Cnty No.	Во	ok	Page	Sale	Date	School District Code												
91	20	22	279	1/21	/2022	Base: 0	1-01	23	Affi	liated:			Unif	ied:				
Location	ID	Sale	Number	Useability	& Code#					Parce	N	umber						
0024059	900		32	1		GeoCde	Twn	Rng	Se	et Qr		Subdiv	Area	ea Blk		rcel		
	D	ate of S	ale Assessed V	⁷ alue		4247	3	12	6	3		00000	1	000	00	00		
Land		Imp	provements	Te	otal		D	ate of	Sale	Proper	ty	Classifica	tion (ode				
336	,375			3	336,375	Status	Prop	erty Ty	ре	Zonin	5	Location	Cit	y Size	Parce	el Size		
		Irrigat	ion Type:			A) 2	A) 2 B) 05 C)					D) 3	E)	0	F)	9		
LCG			ACRES:	VAI	UE:	,	LCG			AC	RI	ES:		VALI	JE:			
IRRIGATE	ED 1A1					GR	ASSLA	ND 10	G1									
	1A							1	ιG									
	2A1					2G1			G1									
	2A							2	2G									
	3A1			3				30	G1									
	3.A			<u></u>				3	3G									
	4A1							40	31									
	4A							2	1G									
DRYLANI	D 1D1		5.000		12,350		helterbe	lt/Timb	er									
	1D		117.000	2	88,990			Accretic	on									
	2D1							Was	ste		_2	2.010				100		
	2D		5.000		10,875			Oth	-									
	3D1		6.000		13,050	AG L	AND I	ГОТА	\mathbf{L}	1		2.010		3	36,3	375		
	3 D							Roa	ds		4	1.000						
	4D1					Farm Sites			tes									
	4D		7.000		10,710		Н	ome Sit	es									
					7.1		R	ecreation	on									
	wellings	+						Oth										
Out	buildings					Noi	n-AG T	COTA	\mathbf{L}		4	1.000						
							n	C - 4 - 1	-			7-1						

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

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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

If additional space is peeded and an attachment and identify the applicable item.

FORM 521

	nent and identity the applicable item number. It is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	2 Date of Solo/Transfer							
WEBSTER - 91	Mo. L Day 21 Yr. 2022 Mo. L Day 21 Yr. 2022							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller)	Grantee's Name (Buyer)							
Dennis Koch Street or Other Mailing Address /	Linda L. Ridenour Street or Other Malling Address							
1538 G Street Road	119 State Street, Box 63							
City State Zip Code Minden NE 68959	Brady State Zip Code 69123							
Phone Number (308) 830-3300	Phone Number (308) 870-2401 Is the grantee a 501(c)(3) organization? Yes V No V No							
Email Address N IX	Email Address VIA							
7 Property Classification Number. Check one box in categories A and B. Check C i	property is also a mobile home.							
) Property Type (C)							
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home							
✓ Unimproved ☐ Multi-Family ✓ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Producing Exempt							
	nd Contract/Memo Partition Sheriff Other							
	ase							
9 Was transfer part of IBS like- 10 Type of Transfer Distribution Force	losure Irrevocable Trust Revocable Trust Transfer on Death							
kind exchange (I.R.C. § 1031	Life Estate ✓ Sale Trustee to Beneficiary							
	or Trust Partition Satisfaction of Contract Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.) Yes No	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.	tives? (If Yes, check the appropriate box.)							
Yes No Aunt or Uncle to Niece or Nephew Family Corp., I	Partnership, or LLC Self Other							
	and Grandchild Spouse							
Ex-spouse Parents and C	1							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
\$285,000 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							
Yes No	of the agent or title company contact.)							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent							
	Linda L. Ridenour							
	119 State Street, Box 63							
18a No address assigned 18b Vacant land	Brady, NE 69123							
20 Legal Description (Attach additional pages, if needed.)	·							
Dennis Koch's undivided one-half interest in the following: The Southwest Quarter (SW1/4) of Section Six (6), Township Three (Nebraska.	3) North, Range Twelve (12), West of the 6th P.M., Webster County,							
21 If agricultural, list total number of acres transferred in this transaction146.010								
00 Taket guadaga palag ingluding any liskiliting accurred	22 \$ 285 000 00							
22 Total purchase price, including any liabilities assumed	22 785,000,00							
Yes No (If Yes, enter dollar amount and attach itemized list.) (see								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ Z85,000 00							
25 If this transfer is exempt from the documentary stamp tax, list the exemption								
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and							
hinda h. Kidenour	208-870-240 Phone Number							
Sign Print or Type Name of Grantee or Authorized Representative	Phone Number							
- Acceptable	TIVUTU 300 DIA ATT							
nere - Signature of Grantee of Authorized Representative	Title Date 1 - L1 . 7.07							
	1-21.000							
Register of Deed's Use Or 26 Date Deed Recorded. 27 Value of Stamp or Exempt Number	1-21.000							
Register of Deed's Use Or	ly For Dept. Use Only							

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

Bk 2022, Pg 279

Tetsel 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 (SW14) 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

Jan. 2/_,2022.

Dennis Koch, Grantor

STATE OF NEBRASKA

COUNTY OF PU

The foregoing instrument was acknowledged before me on

2022, by Dennis Koch.

GENERAL NOTARY - State of Nebraska TRAVIS SCHOTT My Comm. Exp. June 20, 2025

Notary Public

01-6338

Cnty No.	Во	ok	Page	Sale	e Date				S	chool I)ist	trict C	ode				
91	20	22	284	2/1,	/2022	Base: 91-0002 Affiliated: Unified:											
Location	ID	Sale	Number	Useability	& Code#				•	Parce	ΙN	umbe	r				
0014024	101		33	1		GeoCde	Twn	Rng	Se	ct Qı	t	Subd	iv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		4489	1	10	5	0		000	00	1	000	3705	
Land		Imp	provements	T	otal		D	ate of	Sale	Prope	rty	Class	ifica	ation Code			
95	,065				95,065	Status	Pro	perty Ty	уре	Zonir	ıg	Loc	ation	Cit	y Size	Parcel Size	
		Irrigat	ion Type:			A) 2	B)	05		c) 5	,	D)	3	E)	0	F) 9	
LCG		·	ACRES:	VAJ	LUE:		LCG			A	CR	ES:			VAL	UE:	
IRRIGATE						GF	RASSLA	ND 1	G1			5.00	0			6,475	
	1.A				***************************************				1G								
	2A1							2	G1								
2A									2G								
	3A1							3	G1								
	3A					3G			3G							1454	
	4A1							4	G1								
	4A	-							4G								
DRYLANI			7.000		17,290		Shelterb										
	1D				60.000			Accreti	_		_	0 00				2 000	
	2D1	<u> </u>	28.000		69,300		_	Wa				0.00	0			2,000	
	2D 3D1	├			<u>.</u>	ACT	AND	Otl			5	0.00	0			95,065	
	3D1	1				AGI	IF XL YLD	Roa	-							23,003	
	4D1	1					7	Farm Si	-							·	
·	4D1 4D					,		ome Si	_								
	412							Recreati		_							
Т	wellings			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				Otl	_			3.00	0				
	buildings					No	n-AG					3.00	0				
	4 1.		4.4. C.I. D				,	Fotol	De			V/al					

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)

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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

52

DEPARTMENT OF REVENUE			ment and identify the app			
			nt is signed and items 1-25			
1 County Name	2 County Num WEBSTER - 91	ber	3 Date of Sale/Transfer Mo. 2 Day 1 Y		te of Deed o Day _	1 Yr. 2022
5 Grantor's Name, Addre	ess, and Telephone (Please Pri	int)	6 Grantee's Name, Address,			
Grantor's Name (Seller)	R Est of Harrison G. Ha		Grantee's Name (Buyer) Rasser Farms, Inc.	A	шин-яшишины « ²³ йинжа » н	
Street or Other Mailing Ad			Street or Other Mailing Addre 632 Road H	SS	memetikasin dereni silamesan	
City Lincoln	State	Zip Code 68507	City Red Cloud		tate VE	Zip Code 68970
Phone Number 402 -	310-4961	<u> </u>	Phone Number (402) 746-2754	Is the grantee a 501 If Yes, is the grantee		
Email Address n/a	345		Email Address n/a			
7 Property Classificatio	on Number. Check one box in o	categories A and B. Check C in	property is also a mobile hor	me.		
(A) Status		(B) Property Type			(C)
Improved	Single Family	Industrial	Mineral Interests-Nonproduc	cing St	ate Assessed	Mobile Home
Unimproved IOLL	Multi-Family Commercial	Agricultural Recreational	Mineral Interests-Producing	E>	kempt	
Bill of Sale	Conservator Corrective	Easement Le	nd Contract/Memo Partition ase VPerson neral Quit Cl	al Rep. Trust/	Trustee	ther
Was transfer part of kind exchange (I.R.C Exchange) by buyer or	Death Certificate - Transfer on D f IRS like § 1031 r seller? Iller No	sfer Distribution Forec	losure Irrevocable Trust	aim Warra Revocable Trust Sale Satisfaction of Con	Trans	efer on Death ee to Beneficiary r (Explain)
11 Was ownership transfer Yes No	rred in full? (If No, explain the div	vision.)	12 Was real est	tate purchased for sa	ame use? (If No,	state the intended use.)
13 Was the transfer between Yes VNo	en relatives, or if to a trustee, are Aunt or Uncle to Niece o Brothers and Sisters Ex-spouse	or Nephew Family Corp., I	Partnership, or LLC Sell		Other_	
	ket value of the real property?		15 Was the mortgage assum	A STATE OF THE PARTY OF THE PAR		erest rate.)
\$80,000				\$		%
16 Does this conveyance of Yes No	divide a current parcel of land?		17 Was transfer through a rea of the agent or title compa	al estate agent or a tany contact.) Ye	title company? (I es <u>Southern Tit</u>	le, LLC No
18 Address of Property Ag Land			19 Name and Address of Pers Grantee	son to Whom the Ta	x Statement Sho	uld be Sent
18a 🔽 No address assign	ned 18b 🗸 Vacant land					
All that part of Lot 6th P.M., Webster	ch additional pages, if needed.) is Five (5), Six (6) and ir County, Nebraska, ly	ing South of the Railro	Five (5), Township On ad right-of-way.	e (1) North, R	ange Ten (1	0) West of the
				T	\$	
	e, including any liabilities ass ty included in the purchase?	sumed			\$	80,000 ^l .00
Yes No (I	If Yes, enter dollar amount an	d attach itemized list.) (see	instructions)	2	\$	
24 Adjusted purchase p	orice paid for real estate (line	e 22 minus line 23)		2	24	80,000,00
25 If this transfer is exe	empt from the documentary s r penalties of law, I declare tha	stamp tax, list the exemption	number	mv knowledge and	belief, true, com	olete. and
correct, and	that I am duly authorized to sign Farms, by Lizabeth Ra	n this statement.	The dried trials in to, to the book or .	,		(402) 746-2754
Print or Type	e Name of Grantee or Authorize		0-	antos		Phone Number
sign Signature	Grantee or Authorized Represe	entative	Title	antee		2/1/2022 Date
here ' signature o		Register of Deed's Use Or	nly		T	For Dept. Use Only
26 Date Deed Recorded	27 Value of Stan	np or Exempt Number	28 Recording Data)		
Mo. 2 Day	_ _{Yr.} <u>aa</u> \$ 180.	60	BK2022, to	1 284		
Nebraska Department of Revenu	Je		, ,	Autho	orized by Neb. Rev.	Stat. §§ 76-214, 77-1327(2)

State of Nebraska Ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 1 120 A.D., 2022 at O M. Recorded in Book o'clock **N**County Clerk 1 Deputy Comp Assessor Carded

NEBRASKA DOCUMENTARY SKA LOC STAMP TAX

BOOK 2022 PAGE 284

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.

