 columns: Question/Description and Amount. Row 22: Total purchase price, including any liabilities assumed. Row 23: Was non-real property included in the purchase? Row 24: Adjusted purchase price paid for real estate. Row 25: If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(4) (SEE EXPLANATION ON DEED.)

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. DEAN N. HANSEN, 402-224-8105, ATTORNEY, 02/23/2022

Register of Deed's Use Only
26 Date Deed Recorded Mo. 2 Day 28 Yr. 22
27 Value of Stamp or Exempt Number \$ Exempt #4
28 Recording Data BK 2022, 527

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

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 28 day
of Feb A.D., 2022, at 10:45
o'clock A M. Recorded in Book 2022
on Page 527-528
Louise Patch County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>2-28-22</u>
\$	<u>Exempt 4 Bvds</u>

[Return to Dean N. Hansen, Atty, PO Box 401, Edgar, NE 68935.]

JOINT TENANCY WARRANTY DEED (Correction Deed)

STANLEY R. KOEHLER, joined herein by his wife, LABERTA KOEHLER, Grantors, in order to make corrections to two Joint Tenancy Warranty Deeds previously executed by Grantor Stanley R. Koehler, hereby convey to MONTY R. KOEHLER, RODNEY A. KOEHLER, and DANIEL E. KOEHLER, Grantees, as joint tenants and not as tenants in common, the following-described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

The Southeast Quarter (SE1/4) of Section One (1), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

[NOTE: This deed corrects the oversight that no marital status of Grantor Stanley R. Koehler was stated on either the Joint Tenancy Warranty Deed recorded on Page 1578 of Book 95 of the Deed Records of Webster County, Nebraska, or similar deed recorded on Page 1579 of said Book 95. This deed also corrects the fact that said Grantor's intent by said two deeds was to convey ALL of the said SE1/4 1-3-11 to said Grantees, one-third to each, and not merely a one-third interest.]

Grantors covenant with Grantees that Grantors:

- (1) are lawfully seised of such real estate and that it is free from encumbrances, but subject to easements, reservations, covenants, and restrictions of record, if any;

[Deed continued on the reverse side hereof.]

[Deed continued from the front side hereof.]

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

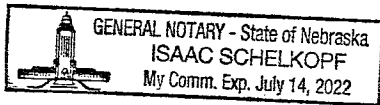
Executed: February 8th, 2022.

Stanley R. Koehler
Stanley R. Koehler

Laberta Koehler
Laberta Koehler

STATE OF NEBRASKA)
) ss.
COUNTY OF CLAY)

The foregoing instrument was acknowledged before me on February 8th, 2022, Stanley R. Koehler and Laberta Koehler, husband and wife.



Isaac Schelkopf
Notary Public Isaac Schelkopf

My commission expires July 14, 2022.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	529	2/15/2022	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002000200	60	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	1	4	00000	1	000	9220
Land	Improvements	Total		Date of Sale Property Classification Code								
221,200		221,200		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	44.000	61,600						
1A				1G	27.000	37,800						
2A1				2G1	87.000	121,800						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	158.000	221,200						
3D				Roads	2.000							
4D1				Farm Sites								
4D				Home Sites								
Dwellings				Recreation								
Outbuildings				Other								
				Non-AG TOTAL	2.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; SALE BETWEEN BROTHERS	
Comments from	Comments:
002000200	
(Continue on back)	

Real Estate Transfer Statement

60

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

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

1 County Name WEBSTER, 2 County Number Select County & County Number, 3 Date of Sale/Transfer Mo. 02 Day 15 Yr. 2022, 4 Date of Deed Mo. 02 Day 15 Yr. 2022, 5 Grantor's Name, Address, and Telephone (Please Print) MONTY R. & KATHLEEN KOEHLER, 6 Grantee's Name, Address, and Telephone (Please Print) DANIEL E. KOEHLER, 7 Property Classification Number.

8 Type of Deed Warranty, 9 Was transfer part of IRS like-kind exchange (L.R.C. § 1031 Exchange) by buyer or seller? No, 10 Type of Transfer Sale, 11 Was ownership transferred in full? No, 12 Was real estate purchased for same use? No, 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? No.