Monte Harner, Personal Representative of the

Estate of Harrison G. Harner, Deceased

STATE OF NEBRASKA

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

Notary Public

1) knobald

Cnty No.	Во	ok	Page	Sale Date			1. 11		S	Scho	ol Dis	trict Code			
91	202	22	288	11/12/2021	. B	Base: 91-0002 Affiliated: Unified:									
Location	D	Sale	Number	Useability & Code	#					Pa	rcel N	Number			
0018142	200		34	1	G	eoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed V	Value Value	4	491	1	11	1	.6	4	00000	1	000	0000
Land	Land Improvements Total						D	ate of	Sal	e Pre	operty	Classific	ation (Code	
333	,410		3,325	336,73	5	Status	Pro	perty T	ype	z	oning	Location	Cit	y Size	Parcel Size
		Irrigat	ion Type:		A) 2	B)	05		(7)	5	D) 3	E)	0	F) 8
LCG			ACRES:	VALUE:			LCG				ACR	ES:	.i	VAL	UE:
IRRIGATE						GR	ASSLA	ND 1	G1		36.000				46,620
	1A								1G						
	2A1							2	:G1	Gl 11.000			14,2		
	2A					2G		5	1.000			66,045			
	3A1							3	G1						
	3A								3G			6.000			7,770
	4A1							4	G1						- .
	4A			•					4G						
DRYLANI) 1D1		6.000	14,82		5	Shelterb								
	1D		15.000	37,05				Accret	ion						
	2D1		42.000	103,95	0			Wa	+			3.000			600
	2D					+ C T	A NOTO 7		her		1.0	2.000		2	24,760
	3D1					AG L	AND '		-						24,760
	3D		7.000	10,71		Roads				7.000 1.000					8,650
****	4D1		15.000	22,95		Farm S						1.000			3,030
	4D		13.000	22,93				ome Si Recreati	-						
-	11:						F								
	wellings ouildings			3,32	5	Other 8.000 8						8,650			
3 440		<u></u>		-,				F 4.1				¥7-1			

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



FORM

DEPARTMENT OF REVENUE	· ii additional space is needed, ad	u an attacin	hent and identity the app	iloabic item number.	
T	he deed will not be recorded unless th	is statemen	t is signed and items 1-25	are accurately completed.	
1 County Name	2 County Number	-	3 Date of Sale/Transfer	4 Date of Deed	2022
	WEBSTER - 91		Mo11 Day12 Y	r Mo Day	<u>24</u> Yr. <u>2022</u>
5 Grantor's Name, Address	, and Telephone (Please Print)		6 Grantee's Name, Address,	and Telephone (Please Print)	
Grantor's Name (Seller) Deanne and Richard	d J. Wehnes		Grantee's Name (Buyer) Thomas R. Pauley		
Street or Other Mailing Addre	ess		Street or Other Mailing Addre 6107 Quail Ridge Av	ss /e	
City Lincoln	State NE	Zip Code 68510	City Hastings	State NE	Zip Code 68901
Phone Number (402) 540-7774				Is the grantee a 501(c)(3) organization of the grantee a 509(a) four	
Email Address N/a			Email Address n/a		
7 Property Classification N	lumber. Check one box in categories A and	B. Check C if	property is also a mobile hor	me.	
(A) Status		(B)	Property Type		(C)
Improved	Single Family Industrial		Mineral Interests-Nonproduc	cing State Assessed	Mobile Home
Unimproved OLL	Multi-Family Commercial Agricultural Recreational		Mineral Interests-Producing	Exempt	
8 Type of Deed Con	servator Distribu	ution Lar	nd Contract/Memo Partitio	n Sheriff	Other
Bill of Sale Corr	rective Easem	ent Lea	ase Person	al Rep. Trust/Trustee	
Cemetery Dea	th Certificate - Transfer on Death Execute	or Min	eral Quit Cl	aim Warranty	
9 Was transfer part of IR	RS like- 10 Type of Transfer Distribution	on Forecle	osure Irrevocable Trust	Revocable Trust Tra	ansfer on Death
kind exchange (I.R.C. § Exchange) by buyer or se	Iller? Auction Easemen	it Gift	Life Estate	✓ Sale Tru	ustee to Beneficiary
Buyer Seller	✓ No Court Decree Exchange	Granto	r Trust Partition		her (Explain)
11 Was ownership transferred Yes No	in full? (If No, explain the division.)		12 Was real est	tate purchased for same use? (If N	seem assessment at a time received of all the state
		fisiow: valo			
Yes No	relatives, or if to a trustee, are the trustor and b Aunt or Uncle to Niece or Nephew		artnership, or LLC Sel		ar.
res [FINO				ouse	
		Parents and Ch	= '	p-parent and Step-child	
44.140		alents and Of		ed? (If Yes, state the amount and i	ntaract rate \
14 What is the current market	value of the real property?			s	merest rate.)
16 Does this someones divis	do a surrent percel of land?			al estate agent or a title company?	
16 Does this conveyance divid	de a current parcer or land?		of the agent or title compa		No
18 Address of Property			19 Name and Address of Pers	son to Whom the Tax Statement S	
Rural Webster C	County		(Same as Grante		

20 Legal Description (Attach additional pages, if needed.) The South Half of the South Half of the Southeast Quarter (S½S½SE¼) of Section Sixteen (16), AND The Northeast Quarter (NE1/4) of Section Twenty-one (21), ALL IN Township One (1) North, Range Eleven (11) West of the 6th P.M.,

Attorney

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

22 395,000!00 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? 23 Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 395,000,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24

25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and

correct, and that I am duly authorized to sign this statement. David B. Garwood Print or Type Name of Grantee of Authorized Representative sign

18b Vacant land

(402) 746-3613 Phone Number

Signature of Grantee or Authorized Representative

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

Nebraska Department of Revenue

here

18a No address assigned

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

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

For Dept. Use Only

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

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of 10 A.D., 20 22, at 10 34 o'clock 4 M. Recorded in Book 20 on Page 288 County Clerk 10 Deputy



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

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 MUS HOLS

Notary Public -

ate of Nebraska – General Notar) SHARI L WILES My Commission Expires June 5, 2023

Cuty No.	Во	ok	Page	Sale	Date				Ŝ	School Dis	trict Code					
91	20:	22	289	1/28	/2022	Base:	91-00	74	Afi	filiated:		Unified:				
Location I	D	Sale	Number	Useability	& Code#		-			Parcel I	Number					
0016029	01		35	4	05	GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	Parcel		
	Date of Sale Assessed Value 4243 3 10 8 2 00000 1						1	000	0000							
Land		Imp	provements	T	otal		D	ate of	Sal	e Propert	Classific	ation (Code			
32,	825		55,155		87,980	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size		
		Irrigat	ion Type:			A) 1	B)	05		c) 5	D) 3	E)	0	F) 5		
LCG		£	ACRES:	VAI	.ue:		LCG			ACI	ES:	VALUE:				
IRRIGATEI) 1A1					GF	RASSLA	ND 1	G1		1.000	·		1,295		
	1A								lG							
	2A1					2G1										
2A								2	2G							
	3A1							30	Gl							
	3A								3G							
	4A1					4G1										
	4A							4	4G							
DRYLAND	1D1					,	Shelterb:	elt/Timb	per							
	1D							Accreti	on							
	2D1							Was	\rightarrow							
	2D							Oth			2 222					
	3D1		MANT S ST			AG L	AND '		-		2.000			2,825		
	3D			-	1 520	Roads				0.440	_					
	4D1		1.000		1,530			arm Sit	-		2.000			30,000		
	4D		and the second					ome Sit	\rightarrow		2.000			30,000		
		3,501-35			49,350		1	Lecreati	-							
	vellings iildings				5,805	No	n-AG ′	Oth FOTA			2.440			30,000		
Outot	monigs			l	3,303	110	u-AG .	LOIA								

Assessor's Adjustment to Sale Pri	ce (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adju	ustment:		
JTWD; SALE BETWEEN PARENT	& CHILD		

Comments from		Comments:	
001602901 001602902			

			(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. DEPARTMENT OF REVENUE

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.					
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	28 2022				
Select County & County Number		Yr				
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buver)					
Elmer Krueger & Katie Glenn	Grantee's Name (Buyer) Elmer Krueger & Sonja Krueger					
Street or Other Mailing Address 1782 Road 1400	Street or Other Mailing Address 1782 Road 1400					
City State Zip Code 68930		Zip Code 68930				
Phone Number (402) 460-7112	Phone Number (402) 460-7112 Is the grantee a 501(c)(3) organized If Yes, is the grantee a 509(a) four					
Email Address elmerkru@hotmail.com	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.					
	B) Property Type	(C)				
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	✓ Mobile Home				
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt					
Bill of Sale Corrective Easement L	and Contract/Memo Partition Sheriff ease Personal Rep. Trust/Trustee	Other				
	ineral Quit Claim Warranty	and an Double				
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Auction ☐ Easement ✔ Gift	Life Estate Sale Tru	Insfer on Death Istee to Beneficiary Per (Explain)				
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If N	o, state the intended use.)				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re						
	Partnership, or LLC Self Othe	r				
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ✓ Parents and 0	and Grandchild Spouse Child Step-parent and Step-child					
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and it	nterest rate.)				
\$95,370	Yes No \$	%				
16 Does this conveyance divide a current parcel of land? ✓ Yes ✓ No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name				
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	nould be Sent				
1782 & 1784 Road 1400 Blue Hill	Elmer Krueger					
18a No address assigned 18b Vacant land						
20 Legal Description (Attach additional pages, if needed.) NW corner NW1/4 South 589 * East 35 (East to edge of road) to POB, thence South 242 * , East 360 * , North 242 * , West 360 * to POB in NW1/41	W1/4 Section 8 (eight) Township 3 (three) Range 10 (ten)					
AND	The Section of (aight) (among a femal) range of (air)					
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 to NW1/45	W1/4 Section & (eight) Township 3 (three) Range 10 (ten)					
21 If agricultural, list total number of acres transferred in this transaction4						
22 Total purchase price, including any liabilities assumed		1.00				
23 Was non-real property included in the purchase?	\$					
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	\$	1,00				
24 Adjusted purchase price paid for fear estate (line 22 millios 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. Elmer Krueger	, ,	(402) 460-7112				
Print or Type Name of Grantee or Authorized Representative	0	Phone Number 1-28-2022				
here Signature of Grantee or Authorized Representative	Title	Date				
IICIC	nlv	For Dept. Use Only				
Register of Deed's Use C 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	. or bept ose only				
Mo. a Day 4 yr. 22 \$ Exempt#4	BK 2022, fg 289	ov Stat 88 76-214 77-1227/0)				

State of Nebraska Ss.
County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of teb A.D., 2022, at 8:15 o'clock A.M. Recorded in Book 202 on Page 28 OLIVE TO Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-4-32
SECENTE BY US

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

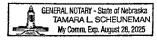
NW corner NW1/4, South 840', East 33' (East to edge of road) to POB, thence South 360', East 242', North 360', West 242' to POB in NW1/4NW1/4 Section 8 (eight) Township 3 (three) Range 10 (ten)

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

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

Executed: January 28, 2022	
Elm R Krueger	Katie M Glenn
STATE OF NEBRASKA)) ss.	
COUNTY OF WEBSTER)	-
The foregoing instrument was acknowled	February edge before me on January <u> </u>, 2022

Tavara & Scheureman Notary Public



Cnty No.	Во	ok	Page	\$	ale Date	School District Code									
91	20	22	298	12,	15/2021	Base: 65-0005 Aff		Affi	iliated:		Unified:				
Location	ID	Sale	Number	Useabil	ity & Code #					Par	rcel N	lumber	-		
0012046	500		36	4		GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		4241	- 3	9	1:	1	4	00000	1	000	1995
Land		Im	provements		Total			ate of	Sale	Pro	perty	Classifica	ation (ode	
247	,875				247,875	Status	Pro	perty Ty	ре	Zo	ning	Location	Cit	y Size	Parcel Size
		Irriga	tion Type:	•		A) 2	B)	05		ට	5	D) 3	E)	0	F) 9
LCG			ACRES:		ALUE:		LCG	1 -			ACR	ES:		VAL	ue:
IRRIGATE	D 1A1	!				GR	ASSLA	ND 1	G1		3	0.000	38,85		
	1.A							:	1G		3	9.000			50,505
	2A1							20	G1						
	2A						2G		2G	4.000		5,180		5,180	
	3A1						3G1		GI						
	3A							3	3G						
	4A1							40	G1						
	4.A						İ	4	4G						
DRYLANI) 1D1					5	Shelterb	elt/Timb	рег						
	1D)	62.000		153,140		:	Accreti	on						
	2D1						:	Was	ste	1.000				200	
	2D)						Otl	ner						
	3D1					AG L	AND	ТОТА	\mathbf{L}		13	6.000		2	47,875
	3D)						Roa	ds			4.000			
	4D1							Farm Sit	tes						
	4D		-				Н	ome Sit	tes						
							1	Recreati	on						
Γ	wellings							Otl	ner						
	ouildings	+				No	n-AG	ГОТА	\mathbf{L}			4.000			
							1								

Assessor's Adjustment to Sale Price (Total Recapture Value:	
Assessor Comments and Reason for Adjustm		
SPECIAL WD; CORRECTIVE DEED	TWEEN BROTHER & SI	STER
40		
Comments from	Сот	ments:
001204600	!	
	:	
		(Continue on back)

NEBRASKA Good Life Great Service

Real Estate Transfer Statement

36

FORM **521**

Gcod Life. Great Service.

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

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.					
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	0004				
WEBSTER - 91	Mo. 12 Day 15 Yr. 2021 Mo. 12 Da	y <u>15</u> Yr. <u>2021</u>				
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller) SEE ATTACHED	Grantee's Name (Buyer) MENKE LAND AND CATTLE LLC					
Street or Other Mailing Address	Street or Other Mailing Address 2410, Road Y					
City State Zip Code	City State Lawrence NE	Zip Code 68901				
Phone Number	Phone Number (402) 746-4775 Is the grantee a 501 (c)(3) organize (402) 746-4775	zation? Yes ✓ No				
Email Address N.A.	Email Address					
7 Property Classification Number. Check one box in categories A and B. Check C i	property is also a mobile home.					
(A) Status (B) Property Type	(C)				
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home				
✓ Unimproved	Mineral Interests-Producing Exempt	1				
IOLL Commercial Recreational						
	nd Contract/Memo Partition Sheriff	Other				
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	losure Irrevocable Trust Revocable Trust Tr	ransfer on Death				
Exchange) by buyer or seller? Auction EasementGiff		rustee to Beneficiary				
Buyer	or Trust Parlition Satisfaction of Contract O 12 Was real estate purchased for same use? (If	other (Explain)				
Yes No	Yes NoNo	No, state the intended use.)				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.						
	Partnership, or LLC Self St	er				
	and Grandchild Spouse					
Ex-spouse Parents and C						
14 What is the current market value of the real property? \$287,407	15 Was the mortgage assumed? (If Yes, state the amount and ☐ Yes	interest rate.)				
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company	? (If Yes, include the name				
Yes No	of the agent or title company contact.) Yes Adams L					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	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 SE½) and the East Half of the Southwest Quarter of the Southeast Quarter (E½ SW¼ SE¼), all in Section Eleven (11), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.						
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?	\$					
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	nstructions)					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0 00				
25 If this transfer is exempt from the documentary stamp tax, list the exemption						
Under penalties of law, I declare that I have examined this statement 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 Pfint or Type Name of Grantee or Authorized Representative		(402) 463-4198 Phone Number				
sign Sign Sign Sign Sign Sign Sign Sign S	Escrow Closing Agent	02-04-2022				
Signature of Greates or Authorized Beneaucatative	Title	Date				
liele						
Register of Deed's Use Or 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data /	For Dept. Use Only				
Mo. 2 Day 4 yr. 22 \$ Exempt #4	BK2022, Fg 298					
ebraska Department of Revenue		Rev. Stat. §§ 76-214, 77-1327(2)				

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

SONNY HILLSIDE FARMS LLC c/o Central National Bank, P.O. BOX 268 SUPERIOR, NE 68978 PH: 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 Bk 2022, Pg 298

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 04 day of February A.D., 2022, at 11:49 o'clock AM. Recorded in Book 2022 on Pages 298-300

Fee: \$22.00 By: AS Deputy Electronically Recorded

6.3

*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 <u>Dec. 15</u> . 2021.	SONNY HILLSIDE FARMS, LLC					
STATE OF NEBRASKA	By: Janmon G Polity, Menber TAMHARA A. ROBERTS, MEMBER					
COUNTY OF Adams }ss						
On this 15th day of Dec.	2021, before me personally appeared Tammara A. Roberts					



Notary Public Dusty S. McKenna

Page 1 of 3

Michael b- Mache	_ (hela S Mente
	Angela S. Menke ., 2021, before me personally appeared Michael G. Menke
GENERAL NOTARY - State of Nebraska SHEILA S. TRAMPE My Comm. Exp. January 10, 2024	She Ja S. Trample. Notary Public -
Carrie J. Heikkinen	Michael J. Heikkinen
STATE OF NEBRASKA COUNTY OF	•
On this 15th day of December and Michael J. Heikkinen, wife and husba	, 2021, before me personally appeared Carrie J. Heikkinen and
GENERAL NOTARY - State of Nebraska DANIELLE L KELLEY My Comm. Exp. September 27, 2024	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 S90°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.

Cnty No. Boo	ok	Page	Sale	Date	School District Code										
91 202	22	312	2/1/	2022	Base: 91-0074 Affiliated: Unified:										
Location ID	Sale	Number	Useability	& Code#		,	1 - 1 - 1		Parc	el N	lumber				
000801700		37	4	10	GeoCde	Twn	Rng	Se	ect Q	rt	Subdiv	Area	Blk	Pa	ırcel
Da	ate of S	ale Assessed	Value	er en	4373	2	10	4	4 ()	50005	1	000	00	00
Land	Imp	rovements	To	otal		D	ate of	Sale	e Prop	erty	Classific	ation (Code		
369,715		55,110	4	24,825	Status	Pro	perty T	ype	Zoni	ng	Location	Ci	ty Size	Parc	el Size
	Irrigat	ion Type:	 		A) 1	B)	05	· · · · · · · · · · · · · · · · · · ·	C) :	L	D) 1	E)	8	F)	1
LCG	£	ACRES:	VAL	UE:		LCG			A	CR	ES:		VAL	UE:	
IRRIGATED 1A1					GR	RASSLA	ND 1	G1			2.500			73,	495
1A		• • • • • • • • • • • • • • • • • • • •						1G		1	2.090			16,	925
2A1							2	G1		41.920				58,	690
2A		0.620		2,710				2G							
3A1							3	G1							
3A								3G							
4A1		<u> </u>					4	G1							
4A		3.240		13,705				4G							
DRYLAND 1D1					,	Shelterb	elt/Tim	ber							
1D		20.330		55,805			Accreti	ion							
2D1		6.180		16,965			Wa								
2D		22.730		62,395				her		10				40.	705
3D1					AG L	AND '					7.580		3	48,	195
3D							Roa		0.840				00.	000	
4D1		8.390		14,430		Farm Sites		-+			2.000			20,	920
4D	No. of the	19.580		33,675			ome Si	-					-		
						ŀ	Recreati	_							
Dwellings		<u> </u>		55,110	Ma	n AC '	Otl	_			2.840			20 (920
Outoundings	Outbuildings 55,110 Non-AG TOTAL 2.840 20,920							965							

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	100	
		(Continue on back)

NEBRASKA Good Life. Great Service.

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

FORM

					1.05	-1-1			
	THE RESIDENCE OF THE PARTY OF T		s this statemen	3	ems 1-25 are accur				
1 County Name	WEBSTER - 9	nty Number		3 Date of Sale/Tran	nster /01Yr2022	4 Date of Deed	y <u>01</u> Yr. <u>2022</u>		
E Crentario Nama Addres					, Address, and Teleph		у тг		
5 Grantor's Name, Addres Grantor's Name (Seller)	s, and relephone (F	lease Fillit)		Grantee's Name (E		one (r lease r mit)			
See Exhibit A Attac				The State of	Nebraska, Dept	of Transportat	tion		
Street or Other Mailing Addr	5.33%			Street or Other Ma P.O. Box 947					
City	S	State	Zip Code	City Lincoln		State NE	Zip Code 68509		
Phone Number				Phone Number (402) 471-45	Is the grante If Yes, is the	ee a 501(c)(3) organiz grantee a 509(a) fou			
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 r	mobile home.				
(A) Status			(B)	Property Type			(C)		
☐ Improved ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	Single Family Multi-Family Commercial	☐ Industrial ☐ Agricultural ☐ Recreations	_	Mineral Interests- Mineral Interests-		State Assessed	Mobile Home		
Bill of Sale Co	nservator rrective ath Certificate – Tran	Eas		nd Contract/Memo ase neral	Partition Personal Rep. Quit Claim	Sheriff Trust/Trustee Warranty	Other		
	§ 1031 eller?	uction Ease	=	Life Esta	te Sale Satisfactio	Tin of Contract O	ransfer on Death rustee to Beneficiary ther (Explain)		
11 Was ownership transferre	d in full? (If No, expla	in the division.)		12 W	/as real estate purchase ☐ Yes	ed for same use? (If ahway Purposes	No, state the intended use.)		
13 Was the transfer between					- 1				
Yes _✓No	☐ Aunt or Uncle to ☐ Brothers and S	o Niece or Nephew [isters [Partnership, or LLC and Grandchild	Self Spouse	∐ Oth	er		
	Ex-spouse		Parents and Ch	nild	Step-parent and	d Step-child			
14 What is the current market	t value of the real pro	perty?		-	age assumed? (If Yes, s	state the amount and	Α		
\$1,560					✓ No \$	1	%		
16 Does this conveyance div ✓ Yes No	ide a current parcel c	it land?			rough a real estate age title company contact.)		? (If Yes, include the name		
18 Address of Property				19 Name and Addr	ress of Person to Whom	the Tax Statement S	Should be Sent		
301 Merchant S	t. Blue Hill, I	NE 68930-790	09	Nebraska, Dept of Transportation PO. Box 94759					
18a No address assigne	d 18b 🗌 Vac	ant land		Lincoln, NE 68	8509-4759				
20 Legal Description (Attach	additional pages, if n	eeded.)							
See Attached E	xhibit A								
21 If agricultural, list total nur	nber of acres transfe	rred in this transaction		·					
22 Total purchase price,	including anv liabil	ities assumed				22 \$	1,560,00		
23 Was non-real property	included in the purc	hase?				\$	1,000,00		
		nount and attach iten				23	4.500,00		
24 Adjusted purchase pr				0		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 th	at I am duly authoriz	eclare that I have examed to sign this statement	nined this stateme nt.	nt and that it is, to tr	ne best of my knowledg	ge and beller, true, c	(402) 479-3985		
Karla Sm		Authorized Representat	tive				Phone Number		
sign Wall	a Vonet			RC	DW Project Mana	ager	02/01/2022		
here Signature of C	Grantee or Authorized	d Representative		Title			Date		
			Deed's Use Or				For Dept. Use Only		
26 Date Deed Recorded	2 2	e of Stamp or Exempt	Number	28 Recording Data	22 1 21	2			
Mo. Day	۲ <u>. عما</u> \$	Exempl 7	td	BKao	22, Fg 312		Rev. Stat. §§ 76-214, 77-1327(2)		
Nebraska Department of Revenue		0				namonzed by Neb. I	J		

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 OUARTER 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 ______ day of ______ A.D., 20 _____, at _____ at _____ o'clock _____ A. Recorded in Book ______ A.D. ______ Deputy Ind Comp ____ Assessor _____ Carded ______

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-7-22
\$ Exempt ≠ 2 By U

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

WARRANTY DEED

PROJECT: 281-1(118)

~: .

C.N.: 42815

TRACT: 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 016 DEGREES, 02 MINUTES, 34 SECONDS RIGHT, A DISTANCE OF 104.00 FEET; THENCE WESTERLY DEFLECTING 016 DEGREES, 02 MINUTES, 34 SECONDS RIGHT, A DISTANCE OF 104.00 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	IRACI: 16
Duly executed this <u>/</u> day of	JON.	A.D. 2022
		An 1 1
	Sign Here	Jeffrey L. Rose
STATE OF <u>Nebroska</u> COUNTY OF <u>Webster</u>)ss	
The foregoing instrument was acknowled		doy of SAA
A.D., 20 7 2, by	frey L. Rose Individual who appeared be	efore Notary)
Notary Sk	m Here	Notary Public —
		ENERAL NOTARY - State of Nebraska THOMAS D. DARNELL IMY COMM. Exp. March 24, 2025—1

WARRANTY DEED

PROJECT: 281-1(118)	C.N.: 42815	TRACT: 16
Duly executed this 18 day of	Jan,	A.D. 20 <u>27</u>
	Sign Here	Le A Chose Special Terri L. Rose
STATE OF Nebenska)	
COUNTY OF Adam S))ss.)	
The foregoing instrument was acknown A.D., 20 22, by (Printed Name	wledged before me this <u>/ / g</u> o Terri L. Rose of Individual who appeared be	fore Notary)
Notary	Sign Here	Notary Public
	GI L	ENERAL NOTARY - State of Nebraska THOMAS D. DARNELL Ny Comm. Exp. March 24, 2025

Cnty No.	Bo	ok	Page	Sale	Date	School District Code															
91	20	22	326	2/7/	2022	Base: 01-0123 Aff					ed:		Un	Unified:							
Location	Ю	Sale	Sale Number Useability & Code #			Parcel Number															
0021075	500		38	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	rt Subdiv		Blk	Parcel						
	D	ate of S	ale Assessed	Value		4131	4	11	6	6	0	00000	1	000	0120						
Land		Imp	provements	To	otal		D	ate of	Sale	e Pr	operty	Classifi	cation	Code							
1,348	,110		129,950	1,4	178,060	Status	Pro	perty Ty	уре	Z	oning	Locatio	n C	ity Size	Parcel Size						
		Irrigat	tion Type:			A) 1	B)	05		C)	5	D) 3	E)	0	F) 10						
LCG			ACRES:	VAL	UE:		LCG				ACR	ES:		VAL	UE:						
IRRIGATE	D 1A1		145.950	6	68,450	GR	ASSLA	ND 1	Gl		3	6.870			47,745						
	1 <i>A</i>		3.910		17,910				1G	24.090					29,705						
	2A1							2	G1	1.680			2,175								
	2A		13.910		60,790				2G												
	3A1							3	G1												
	3A		_						3G												
	4A1		25.650	1	.08,500			4	G1	0.840			0 17								
	4 <i>A</i>		11.180		47,290	4G 41.250			41.250			8,250									
DRYLANI) 1DI		76.000	1	.87,720	S	Shelterb	elt/Timl	ber												
**	10	,	42.000	1	.03,740	740				Accretion 5.830		Accretion		5.830)					
	2D1					Waste		Waste		Waste		Waste		Waste		Waste					
	2D						Other			Other		Other		Other							
	3D1		3.000		6,525	AG LAND TOTAL			AND TOTAL		465.160			1,3	39,460						
	3D						Roads		ads	11.920)									
	4D1		33.000		50,490	Farm Sites 1.000			1.000			8,650									
	4D	,				Home Sites			tes												
							ŀ	Recreati	ion						-						
Γ	wellings							Otl	her												
	ouildings	_		1	29,950	No	n-AG '	ГОТА	Γ		1	2.920			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)