14 What is the current market value of the real property? \$90,667.00 (FOR THIS ONE-THIRD INTEREST), 15 Was the mortgage assumed? No, 16 Does this conveyance divide a current parcel of land? No, 17 Was transfer through a real estate agent or a title company? No, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent DANIEL E. KOEHLER, 3811 DURNESS WAY, GREENSBORO, NC 27455.

20 Legal Description (Attach additional pages, if needed.) AN UNDIVIDED ONE-THIRD INTEREST IN AND TO THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 11 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

21 If agricultural, list total number of acres transferred in this transaction APP. 160 IN THE QUARTER SECTION.

Table with 3 columns: Item Number, Description, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 90,667 00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 90,667 00.

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

Signature of Grantor or Authorized Representative: DEAN N. HANSEN, Title: ATTORNEY, Date: 02/23/2022, Phone Number: 402-224-8105.

Register of Deed's Use Only: 26 Date Deed Recorded Mo. 2 Day 28 Yr. 22, 27 Value of Stamp or Exempt Number \$ 204.75, 28 Recording Data BK2022, pg 529.

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

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 529

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of Feb A.D., 2022, at 10:48 o'clock a.M. Recorded in Book 2022 on Page 529
Louise Petach County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-28-22
\$ 204.75 By ab

[Return to Dean N. Hansen, Atty, PO Box 401, Edgar, NE 68935.]

WARRANTY DEED

MONTY R. KOEHLER and KATHLEEN KOEHLER, husband and wife, Grantors, in consideration of One Dollar and Other Valuable Consideration, the receipt of which is hereby acknowledged, hereby convey to DANIEL E. KOEHLER, Grantee, the following-described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

AN UNDIVIDED ONE-THIRD INTEREST IN AND TO THE Southeast Quarter (SE1/4) of Section One (1), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Grantors covenant with Grantee that Grantors:

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

Executed: February 15, 2022.

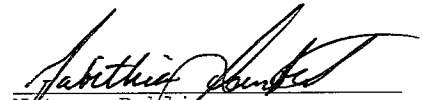

Monty R. Koehler


Kathleen Koehler

STATE OF NEBRASKA)
) ss.
COUNTY OF CLAY)

The above instrument was acknowledged before me on February 15, 2022, by Monty R. Koehler and Kathleen Koehler, husband and wife.

GENERAL NOTARY - State of Nebraska
TABITHA LAMBERT
My Comm. Exp. March 19, 2023


Notary Public

My commission expires 3/19/23.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	530	2/8/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002000200		61		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	1	4	00000	1	000	9220		
Land		Improvements		Total		Date of Sale Property Classification Code								
221,200				221,200		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	44.000		61,600				
	1A						1G	27.000		37,800				
	2A1						2G1	87.000		121,800				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		158.000		221,200				
	3D					Roads		2.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		2.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; SALE BETWEEN BROTHERS	
Comments from	Comments:
002000200	

(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.

61

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

1 County Name WEBSTER		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>08</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>02</u> Day <u>08</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) RODNEY A. & HELEN KOEHLER Street or Other Mailing Address 12280 EAST PRINCE ROAD City TUCSON, AZ 85749 State Zip Code Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) DANIEL E. KOEHLER Street or Other Mailing Address 3811 DURNES WAY City GREENSBORO, NC 27455 State Zip Code Phone Number Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No **GRANTOR'S UNDIVIDED ONE-THIRD INTEREST.**

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

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

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

14 What is the current market value of the real property?
\$96,000.00 (FOR THIS ONE-THIRD INTEREST)

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
DANIEL E. KOEHLER
3811 DURNES WAY
GREENSBORO, NC 27455

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
AN UNDIVIDED ONE-THIRD INTEREST IN AND TO THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 11 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

21 If agricultural, list total number of acres transferred in this transaction **APP. 160 IN THIS QUARTER SECTION.**

22 Total purchase price, including any liabilities assumed	22	\$	96,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	96,000	0000

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

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

DEAN N. HANSEN 402-224-8105
Print or Type Name of Grantee or Authorized Representative Phone Number

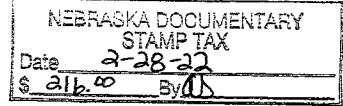
Dean N. Hansen ATTORNEY 02/23/2022
Signature of Grantee or Authorized Representative Title Date

26 Date Deed Recorded Mo. <u>2</u> Day <u>28</u> Yr. <u>22</u>		27 Value of Stamp or Exempt Number \$ <u>216.⁰⁰</u>		28 Recording Data <u>BK2022, Pg 530</u>	
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Grantee—Retain a copy of this document for your records.