FORM

Real Estate Transfer Statement

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

521

The deed will not be recorded unless this statement	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. Z Day 7 Yr. 22 Mo. 2 Day 7 Yr. 22
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer) James J. Niemeier and Cathy A. Ringler
See Attached Street or Other Mailing Address	Street or Other Mailing Address
1601 Dodge Street, Suite 3700	1601 Dodge Street, Suite 3700
City State Zip Code Omaha NE 68102	City State Zip Code Omaha NE 68102
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No
Email Address	If Yes, is the grantee a 509(a) foundation? Yes Who Email Address
Elifali Address	Elliai Augitas
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
7	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
. X Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
Cemetery Death Certificate - Transfer on Death Executor Mir	
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forech	
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	☐ Life Estate ☐ Sale ✓ Trustee to Beneficiary
Buyer Seller ✓ No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	pr Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)
Yes No. 2/3 interest in 32-4-11	✓ Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
	Partnership, or LLC Self Other
Brothers and Sisters Grandparents	and Grandchild Spouse
Ex-spouse Parents and Cl	nild 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.)
\$1,361,901	☐Yes
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes 🗸 No	of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
NA - Rural	James Niemeier
	1601 Dodge Street, Suite 3700
18a No address assigned 18b 🗸 Vacant land	Omaha, NE 68102
20 Legal Description (Attach additional pages, if needed.)	
See Attached.	•
470.00	
21 If agricultural, list total number of acres transferred in this transaction478.08	· · · · · · · · · · · · · · · · · · ·
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0,00
	CALLIDORUM;
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 stateme correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, complete, and
Thomas J. Kelley	(402) 341-3070
Print or Type Name of Grantee or Authorized Representative	· ·
	Phone Number
sign The Ille	
Sign The Standard or Authorized Representative	Phone Number
here Signature of Grantee or Authorized Representative	Attorney Phone Number Date Title
here Signature of Grantee or Authorized Representative Register of Deed's Use On	Attorney Title For Dept. Use Only
here Signature of Grantee or Authorized Representative Register of Deed's Use Or 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	Attorney Title Phone Number Date To Dept. Use Only 28 Regording Data
here Signature of Grantee or Authorized Representative Register of Deed's Use On	Attorney Title For Dept. Use Only

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 $\frac{1}{2}$), 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 <u>7</u>	DAY OF February	, 2022.		
SIGNATURE:	0/1/1		TITLE: TRUSTEE	
ΔI,	MES.I(NIEMEIER			

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 02/07/22 \$ Ex004 By AS Bk 2022, Pg 326

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

Focuse Letsch 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;
- 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

STATE OF NEBRASKA

COUNTY OF Size As State of Nebraska

In 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.

MARY L HERNANDEZ

My Comm. Exp. December 31, 2023

January 25, 2002

[signature page to Special Warranty Deed]

January 25, 2002

ATHY RINGLER, Co-Trustee

STATE OF NEBRASKA) ss. COUNTY OF A DOUG INS.

The foregoing instrument was acknowledged before me on Felicia 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.

By:

GENERAL NOTARY - State of Nebraska MARY L HERNANDEZ My Comm. Exp. December 31, 2023 NOTARY PUBLIC

[signature page to Special Warranty Deed]

Cnty No.	Во	ok	Page	Sal	e Date	School District Code										
91	20	22	338	2/8	/2022	Base: 91-0002 Affil					d:		Unified:			
Location	ID	Sale	Number	Useability	& Code#	Parcel Number										
0001639	900		39	4	05	GeoCde	Twn	Rng	Se	ect Qrt Subdiv			Area Blk		Pa	ırcel
	D	ate of S	ale Assessed	Value		4491			0	0	0	10100	1	000	00	00
Land		Imp	provements	T	otal		D	ate of	Sale	e Proj	perty	Classific	ation (Code	<u> </u>	
120	,280		50,275		170,555	Status	Pro	perty Ty	уре	Zoning Location			on City Size		Parc	el Size
		Irrigat	ion Type:	-1		A) 2	B)	05		C)	1	D) 1	E)	6	F)	7
LCG			ACRES:	VA	LUE:		LCG				ACR	ES:		VAL	UE:	
IRRIGATE		$\overline{}$,			GI	RASSLA	ND 1	G1			1.580	-		27,	945
	1A								1G							
	2A1							2	G1	6.500			8,420			420
	2A								2G							
	3A1					3G1			Gl							
	3A								3G							
	4A1							4	G1							
	4A								4G							
DRYLANI) 1D1					1	Shelterb	elt/Tim	ber							
	1D							Accreti	ion							
	2D1		24.350		60,265			Wa	_							
	2D	<u> </u>	*10					Oti				0 400			0.0	600
	3D1				 -	AG LAND TOTAL			-			2.430			96,	0 <i>3</i> 0
	3D				<u> </u>	Roads			-			0.320				CEO
	4D1					Farm Sites				1.000					8, 15,	650
	4D					Home Sites						1.000			13,	000
					24,810		<u></u>	Recreati				6.130				
	wellings	+			Other Non-AG TOTAL			Cartor						23,	650	
	Outbuildings 25,465 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)

NEBRASKA

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

Good Life, Great Service

, add an attachment and identify	

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed 2022 Mo. 02 2022 80 02 WEBSTER - 91 Day _ Mo. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Cynthia Duval Erickson Grantee's Name (Buyer) Cynthia Duval Erickson Street or Other Mailing Address 1229 HWY 136 Street or Other Mailing Address Zip Code 68970 Zip Code 68970 State Red Cloud ^{City} Red Cloud Is the grantee a 501(c)(3) organization? Phone Number (402) 469-8022 Yes Phone Number (402) 469-8022 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Multi-Family Agricultural Mineral Interests-Producing Unimproved Exempt IOLL Commercial Recreational Other 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Bill of Sale Easement ✓ Personal Rep. Trust/Trustee Corrective Lease Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer V Distribution Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Sale Trustee to Beneficiary Easement Gift Life Estate Exchange) by buyer or seller? Buyer Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No No ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Grandparents and Grandchild ✓ Spouse **Brothers and Sisters** Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$215,000 V No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ✓ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 1229 HWY 136 (Same as grantee) Red Cloud, NE 68970 18b Vacant land 18a No address assigned 20 Legal Description (Attach additional pages, if needed.) See description attached. 21 If agricultural, list total number of acres transferred in this transaction 22 0,00 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? 0,00 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 24 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. (402) 746-3613 David B. Garwood Phone Number Print or Type Name of Grantee or uthorized Representative Attorney ature of Grantee or Authorized Repres Title Date For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

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

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.

State of Nebraska 7 County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this_8 _A.D., 2033___ at_3 PM. Recorded in Book 2022 County Clerk Deputy

Assessor_

Carded

10.

Comp



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 (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;

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.

STATE OF NEBRASKA, COUNTY OF WEBSTER: SS

The foregoing instrument was acknowledged before me on Feb. 8, 3002, by Cynthia Duval Erickson, Personal Representative of the Estate of Larry J. Erickson, Deceased.

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

Comm. expires October 22, 2022.

David B. Garwood, Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Pag	ge Sale Date School District Code																		
91	20:	22	37	•	10	/21	L/2021	Base: 0	1-0	123	A	Affilia	ted:		1	Unifi	ed:	ed:				
Location	ID .	Sale	Number		Useab	ility	& Code#					P	arcel I	Number								
0005142	201		40		1			GeoCde	Twn	Rr	ıg	Sect	Qrt	Subdiv	A	rea	Blk	Parcel				
	Da	ate of Sa	ale Asses	sed V	alue			4131				00	0	30030			001	00	000			
Land		Imp	rovemen	ts		Te	otal		Date of Sale Property Classification Cod						ode	ode						
	475			L00			575	Status	P	roperty	Тур	e :	Zoning	Locati	on	n City Size Parcel Size						
Assessor Lo	cation:	BLAD	EN (BI	ιA)				A) 1	B)	0	1	C)	1	D) 1		E)	7	F)	1			
							Residential							Comm	ercia	ıl						
	Mul	tiple Imp	rovemen	ts: M	ultiple. Ir	nprov	rements.:			Multi	ple. I	mprove	ments.:									
		Constr	uction Da	te: Co	onstructio	n Da	te:			Const	ructio	on Date	:									
			Flo	or: Fl	oor Sq. F	t.:				Floor	Sq. I	7t. :										
		Buildin	g Cost Ne	w: Co	st:					Cost :												
Single Family	Style:			R	esidenti	ial C	ondition:			Com	mer	cial O	ccupan	cy Code:								
(100) 🗆 Mo	bile Hom	ne		(1	10) 🗆	W	om Out			Primary: Other1: Other2:												
(101) 🗆 One	e Story			(2	20) 🗆	Ba	dly Worn			Commercial Construction Class:												
(102) 🗆 Two	o Story			(3	(30) Average					(1) ☐ Fireproof Structural Steel Frame												
(103) 🗆 Spli	it Level			(4	(40) 🛘 Good						(2) Reinforced Concrete Frame											
(104) 🗆 11/	2 Story			(5	(50) U Very Good						(3) Masonry Bearing Walls											
(111) □ Bi-I	Level			(6	(60) Excellent					(4) Uood or Steel Framed Ext. Walls												
(106) □ Oth	ier										(5) Metal Frame and Walls											
Townhouse or	Duplex	Style:		R	Residential Quality:						(6) □ Pole Frame											
(301) 🗆 One	Story			(1	(10)					Cost Rank: Condition:				n:								
(302) 🗆 Two	o Story			(2	20) 🗆	Fai	r			(10)		Low			(10)		Worn					
(307) 🗆 11/	2 Story			(3	30) 🗆	Av	егаде			(20)		Avera	ge		(20)		Badly		l			
(308) 🗆 Spli	it Level			(4	10) 🗆	Go	od			(30)		_	e Avera	ge	(30)		Averag	ge				
(309) 🗆 21/	2 Story			(5	60) 🗆		ry Good			(40)		High			(40)		Good					
(304) 🗆 One				(6	io) 🗆	Ex	cellent					-			(50)		Very (
(30 <i>5</i>) 🗆 Two	o Story D	Ouplex													(60)		Excelle	ent				
Assessor's	Adjus	stment	to Sale	Pric	e (+ c	or -)):															
Assessor Co	mment	s and R	eason fo	r Adjı	ustmen	ıt:																
QCD																						
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Comments f									\nu	ients:	•											
0000147																						
													_									
															-		(Conti	nue on	back)			

Good Life. Great Service

Real Estate Transfer Statement

FORM • To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2021 10 21 WEBSTER - 91 Day _ Mo Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Scott Bokelman Grantee's Name (Buyer) Bruno Irmer Street or Other Mailing Address 223 W. O Street Street or Other Mailing Address 646 N Webster St. PO Box 4 City Bladen State Zip Code 68928 Zip Code 68928 Bladen NE Phone Number (402) 460-9244 Phone Number Is the grantee a 501(c)(3) organization? ✓ No If Yes, is the grantee a 509(a) foundation? V No Email Address 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. (B) Property Type (A) Status (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home **Jnimproved** Multi-Family Mineral Interests-Producing Exempt Agricultural IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep Trust/Trustee Death Certificate - Transfer on Death Mineral Quit Claim Warranty Cemetery Executor Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Life Estate ✓ Sale Trustee to Beneficiary Auction Easement Exchange) by buyer or seller? Seller V No Court Decree Partition Satisfaction of Contract Other (Explain) Exchange **Grantor Trust** 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No \$ 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 223 West O Street Bruno Irmer 646 N Webster St. PO Box 4 Bladen, NE 68928 Bladen, NE 68928 18b Vacant land 18a No address assigned 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 22 10¹.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 10,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and at, and that I am duly authorized to sign this statement. sign Authorized Representative

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

28 Recording Data

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

For Dept. Use Only

Day 10 Nebraska Department of Revenue

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

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-10-22
\$ 2.25 By ab

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

FormSwift: My Docum	ents		
ВС	00K <u>2022</u>	PAGE	379

)	State of Nebraska) ss. County of Webster Entered on the
ń	numerical index and filed for record in the
<i>'</i>	Clerk's effice of said county this 10 day
,	o'clock PM Recorded in Book 2022
)	on Page 13 79-38 1
)	Found Petack County Clerk
)	Tal. 00 Oeputy
Ĺ	IndCompAssessorCarded
Ś	
,	TAX DAD CET TO # 000514001
)	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 <u>2022</u> 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)

(FIRST WITDESS NAME TYPED)

(Witness #2 Signature)

(SECOND WITNESS NAME TYPED)

Grantee's Address:

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

Mail Subsequent Tax Bills To:

Bruno Irmer PO Box 4 Bladen, Nebraska 68928

Grantor's Address:

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

		BUUK all all PAGE 381
STATE OF NEBRASKA)	
COUNTY OF WEBSTER)	SS.

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

Signed, sealed and delivered in	the presence of:	
Matahou A	alas	dande.
(Signature of Notary)	Mata	storato.
(Printed Notary Name) Webster,	Nebraska Um	(10,000
My Commission expires:	4-25.	4-8-2025

GENEHAL NOTARY - State of Nebraska GRETCHEN L. MASTRODONATO My Comm. Exp. April 8, 2023

Cnty No.	Во	ok	Page	Sal	e Date	School District Code										
91	20	22	384	2/11	/2022	Base: 91-0074 Affiliated: Unified:										
Location	. ID	Sale	Number	Useability	& Code#		4.			Parcel	Numb	er				
0017020	001		41	1		GeoCde	Twn	Rng	Sec	ct Qrt	Sub	div	Area	Blk	Pa	ırcel
	D	ate of S	ale Assessed	Value		4133	4	10	3	3	000	00		000	00	000
Land	l	Imp	provements	т	otal		Date of Sale Property Classification Code									
23	,650		147,670		171,320	Status	Proj	perty Ty	тре	Zoning	Lo	cation	Cit	y Size	Parc	el Size
		Irriga	tion Type:	•		A) 1	B)	01		c) 5	D)	2	E)	0	F)	4
LCG			ACRES:	VA	LUE:		LCG			AC	RES:		i.	VAL	U E:	· · · · · · · · · · · · · · · · · · ·
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	1 <i>A</i>	1						1	1G							
	2A1	L						20	G1							
	2 <i>A</i>	X .						2	2G							
3A1		1						30	G1							
3A		7						3	3G							
	4A]							40	Gl							
	4 <i>A</i>	7						2	4G							
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Out	buildings	s			1,685	No	n-AG T	ГОТА	\mathbb{T}		1.2	80			23,0	650
				• /. `				G / T			T7					

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

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

FORM 521

Good Life: Great Service.

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

1 County Name	2 County Number	1	e of Deed					
Webster	91	Mo. 2 Day 11 Yr. 22 Mo.	Day 14 Yr. 22					
5 Grantor's Name, Address, and Telep	hone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) Clay D. Thurman and Ashley L. Thurman		Grantee's Name (Buyer) NEI Global Relocation Company, a Nebraska corporation						
Street or Other Mailing Address 2404 Road 1625		Street or Other Mailing Address 2707 N 118th Street						
City	State Zip Code	City State	e Zip Code					
Blue Hill	NE 68930	Omaha NE						
Phone Number (402) 434-3260		Phone Number Is the grantee a 501(c)(3) If Yes, is the grantee a 501 (c) (3)						
Email Address n/a	·	Email Address n/a						
7 Property Classification Number. Che	ck one box in categories A and B. (Check C if property is also a mobile home.						
(A) Status	(B) Prope		(C)					
 ☑ Improved ☑ Unimproved ☑ Multi-Family ☑ IOLL ☑ Commercial 		I Mineral Interests-Nonproducing ☐ State Assest ☐ Mineral Interests-Producing ☐ Exempt	ssed Mobile Home					
8 Type of Deed □Conservator		Land Contract/Memo □Partition □Sheriff	Other					
☐Bill of Sale ☐Corrective	□Easement □I	Lease ☐Personal Rep. ☐Trust/1	rustee					
		Mineral □Quit Claim ☑Warrar						
kind exchange (I.R.C. § 1031	□Auction □Easement □G		tt ☐Transfer on Death ☐Trustee to Beneficiary ontract ☐Other (Explain)					
11 Was ownership transferred in full? (if N	lo, explain the division.)	2 Was real estate purchased for same use? (If No ☑ Yes □ No	o, state the intended use.)					
⊠ Yes □ No								
	If to a trustee, are the trustor and ben- Niece or Nephew ☐ Family Corp., F	eficiary relatives? (If Yes, check the appropriate bo Partnership, or LLC	x.) ☐ Other					
☐ Yes ☑No ☐ Aunt or Uncle to ☐ Brothers and Sist								
☐ Ex-spouse	☐ Parents and Ch	ild Step-parent and Step-child						
14 What is the current market value of the \$373,750.00	real property?	5 Was the mortgage assumed? (If Yes, state the ☐ Yes ☐ No \$	amount and interest rate.)					
16 Does this conveyance divide a current ☐ Yes ☐ No	parcel of land?	7 Was transfer through a real estate agent or a title ∞ of the agent or title company contract.) ☑ Yes Stew						
18 Address of Property 2404 Road 1625 Blue Hill, NE 68930	1	9 Name and Address of Person to Whom the Tax Same as #6 above	Statement Should be Sent					
18a ☐ No address assigned 18b ☐ \	Vacant land							
20 Legal Description (Attach additional pa See Exhibit "A" attached hereto and m	ade a part hereof.							
21 If agriculture, list total number of acres	transferred in this transaction							
22 Total purchase price, including any liat			22 \$383,750.00					
23 Was non-real property included in the		ee instructions)	23 \$0.00					
			24 \$383,750.00					
24 Adjusted purchase price paid for real e 25 If this transfer is exempt from the docu								
		nt and that it is, to the best of my knowledge and belief, tru	e, complete, and					
correct, and that I am duly author	rized to sign this statement.	, , , , , , , , , , , , , , , , , , , ,	402-434-3273					
Carrie Sorensen – Stewart T			Phone Number					
sign Print or Type Name of Grant	ee or Authorized Representative	Escrow Officer	2/11/2022					
here Signature of Grantee or Auth	orized Representative	Title	Date					
	Register of Deed's Use Or	niy	For Dept. Use Only					
26 Date Deed Recorded 2	7 Value of Stamp or Exempt Number	28 Recording Date						
Mo. 2 Day 11 Yr. 22	\$ 864.00	BK2022, Pa 384						
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersec			leb. Rev. Stat. §§ 76-214, 77-1327(2)					

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.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 02/11/22 \$ 864.00 By AS Bk 2022, Pg 384

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 February A.D., 2022, at 10:44 o'clock AM. Recorded in Book 2022 on Pages 384-386

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. Ihurman

Ashley L. Thurman

State of
State of

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.

91 2022 387 11/24/2021 Base: 91-0002 Affiliated: Unified: Unified: Unified: Unified: Unified: Parcel Number Cocation ID Sale Number Useability & Code # Parcel Number 001413300 42 1 GeoCde Twn Rng Sect Qrt Subdiv Area Blk Date of Sale Assessed Value 4489 1 10 31 1 00000 1 000 Land Improvements Total Date of Sale Property Classification Code	Parcel 0000 Parcel Size F) 9			
001413300 42 1 GeoCde Twn Rng Sect Qrt Subdiv Area Blk Date of Sale Assessed Value 4489 1 10 31 1 00000 1 000	0000 Parcel Size			
Date of Sale Assessed Value 4489 1 10 31 1 00000 1 000	0000 Parcel Size			
	Parcel Size			
Land Improvements Total Date of Sale Property Classification Code				
274,775 Status Property Type Zoning Location City Size 1	37 Q			
Irrigation Type: A) 2 B) 05 C) 5 D) 3 E) 0 F	., .			
LCG ACRES: VALUE: LCG ACRES: VALUE	E:			
IRRIGATED 1A1 GRASSLAND 1G1 26.850 3	4,775			
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				
	4,775			
3D Roads 1.990				
4D1 47.540 72,740 Farm Sites				
4D 30.550 46,740 Home Sites				
Recreation 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 b	ack)

DEPARTMENT OF REVENUE



FORM 521

Real Estate Transfer Statement

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

	t is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	25 Yr. 2022						
Select County & County Number	Mo. 11 Day 24 Yr. 2021 Mo. 01 Day _	Yr						
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)							
Lois Henderson, Trustee Lois Henderson Rvoc Trust	Grantee's Name (Buyer) Justin and Jennifer Soucek							
Street or Other Mailing Address PO Box 112	Street or Other Mailing Address 919 HWY 4							
State Zip Code 68780	City Bladen NE	Zip Code 68928						
Phone Number (402) 961-9227	Phone Number (402) 984-2389 Is the grantee a 501(c)(3) organization of the state of the grantee a 509(a) foundation of the state of the grantee a 509(a) foundation of the state of the grantee a 509(a) foundation of the state of the grantee a 501(c)(3) organization of the state of the grantee a 501(c)(3) organization of the state							
Email Address n/a	Email Address n/a							
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.							
(A) Status (B)	Property Type	(C)						
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home						
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt							
☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐								
		ther						
	eral Quit Claim Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		fer on Death						
Exchange) by buyer or seller?		ee to Beneficiary r (Explain)						
Buyer Seller V No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	rTrust Partition Satisfaction of Contract Othe 12 Was real estate purchased for same use? (If No,	,,						
✓ Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela								
	artnership, or LLC Self Other							
Brothers and Sisters Grandparents at Ex-spouse Parents and Ch								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and inte	erest rate.)						
* * *	Yes	%						
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If of the agent or title company contact.) Yes	Yes, include the name						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	uld be Sent						
Rural Webster County, Nebraska	(Same as Grantee)							
18a No address assigned 18b v Vacant land								
20 Legal Description (Attach additional pages, if needed.)								
The Northeast Quarter (NE1/4) of Section Thirty-one	(31), Township One (1) North, Range T	en (10)						
West of the 6th P.M., Webster County, Nebraska.								
21. If agricultural, list total number of agres transferred in this transaction 160+-								
21 il agricultural, ilst total number of acres transierres in this transaction.	·							
22 Total purchase price, including any liabilities assumed		320,000,00						
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see it	nstructions)	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 stateme	nt and that it is, to the best of my knowledge and belief, true, com	olete, 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	Attornov	Phone Number						
sign Javal James	Attorney	Feb.// ,2022						
here Signature of Grantee or Authorized Representative	Title	Date						
Register of Deed's Use On		For Dept. Use Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data							
Mo. 2 Day 11 Yr. 22 \$ 720.00	BK 2022, Fg 387	Stat. §§ 76-214, 77-1327(2)						

BOOK 2022 PAGE 387

State of Nebraska	ss.
County of Webster	Entered on the
numerical index and Clerk's office of said	filed for record in the county this day
of Feb A.D., o'clock A.M. Reco	orded in Book aba
on Page 387	
Low Pet	COUNTY Clerk Deputy
IndCompAs:	sessorCarded



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 (NE½) 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

GENERAL NOTARY - State of Nebraska LOIS J. KAUP My Comm. Exp. June 25, 2022 Lois Henderson, Trustee

STATE OF NEBRASKA, COUNTY OF HOLT) ss.

The foregoing instrument was acknowledged before me on \(\)

Comm. expires 6/25/2022

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date				1	Schoo	ol Dis	trict	t Code			
91	20	22	422		2/	8/2022	Base: 6	55-0	011	Af	filiate	ed:			Unif	ied:	
Location	Ю	Sale	Number	U	seabili	ty & Code #					Pa	rcel N	vum	ıber		,	
0006122	200		43		4	05	GeoCde	Twr	Rn	g S	lect	Qrt	Su	ıbdiv	Area	Blk	Parcel
	Da	ate of S	ale Assessed	Val	ue	-	4487	1	9		9	0	40	010		011	0000
Land		Imp	rovements			Total			Date o	f Sal	e Pro	perty	Cl:	Classification Code			
i e	470		31,790)		32,260	Status	P	roperty	Туре	Z	oning	I	Location	Cit	y Size	Parcel Size
Assessor Lo	cation:	GUID	E ROCK	(GR))		A) 1	B)	0	L	C)	1	D)) 1	E)	7	F) 2
	**.					Residential							Co	mmerc	ial		
	Mul	tiple Im	provements:	Multi	ple. Imp	rovements.:			Multip	le. Imp	proven	ents.:					
		Constr	uction Date:	Cons	truction I	Date: 19:	13		Const	uction	Date:						
			Floor:	Floor	Sq. Ft. :				Floor	Sq. Ft.	:						
		Buildin	g Cost New:	Cost	:	171,7	90		Cost:								
Single Family	Style:	102		Resi	dential	Condition: 25	5		Com	nerci	al Occ	cupano	су С	ode:	:		
(100) □ Mo	bile Hon	ne		(10)	□ '	Worn Out			Prima	ry:		Ot	her1	:	(Other2:	
(101) 🗆 One	e Story			(20)	₩]	Badly Worn			Com	nerci	al Cor	ıstruc	tion	Class:			
(102) 🗷 Tw	o Story			(30)	* .	Average			(1)	□ F	irepro	of Str	uctu	ral Steel	Frame		
(103) □ Spl	it Level			(40)		Good	(2) Reinforced Concrete Frame										
(104) 🗆 11/	2 Story			(50)	<u> </u>	Very Good			(3)		/lason	гу Веа	ring	Walls			
(111) 🗆 Bi-l	Level			(60)		Excellent			(4)		Vood	or Stee	el Fra	amed Ex	t. Wal	ls	
(106) 🗆 Oth	ıer								(5)		Aetal I	Frame	and	Walls			
Townhouse or	r Duplex	Style:		Resi	dential	Quality: 30			(6)	□ P	ole Fr	ame					
(301) 🗆 One	e Story		<u> </u>	(10)		Low			Cost					Co	onditio	-	
(302) 🗆 Two	o Story			(20)		Fair			(10)					(1		Worn	
(307) 🗆 11/	2 Story			(30)		Average			(20)		\verag			(2)		Badly	
(308) 🗆 Spli	it Level			(40)		Good			(30)			Avera	ge	(3		Averaş	ge
(309) 🗆 21/				(50)		Very Good			(40)		ligh			(4		Good	
(304) 🗆 One				(60)	I	Excellent				-				(5)		Very (
(305) □ Two	o Story E	Ouplex												(6	0) 🗆	Excelle	ent
Assessor's	s Adjus	stment	to Sale P	rice	(+ or	-):											
Assessor Co				djus	tment:								_				
QCD; BI	ETWEE	N EX-	SPOUSE			v											
										м							
							_										
			No.		· · · · · · · · · · · · · · · · · · ·												
Comments f	From	 -			. "''	-		Omr	nents:								
0006122						•		-OHIII			·						
	-	_															
1-9																	
									<u> </u>							(Conti	nue on back)