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of Feb A.D., 2022, at 10:50 o'clock a M. Recorded in Book 2022 on Page 530
Quinn Peterh County Clerk
10.00 Deputy
Ind. Comp Assessor Carded



[Return to Dean N. Hansen, Atty, PO Box 401, Edgar, NE 68935.]

WARRANTY DEED

RODNEY A. KOEHLER and HELEN KOEHLER, husband and wife, Grantors, in consideration of One Dollar and Other Valuable Consideration, the receipt of which is hereby acknowledged, hereby convey to DANIEL E. KOEHLER, Grantee, the following-described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

AN UNDIVIDED ONE-THIRD INTEREST IN AND TO THE Southeast Quarter (SE1/4) of Section One (1), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Grantors covenant with Grantee that Grantors:

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

Executed: February 8, 2022.

Rodney A Koehler
Rodney A. Koehler

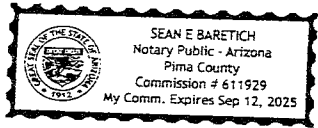
Helen Koehler
Helen Koehler

STATE OF ARIZONA)
COUNTY OF Pima) ss.

The above instrument was acknowledged before me on February 8th, 2022, by Rodney A. Koehler and Helen Koehler, husband and wife.

Sean E Baretich
Notary Public

My commission expires 09-12-25.



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	536	2/28/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000111800		62		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10005		021	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
610		29,305		29,915		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL								
	3D					Roads								
	4D1					Farm Sites								
	4D					Home Sites			0.180			610		
						Recreation								
	Dwellings				8,650	Other								
	Outbuildings				20,655	Non-AG TOTAL			0.180			610		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000111800	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>28</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>02</u> Day <u>23</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Christi A. Lewis Street or Other Mailing Address <u>225 N. Seward St</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number <u>402-746-0258</u> Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Stephanie Johnson Street or Other Mailing Address <u>225 N Seward St</u> <u>225 N. Seward St.</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number <u>402-746-0441</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**235 N Seward St
Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The South Five (5) Feet of Lot Three (3) and all of Lots Four (4) and Five (5), Block Twenty-one (21), Original Town of Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	35,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	35,000.00

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

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

Stephanie Johnson
Print or Type Name of Grantee or Authorized Representative

Stephanie Johnson
Signature of Grantee or Authorized Representative

Grantee
Title

402-746-0441
Phone Number

2-28-2022
Date

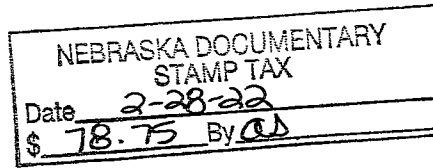
Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>28</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>78.75</u>	28 Recording Data <u>BK2022 Pg 536</u>	

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

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 536

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of Feb A.D., 2022, at 11:38 o'clock a.M., Recorded in Book 2022 on Page 536
Louise Petach County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



Prepared by:
Theobald Law Office
P O Box 423
Red Cloud, NE 68970

WARRANTY DEED

Christi A. Lewis, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Stephanie Johnson, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Five (5) feet of Lot Three (3) and all of Lots Four (4) and Five (5), Block Twenty-one (21), Original Town of Red Cloud, Webster County, Nebraska

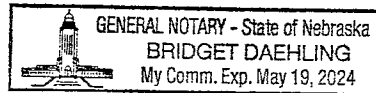
Grantor covenants, jointly and severally, if more than one, with Grantee that Grantor

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

Executed February 23, 2022.

Christi A. Lewis
Christi A. Lewis

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)



The foregoing instrument was acknowledged before me on February 23, 2022 by Christi A. Lewis, a single person.

Bridget Daebling
Notary Public