NEBRASKA Good Life. Great Service

Real Estate Transfer Statement

FORM 521

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

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

DEPARTMENT OF REVENUE · If additional space is 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. 4 Date of Deed 1 County Name 2 County Number 3 Date of Sale/Transfer 22 WEBSTER - 91 Day Mo 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Andrew A. Cole Grantor's Name (Seller Mackenzie J. Cóle Street or Other Mailing Address P.O. Box 183 Street or Other Mailing Address 245 Republican St. Zip Code 68942 Zip Code 68942 Guide Rock Guide Rock State Phone Number (402) 705-2330 Phone Number (402) 257-7159 Is the grantee a 501(c)(3) organization? Yes **✓** No If Yes, is the grantee a 509(a) foundation? Email Address kenziek 23@hotmail.com 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) ✓ Improved State Assessed Mobile Home ✓ Single Family Industria Mineral Interests-Nonproducing Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Trust/Trustee Corrective Easement Lease Personal Rep. Cemetery Death Certificate - Transfer on Death ✓ Quit Claim Executor Mineral Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Life Estate Sale Trustee to Beneficiary Auction Easement Buyer Seller No **✓** Court Decree Partition Satisfaction of Contract Other (Explain) Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Family Corp., Partnership, or LLC Self Other Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child ✓ Ex-spouse Parents and Child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **✓** No \$29.059 Yes Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ✓ No Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 245 Nebraska St. Andrew A. Cole Guide Rock, NE 68942 P.O. Box 183 Guide Rock, NE 68942 18b Vacant land 18a No address assigned 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 1,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 1,00 24 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 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. Joshua Jol71800 Print or Type Name of Grantee or Authorized Representative sign or Authorized Representative here For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded

Day 1

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 lo day of Felo A.D., 20 22, at 10:00 o'clock n. M. Recorded in Book 2020 on Page 420 County Clerk 10:00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-16-22
SEXENT#12 BY (1)

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 Floury 3rd, 2021.

Mackenzie J. Cole

STATE OF NEBRASKA

COUNTY OF Webst)

SS.

The foregoing instrument was acknowledged before me on 2021, by Mackenzie J. Cole former spouse of 3000

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

Cnty No.	Во	ok	Page	Sale	Date	School District Code									
91	20	22	423	2/16	/2022	Base: 0	1-01	23	Aff	iliated:		Unif	ied:		
Location	ID	Sale	Number	Useability	& Code#	٠				Parcel I	Number				
0024103	300		44	1		GeoCde Twn Rng Sect Qrt Subdiv Area Blk Parce							Parcel		
	Date of Sale Assessed Value 4247 3 12 26 3 00000 1 000								2940						
Land		Imp	provements	To	otal		D	ate of	Sale	Propert	Code				
903	,145			2	903,145	Status	Status Property Type Zoning Location					Cit	y Size	Parcel Size	
		Irrigat	tion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 9	
LCG		ACRES: VALUE:					LCG			ACI	ES:	VALUE:			
IRRIGATE	D 1A1		64.600	2	295,870	GRASSLAND 1G1				3.200			88,480		
	1A	-	3.000		13,740			1	ιG	1	5.000	21,000			
	2A1					2G1			2	25.630 3.			35,880		
	2A		13.000		56,810	2G			2G						
	3A1					3G1			G1						
	3A					3G			3G						
	4A1		13.200		55,835			40	G1						
	4A		41.000		73,430			2	4G						
DRYLANI) 1D1		38.000	1	.04,310		helterbe	lt/Timb	ег						
	1D							Accreti	on						
	2D1							Was	ste		2.000			560	
	2D		18.000		43,470		· <u>»</u>	Oth					×		
	3D1					AG L	AND T	TOTA	\mathbf{r}	30	4.630		9	03,145	
	3D							Roa	ds		7.430				
	4D1					•	F	arm Sit	es						
Special Company of the control of th	4D		8.000		13,760			ome Sit	_						
							R	ecreation	on		- "				
	wellings	 	· .					Oth		•					
Outl	ouildings		·			No	ı-AG T	FOTA	$\mathbf{L} $	····	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

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

• If additional space is needed, add an attachment and identify the applicable item number. Good Life. Great Service. DEPARTMENT OF REVENUE

FORM 521

T	he deed will not be reco	rded unless this statemen	nt is signed and items 1-25 are acc	curately completed.
1 County Name	2 County Num		3 Date of Sale/Transfer	4 Date of Deed
Webster	Select County & Cour	nty Number	Mo. 2 Day 16 Yr. 26	Mo. 8 Day 15 Yr. 200 a
5 Grantor's Name, Address	s, and Telephone (Please Pri	int)	6 Grantee's Name, Address, and Tele	
Grantor's Name (Seller)	1. 1-		Grantee's Name (Buver)	
Street or Other Mailing Addre			Robert L. + Dio	mal Wilson
Cacca of Other Maning / Can			Street or Other Mailing Address	$\omega_{\mathcal{O}}$
City Plade	State	689 a8	City RI	State Zip Code
Phone Number	- INE	<u> </u>	Phone Number Is the gra	antee a 501(c)(3) organization? Yes No
			1	the grantee a 509(a) foundation? Yes No
Email Address			Email Address	
7 Property Classification I	Number. Check one box in c	ategories A and B. Check C	if property is also a mobile home.	
(A) Status) Property Type	(C)
Improved	Single Family	Industrial	Mineral Interests-Nonproducing	State Assessed Mobile Home
Unimproved	Multi-Family	X Agricultural	Mineral Interests-Producing	Exempt
IOLL	Commercial	Recreational	_	
8 Type of Deed Cor	nservator	Distribution La	nd Contract/Memo Partition	Sheriff Other
Bill of Sale Cor	Tective	Easement Le	ase Personal Rep.	Trust/Trustee
Cemetery Dea	ath Certificate - Transfer on De	eath Executor Mi	neral Quit Claim	Warranty
9 Was the property purchas part of an IRS like-kind ex	sed as 10 Type of Trans	fer Distribution Forec	losure Irrevocable Trust Revoca	ble Trust Transfer on Death
(I.R.C. § 1031 Exchange)		Easement Gift	Life Estate ale	Trustee to Beneficiary
Yes No	Court Decr			tion of Contract Other (Explain)
11 Was ownership transferred Yes No	in full? (If No, explain the div	ision.)	12 Was real estate purch	ased for same use? (If No, state the intended use.)
-	- letives outfits to the	1		
Yes No	Aunt or Uncle to Niece or		ttives? (If Yes, check the appropriate box.	.) X Other Lous `
★ 162 □140	Brothers and Sisters	_ =	Partnership, or LLC Self and Grandchild Spouse	∠ Other ∠ Dust △
	Ex-spouse	Parents and Ci	= :	and Step-child
14 What is the current market			15 Was the mortgage assumed? (If Yes	
Tr mario ino ounom mamor	raide of the leaf property:		Yes No \$	•
16 Does this conveyance divid	de a current parcel of land?		<u> </u>	gent or a title company? (If Yes, include the name
Yes X No	,		of the agent or title company contact	
18 Address of Property			19 Name and Address of Person to Who	
			Same As	5 Abour
18a No address assigned	i 18b 🗶 Vacant land	•		
20 Legal Description				
200,14 Fe.	ss a Tract	36.3-13		
11101111 -	55 a Tract	35-3-12		
140 14 66				
21 If agricultural, list total num	ber of acres 308. 9	<u>d</u>		
				S
22 Total purchase price, in	cluding any liabilities assu	ımed		22 130,750 0
23 Was non-real property	included in the nurchase?	□ Voe □ No /If Voe or	nter dollar amount and attach itemize	d list.) 23 \$
23 Was non-real property	monuded in the purchase:	res	iter dollar amount and attach itemizer	\$ 20
24 Adjusted purchase pric	e paid for real estate (line	22 minus line 23)		24 30, 50 9 00
25 If this transfer is exemn	of from the documentary s	amp tax, list the exemption	number	•
			nt and that it is, to the best of my knowle	edge and belief, true, complete, and
	t I am duly authorized to sign		•	
sign Print or Type N	ame of Grantee or Authorized	Hepresentative		Phone Number
<u> </u>			T*!!	D-1-
here 'Signature of Gr	rantee or Authorized Represer	пашче	Γitle .	Date
	F	legister of Deed's Use On	ly	For Dept. Use Only
26 Date Deed Recorded	0 > 1	or Exempt Number	28 Recording Data	
Mo. 2 Day 16 Yr.	<u>aa</u> \$ 294	. 10	BK2022 1/2 42	3
ebraska Department of Revenue	unamados 06 260 2009 Bay 0 20	· · · · · · · · · · · · · · · · · · ·	1.1	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of 60 A.D., 2022, at 11:26 o'clock A.M. Recorded in Book 2022 on Page 423 County Clerk 10.00 Peputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 3-16-32 \$ 294.75 By ひる

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 (SW4) 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%) of Section Thirty-five (35), Township Three (3), North, Range Twelve (12), West of the $6^{\rm th}$ P.M. in Webster County, Nebraska.

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

- 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 /5, 2002.

Lola B. Lutz.

STATE OF NEBRASKA)
) ss.
FRANKLIN COUNTY)

The foregoing instrument was acknowledged before me on August /5, 2002 by Lola B. Lutz, a single person.

VERNON F. DUNCAN
My Comm. Exp. Aug. 29, 2004

Notary Public.

Cnty No.	Boo	ok	Page	Sale	Date				S	chool Dist	rict Code			
91	202	22	424	2/11	/2022	Base: 9	1-00	74	Aff	liated:		Unif	ied:	
Location	Ю	Sale	Number	Useability	& Code#					Parcel N	umber			
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	Da	te of S	ale Assessed	Value		4133	4	10	2	4 2	00000	1	000	0000
Land		Imp	provements	Te	otal		D	ate of	Sale	Property	Classifica	tion (Code	
670	,690		12,165 682,855 Status Property Type Zoning Location						Location	Cit	y Size	Parcel Size		
		Irrigat	tion Type:	-1.		A) 2	B)	05		c) 5	D) 3	E)	0	F) 9
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	1A					1G			1G	5	9.870	83,815		
	2A1					2G1			G1	1	7.650			24,710
	2A					2G			2G					
	3A1					3G1			G1	-	6.640			9,295
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-)wellings	Section 1				-		Otl		···········				<u>-</u>
	ouildings				12,165	No	n-AG '			.	8.720			18,520
Outl	ouildings		****		12,165	No	n-AG '	ГОТА	\mathbf{T}		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 REVOCABI	LE TRUST
Comments from	Соттептя:
001714800 001718100	
	(Continue on back)

Real Estate Transfer Statement

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



FORM 521

	The dead will no	ha recorded or	laas this statem	ant in signed and	Hamad 25 and an	arretativ aammiata						
1 County Name		unty Number	iless this staten	3 Date of Sale/Ti		curately complete 4 Date of Deed	<u>u.</u>					
1 County Name	WEBSTER -				ansier lay <u>11</u> yr. <u>202</u>		Day11Yr.	2022				
E Oussiands Alamas A							· · · · · · · · · · · · · · · · · · ·					
Grantor's Name (Selle	ddress, and Telephone (riease rillity		Grantee's Name	(Buyer) Duane	ephone (Please Print \. JONNSON, Trut	štee -					
Duane A. John	son and Dee A. Jo	ohnson		of the Duar	<u>ie A. Johnson f</u>	Revocable Trus	t					
Street or Other Mailing #20 St. James				Street or Other M 3032 North	Mailing Address Monitor Road							
City Grand Island		State NE	Zip Code 6880	3 City Grand Islar	nd	State N E		Zip Code 68803				
Phone Number (308) 379-7622				Phone Number (308) 379-7		antee a 501(c)(3) orga the grantee a 509(a) t		Yes V No Yes V No				
Email Address djohnson3032@	@hotmail.com			Email Address duane.johns	son0827@gma	il.com						
7 Property Classific	ation Number. Check on	e box in categorie	s A and B. Check	if property is also a mobile home.								
(A) Status				(B) Property Type				(C)				
	Single Family	Industr	ial	Mineral Interes	ts-Nonproducing	State Assess	ed	Mobile Home				
✓ Unimproved	Multi-Family	✓ Agricul	tural	Mineral Interes	ts-Producing	Exempt						
lorr	Commercial	Recrea	itional				_					
8 Type of Deed [Conservator		Distribution	Land Contract/Memo	=	Sheriff	Other					
Bill of Sale [Cemetery [Corrective Death Certificate – Tra	nsfer on Death	Easement Executor	Lease Mineral	Personal Rep. Quit Claim	☐ Trust/Trustee☐ Warranty						
9 Was transfer par	rt of IRS like- 10 Tyr	e of Transfer [Distribution Fo	eclosure Irrevoc	able Trust 📝 Revoca	able Trust	Transfer on De	eath				
kind exchange (I Exchange) by buye	ar or seller?	Auction []	asement Gif	Life Es	tate Sale		Trustee to Ber	neficiary				
<u> </u>	<u> </u>		exchange Gr	intor Trust Partitio		ction of Contract	Other (Explain	•				
11 Was ownership tran	nsferred in full? (If No, exp No Grantor's undivi	lain the division.) ded 1/3 interest	· -		Was real estate purci	hased for same use?	(If No, state the	intended use.				
13 Was the transfer be	tween relatives, or if to a	trustee, are the trus	tor and beneficiary	elatives? (If Yes, chec	k the appropriate box	r)						
√ Yes	No Aunt or Uncle	to Niece or Nephev	Family Corp	., Partnership, or LLC	✓ Self		Other	· ·				
	Brothers and	Sisters	Grandparer	ts and Grandchild	Spouse							
	Ex-spouse		Parents and			and Step-child						
	market value of the real p 3 of \$307,055 Par		308.465	15 Was the mort	gage assumed? (If Ye	es, state the amount a	nd interest rate	e.) %				
	ice divide a current parcel					agent or a title compa	ny? (If Yes, incl					
	No .				or title company conta			🗸 No				
18 Address of Property	7			19 Name and Ad	Idress of Person to W	hom the Tax Statemer	nt Should be Se	∍nt				
				No change	e							
18a ✓ No address as	ssigned 18b Va	cant land										
20 Legal Description (A	Attach additional pages, if	needed.)										
Parcel 1: The S	Southwest Quarter	of Section 34	, Township 4	North, Range 10	West of the 6	th P.M., Webste	r County, I	Nebraska				
Parcel 2: The N	Northwest Quarter	of Section 24,	Township 4 N	lorth, Range 10) West of the 6t	h P.M., Webste	r County, N	1E				
21 If agricultural, list to	tal number of acres transf	erred in this transac	tion Parcel 1:	1/3 of 160 Par	cel 2: 1/3 of 15	7.53						
	orice, including any liab					22 \$		0.00				
•	perty included in the pur					\$		-100				
Yes V	vo (If Yes, enter dollar a	mount and attach	itemized list.) (se	e instructions)		23						
24 Adjusted purcha	se price paid for real e	state (line 22 min	us line 23)			24 \$		0100				
25 If this transfer is	exempt from the docu	mentary stamp ta	x, list the exempt	ion number 4	<u> </u>							
<u>Uı</u>	nder penalties of law to	eclare that I have	examined this state	ment and that it is, to	the best of my know	ledge and belief, true	, complete, and	d .				
correct, Dani	and that I am duly authori el C. Pauley	ized to sign this stat	ement				(402)	341-6000				
- Print or	Type Name of Grantee or	Authorized Bepres	entative		_	-	Phone N					
sign					Attorney			6/2022				
here Signature	ire of Grantee or Authorize	d Representative		Title			Date					
		Registe	r of Deed's Use	Onfy			For Dep	ot. Use Only				
26 Date Deed Recorde	11 33	ue of Stamp or Exe		28 Recording Da	ta O 115	. 1	-	. –				
мо. <u>А</u> Day _	16 yrdd \$	Exempt	#4	<u>l</u> 15Kao2	22.16 42	<u>.H</u>						
Nebraska Department of Re	venue	1			·)	Authorized by Ne	b. Rev. Stat. §§ 76	3-214, 77-1327(2)				

Index	
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Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 02/16/22 \$ Ex004 By AS Bk 2022, Pg 424

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 February A.D., 2022, at 01:22 o'clock PM. Recorded in Book 2022 on Pages 424-425

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

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.

GENERAL NOTARY - State of Nebraska
DANIEL PAULEY
My Comm. Exp. September 24, 2023

Notary Public

After Recording Return To: Daniel C. Pauley, Esq. Fraser Stryker PC LLO 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 6^{th} P.M., all in Webster County, Nebraska.

Cnty No.	Во	ook	Page	S	ale Date	School District Code										
91	20	22	430	2/1	7/2022	Base: 9	1-00	02	Affi	liated:		Unii	ied:			
Location	ID	Sale	Number	Useabili	ty & Code #			•		Parcel	Number			3		
0018113	300		46	1		GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value		4491	1	11	3	0 2	00000	1	000	0000		
Land		Imj	provements		Total		D	ate of	Sale	Propert	y Classifi	ation (ation Code			
224	,000				224,000	Status	Pro	perty Ty	ре	Zoning	Locatio	n Cit	y Size	Parcel Size		
		Irriga	tion Type:			A) 2 B) 05 C) 5 D)				D) 3	E)	0	F) 9			
LCG			ACRES:	V	ALUE:		LCG			AC	RES:		VALUE:			
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:	2A1					2G1 40.000			56,000							
	2A	7				2G			2G	1	7.000	149,80				
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	3A					3G			3G							
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D	wellings	3						Oth	ner							
Outl	ouildings	3				Noi	ı-AG	ГОТА	$oldsymbol{\mathrm{L}}$							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
JTWD		
Comments from	Comments:	
001811300	The state of the s	
		(Continue on back)
		PAT 96-106-99

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

46

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. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name Mo. ___2 Mo. 2 Day _ 18 Yr. WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tyler J. Vance and Tara L. Vance Grantor's Name (Seller) Deanne R. Wehnes Street or Other Mailing Address 526 Road M Street or Other Mailing Address 5740 M St Zip Code 688510 Zip Code 68952 City Lincoln State City Inavalve State Phone Number Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 540-7774 VNO If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim ✓ Warranty 9 Was transfer part of IRS like-10 Type of Transfer Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 ✓ Sale Auction Easement Gift Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Partition Satisfaction of Contract Other (Explain) Buyer Seller V No Court Decree Exchange **Grantor Trust** 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No. ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$200,000 Yes V No S 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes SouthernTitle, LLC Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Ag land Grantee 18b Vacant land 18a V No address assigned 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 200,000,00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 200,000,00 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. Tyler J Vance Phone Number Print or Type Name of Grantee or Authorized Representative Grantee 2/16/2022 Date Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 28 Recording Data 26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 00 Yr. ab \sim Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska County of Webste	}ss.
County of Webste	Entered on the
Clerk's office of 5	nd filed for record in the aid county this 1 day
of Feb A.	D., 20 22, at 1:20 Recorded in Book 2022
o'clock A M. on Page 43	Ooksch County Clerk
10.00	Deputy
ind Comp	AssessorCarded

BOOK 2022 PAGE 430

NEBRASKA	A DOCUMENTARY	١
ST	TAMP T <u>A</u> X	l
Date 2-1	7-22	ı
\$ 450.00	By KO	J,

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

Deanne

JOINT TENANCY WARRANTY DEED

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 6^{th} 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

Deanne

STATE OF NEBRASKA

) ss.

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on February / / , 2022 by Deanna R. Wehnes, a single person.

Deanna P. Wehnes, a single person.

Notary Public

My commission expires:

June 5,2083

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

Cnty No.	Во	ok	Page	Sale Date		School District Code										
91	20	22	442	2/11	/2022	Base: 91-0002 Aff				filiated:			Unified:			
Location	D	Sale	Number	Useability	& Code#					Parcel	Numbe	r	,			
0020064	100		47	4	10	GeoCde	Twn	Rng	Se	ect Qrt Subdiv			Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		4245	3	11	3	6 3	0000	00	1	000	9965	
Land		Im	provements	To	otal		D	ate of	Sale	Propert	y Class	ificat	tion Code			
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		Irriga	tion Type:	-1		A) 2	B)	05		c) 5	D)	3	E)	0	F) 9	
LCG			ACRES:	VAI	.UE:		LCG			AC	RES:			VALI	U E :	
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	1A	<u>.</u>	1.000		4,580			1	lG	10.300			14,420			
	2A1	L				2G1			G1		2.23	0			3,120	
	2A		52.790	2	230,690	2G		2G								
	3A1					3G1		G1								
	3A					3G		3G					<u></u>			
	4A1							40	G1							
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Out	ouildings	s	The State of the S			Noi	n-AG	LOTA	L				. •			

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)

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

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

FORM **521**

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Mo. _____ Day _ Mo. 02 Day 11 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska, Dept of Transportation Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address P.O. Box 94759 Street or Other Mailing Address Zip Code State Zip Code 68509 City State Líncoln Is the grantee a 501(c)(3) organization? √ No √ No Phone Number Phone Number (402) 471-4567 Yes If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) State Assessed Mobile Home Improved Single Family Industrial Mineral Interests-Nonproducing ✓ Unimproved Multi-Family √ Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee √ Warranty Death Certificate - Transfer on Death Executor Mineral Quit Claim Cemetery Was transfer part of IRS like-Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Foreclosure kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Life Estate **√** Sale Trustee to Beneficiary Auction Gift Easement Partition Satisfaction of Contract Other (Explain) Buyer Seller ✓ No Court Decree Exchange **Grantor Trust** 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) No Highway Purposes Yes √ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **√** No \$1,500 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) **V** No √ Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Nebraska, Dept of Transportation 1215 Road Q Red Cloud, NE 68970-7078 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 1,500,00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 1,500100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 479-3985 Karla Smith Phone Number Print or Type Name of Grantee or Authorized Representative sign **ROW Project Manager** 02/11/2022 Date Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded 1 yr. do Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

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

numerical index and filed for record in the Clerk's office of said county this day of A.D., 20 a.a. at 2.3

o'clock PM. Recorded in Book 2022

County Clerk

County Clerk

Deputy

Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-17-22
\$ Fxemp#28y W

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, 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(116)	C.N.: 42815	IRACI: 4
Duly executed this H day of	<u>ecember</u> , A.E). 20 <u>21</u> .
	Sign Here	Max J. Vavricka
STATE OF <u>NEBRASKA</u> COUNTY OF <u>WEBSTER</u>))ss.)	
The foregoing instrument was acknown A.D., 20 Zl , by(Printed Name	vledged before me this \(\frac{14\theta}{2}\) day \(\frac{1}{2}\) Max J. Vavricka \(\frac{1}{2}\) of Individual who appeared befor	_
Notary S	sign/Here	Notary Pyublic
		GENERAL NOTARY - State of Nebraska DON E: THEOBALD My Comm. Exp. October 28, 2024

Cnty No.	Во	ok	Page	Sal	e Date	School District Code									
91	20	22	445	2/11	/2022	Base: 91-0002 Affiliated:						Unified:			
Location	ID	Sale	Number	Useability	& Code#					Parcel N	Tumber				
0016147	700		48	4	10	GeoCde	Twn	Rng	Sect	Qrt	Area	Blķ	P	arcel	
	D	ate of S	ale Assessed	Value	<u> </u>	4243	3	10	32	4	00000		000	01	000
Land		Imp	provements	т	otal		D	ate of	Sale 1	roperty	Classific	ation (Code		
49	,730		147,905		197,635	Status	Prop	erty Ty	pe	Zoning	Location	City Size		Par	cel Size
		Irrigat	tion Type:			A) 1	B)	01		C) 5 D) 3			0	F)	6
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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

FORM

• If additional space is needed, add an attachment and identify the applicable item number.							
	ent is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	0000					
WEBSTER - 91	Mo. 02 Day 11 Yr. 2022 Mo. 02 Day						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) See Exhibit A Attached	Grantee's Name (Buyer) The State of Nebraska, Dept of Transportati	on					
Street or Other Mailing Address	Street or Other Mailing Address P.O. Box 94759						
City State Zip Code	City State Lincoln NE	Zip Code 68509					
Phone Number	Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization of the state of						
Email Address NA	Email Address NA						
7 Property Classification Number. Check one box in categories A and B. Check C		(0)					
	B) Property Type	(C)					
☐ Improved ✓ Single Family ☐ Industrial ✓ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	✓ Mineral Interests-Nonproducing ✓ State Assessed ✓ Mineral Interests-Producing ✓ Exempt	Mobile Home					
	and Contract/Memo Partition Sheriff ease Personal Rep. Trust/Trustee	Other					
Cemetery Death Certificate – Transfer on Death Executor	Mineral Quit Claim ✓ Warranty						
kind exchange (I.R.C. § 1031		ansfer on Death ustee to Beneficiary					
Exchange) by buyer or sener:		her (Explain)					
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	lo, state the intended use.)					
√ Yes No	Yes No Highway Purposes						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re							
	Partnership, or LLC Self Othe	r					
	s and Grandchild Spouse						
Ex-spouse Parents and		ntarnat rata \					
14 What is the current market value of the real property? \$400	15 Was the mortgage assumed? (If Yes, state the amount and in	%					
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name					
✓ Yes	19 Name and Address of Person to Whom the Tax Statement SI						
1470 Spur 91B Red Cloud, NE 68970-7073	Nebraska, Dept of Transportation						
40. Newsyllond	PO. Box 94759 Lincoln, NE 68509-4759						
18a No address assigned 18b Vacant land	Ellicolli, NE 00003-4700						
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? Yes V No (If Yes, enter dollar amount and attach itemized list.) (see	e instructions)	1					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	400 00					
25 If this transfer is exempt from the documentary stamp tax, list the exemption	on number 2						
Under penalties of law, I declare that I have examined this statem	nent and that it is, to the best of my knowledge and belief, true, co	mplete, and					
correct, and that I am duly authorized to sign this statement. Karla Smith		(402) 479-3985					
Print or Type Name of Grantee or Authorized Representative	ROW Project Manager	Phone Number 02/11/2022					
here Signature of Grantee or Authorized Representative	Title	Date					
Register of Deed's Use C	Only	For Dept. Use Only					
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data						
Mo. 2 Day 17 yr22 \$ Exempt #2	BKaDaata 445						
Nebraska Department of Revenue		ev. Stat. §§ 76-214, 77-1327(2)					

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 OUARTER 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 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 1-eb A.D., 20 22, at 2:34 o'clock 2M. Recorded in Book 2022 on Page 445-448

County Clerk

28.8 Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-17-22
\$ Exempt= 2 By as

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 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.

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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 19 day of	<u>Jan</u> , a.c	D. 20 <u>22</u>
	Sign Here	Alan E. Schulenburg
STATE OF Neberoska COUNTY OF The foregoing instrument was acknowled A.D., 20 2 3 by Alan (Printed Name of	edged before me this $\mathcal{I}\mathcal{R}$ day	y of <u>Jay</u> , re Notary)
Notary Sic	ın Here	Notary Public
		RAL NOTARY - State of Nebraska THOMAS D. DARNELL My Comm. Exp. March 28, 2025

WARRANTY DEED

PROJECT: 281-1(118)	C.N.: 42815	TRACT: 13
Duly executed this 18 day of	∑2 √ , A.I	D. 20 <u>12</u>
	ign Here \ \ Chery	L Lafulenburg
STATE OF <u>Nebraska</u> COUNTY OF <u>Webs</u> k))ss.)	
The foregoing instrument was acknowled A.D., 20 2 2 by Chery (Printed Name of I	lged before me this	re Notary)
Notary Sig	n.Here 7/	Notary Public
		RAL NOTARY - State of Nebraska THOMAS D. DARNELL 砂Comin Exp:March 24:2025 日日

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	Sale Date School Dist						trict Code								
91	20	22	449		2/18	3/2022	Base: 0	1-0	123	Affi	liated:		Unit	ñed:				
Location	ID	Sale	Number	Use	ability	/ & Code #					Parcel 1	Number		ı				
0005113	300		49		4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Valu	e		4131	_		00	0	30010		002	0000			
Land		Imp	rovements		T	otal			Date of	Sale	Property	Classific	ation	Code				
1	,300		43,87	5		45,175	Status	Pi	operty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size			
Assessor Lo	cation:	BLAD	EN (BLA))			A) 1	B)	01		C) 1	D) 1	E)	7	F) 2			
						Residential			Commercial									
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(103) □ Spli				(40) □ Good (50) □ Very Good						(2) ☐ Reinforced Concrete Frame (3) ☐ Masonry Bearing Walls								
(104) 🗆 11/				_ ` _	ery Good						7006 TT7-1	11.						
(111) D Bi-I				(60) Excellent						(4) ☐ Wood or Steel Framed Ext. Walls (5) ☐ Metal Frame and Walls								
(106) □ Oth		- O4 -Y	-	D * *)		- ::-	(6) □ Pole Frame									
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(309) \(\sigma \) 2 1/				(50)		ery Good			(40)					Good				
(304) One		Duolex		(60)		xcellent			(50) ☐ Very Good									
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Assessor's			t to Sale P	rice (+ or -)·												
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NEBRASKA

Real Estate Transfer Statement

• To be filed with the Register of Deeds.
• Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number. **FORM** Good Life, Great Service. 521 DEPARTMENT OF REVENUE

County Name				4 Date of Deed	
	2 County Nu Select County & Co		3 Date of Sale/Transfer	_ 1	17 2022
Webster Grantor's Name Addre	ress, and Telephone (Please		Mo. 2 Day 18 Y		y <u>17 Yr. 202</u> 2
Grantor's Name (Seller)		rinig	Grantee's Name (Buyer)	, and Telephone (Please Print)	
Jerry L. Street or Other Mailing Ac	SKrdlant		Street or Other Mailing Addre	4 Linda Skro	llant
227 W H	clen St. PO	Box 131	1 227 W Hele	s St. PO BOX	
Bladen	State N E	- 68928		NE NE	10 8 9 28
Phone Number 402 - 4 1	01-10881		Phone Number 402-460 - 7035	Is the grantee a 501(c)(3) organiz If Yes, is the grantee a 509(a) fou	ration? Yes No ndation? Yes No
Email Address			Email Address		identification is a second
7 Property Classification	on Number, Check one box i	n categories A and B. Check C	if property is also a mobile ho	uma .	
(A) Status			B) Property Type	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(C)
▼ Improved	Single Family	Industrial	Mineral Interests-Nonproduc	cing State Assessed	
Unimproved	Multi-Family Commercial	Agricultural Recreational	Mineral Interests-Producing	Exempt	
8 Type of Deed 0	Conservator	Distribution L	and Contract/Memo Partitio	n Sheriff	Other
Bill of Sale	Corrective	Easement L	ease Person	al Rep. Trust/Trustee	
Cemetery [Death Certificate - Transfer on	Death Executor N	fineral Quit Cl	aim Warranty	
9 Was the property purc part of an IRS like-kind	d exchange?		= =	= =	ansfer on Death
(I.R.C. § 1031 Exchang	·	☐ Easement ☐ Gift	= =		ustee to Beneficiary
	rred in full? (If No, explain the		ntor Trust Partition 12 Was real est	Satisfaction of Contract Otate purchased for same use? (If I	her (Explain) UCC III
Yes No	• • •		Yes	No	to, state the line logope t
Was the transfer between	en relatives, or if to a trustee,	are the trustor and beneficiary re	latives? (If Yes, check the approp	oriate box.)	-
¥ Yes ☐No	Aunt or Uncle to Niece	or Nephew Family Corp.,	Partnership, or LLC Self	f Oth	er
	Brothers and Sisters	Grandparents	s and Grandchild Spo	ouse	
	Ex-spouse	Parents and (p-parent and Step-child	
	ket value of the real property?	,		ed? (If Yes, state the amount and	interest rate.) %
Does this conveyance d	livide a current parcel of land?	,	17 Was transfer through a rea of the agent or title compar	al estate agent or a title company ny contact.)	? (If Yes, include the name
Address of Property			19 Name and Address of Pers	son to Whom the Tax Statement S	
227 W	Helen St. B	Bladen, NE	Jerry & Lin	ida Skrdlant	
Ba	ned 18b 🗌 Vacant lan	d		E 68928	
Legal Description			- Journey IV.		
Lo+s 13		? First Add	lition to the	village of	Bladen
If agricultural, list total ne		·	ition to the	village of	Bladen 0.00
If agricultural, list total no	umber of acres	ssumed	enter dollar amount and attack	22 \$ n itemized list.)	Bladen 0,00
If agricultural, list total notation. Total purchase price Was non-real proper Adjusted purchase p	umber of acres	ssumed	enter dollar amount and attach	22 \$	Bladen 0,00
If agricultural, list total notation. Total purchase price Was non-real proper Adjusted purchase p If this transfer is exer	umber of acres	ssumed	enter dollar amount and attach	22 \$ 1 stemized list.) 23 \$ 24 \$ 24 \$ 24	0 00
If agricultural, list total notation. Total purchase price Was non-real proper Adjusted purchase p If this transfer is execution.	umber of acres	ssumed	enter dollar amount and attach	22 \$ n itemized list.)	0 00
If agricultural, list total notation. Total purchase price Was non-real proper Adjusted purchase price Inder Correct, and	e, including any liabilities are rty included in the purchas price paid for real estate (liampt from the documentary renalties of law, I declare to that I am duly authorized to si	ssumed	enter dollar amount and attach	22 \$ 1 stemized list.) 23 \$ 24 \$ 24 \$ 24	0 00
If agricultural, list total not 2 Total purchase price 3 Was non-real proper 4 Adjusted purchase purchase purchase purchase purchase correct, and print of Type	umber of acres	ssumed	enter dollar amount and attach	22 \$ 1 stemized list.) 23 \$ 24 \$ 24 \$ 24	0 00
2 Total purchase price 3 Was non-real proper 4 Adjusted purchase p 5 If this transfer is exercised and proper Correct, and Print or Type	e, including any liabilities are rty included in the purchas price paid for real estate (liampt from the documentary renalties of law, I declare to that I am duly authorized to si	ssumed	enter dollar amount and attach	22 \$ 1 stemized list.) 23 \$ 24 \$ 24 \$ 24	0 00
If agricultural, list total not 2 Total purchase price 3 Was non-real proper 4 Adjusted purchase purchase purchase purchase purchase correct, and print of Type	umber of acres	ssumed	enter dollar amount and attach n number 5a ent and that it is, to the best of n	22 \$ 1 stemized list.) 23 \$ 24 \$ 24 \$ 24	0 00 0 00 0 00 0 00 0 00 0 00 0 00 0 0
2 Total purchase price 3 Was non-real proper 4 Adjusted purchase p 5 If this transfer is exercised and proper Correct, and Print or Type	a, including any liabilities as rty included in the purchas price paid for real estate (lia rmpt from the documentary penalties of law, I declare to that I am duly authorized to si ry L SKV e Name of Grantee or Authorize Grantee or Authorized Repre	ssumed	enter dollar amount and attach n number 5a ent and that it is, to the best of n	22 \$ 1 stemized list.) 23 \$ 24 \$ 24 \$ 24	0 00
2 Total purchase price 3 Was non-real proper 4 Adjusted purchase p 5 If this transfer is exercited and correct, and correct, and correct a	a, including any liabilities as rty included in the purchas price paid for real estate (lia rmpt from the documentary penalties of law, I declare to that I am duly authorized to si ry L SKV e Name of Grantee or Authorize Grantee or Authorized Repre	ssumed	enter dollar amount and attach n number 5a ent and that it is, to the best of n	22 \$ 1 stemized list.) 23 \$ 24 \$ 24 \$ 24	0 00 0 00 0 00 0 00 0 00 0 00 0 00 0 0
2 Total purchase price 3 Was non-real proper 4 Adjusted purchase p 5 If this transfer is exerting Under correct and proper Print or Type Sign Date Deed Recorded Mo. 2 Day Praska Department of Revenue	e, including any liabilities as rty included in the purchas price paid for real estate (liampt from the documentary penalties of law, I declare that I am duly authorized to sign and the Name of Grantee or Authorized Representation of States (127 Value of States).	ssumed	enter dollar amount and attach n number 5a ent and that it is, to the best of n	n itemized list.) 22 \$ 23 24 The provided and belief, true, control of the provided and belief.	0 00 0 00 0 00 0 00 0 00 0 00 0 00 0 0

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 Lay
of AD. 2022 at
o'clock AM. Recorded in Book AD
on Pags
UM
DDeputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-18-22
\$ Exempt = By 4 A

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

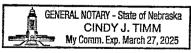
Jerry L. Skrdlant

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 Semm



Residential & Commercial

Sales Worksheet

Cnty No.	Во	ok Page		•	Sale Date	School District Code												
91	202	22 450	3	11,	/29/2021	Base: 6	55-0	011		Affilia	ated:		Uni	fied:				
Location	ID	Sale Number	Use	abi	ity & Code#					I	arcel :	Number						
0006101	.00	50		1		GeoCde	Twn	ı Rı	ıg	Sect	Qrt	Subdiv	Area	Blk	Parcel			
	Da	nte of Sale Assessed	Value	e		4487	271007			00	0	40010		008	0000			
Land		Improvements			Total			Date	of S	Sale P	ropert	y Classifi	ation	Code				
1	,205	25,69	5	0.00	26,900	Status	P	roperty	Ту	pe	Zoning	Locatio	n Ci	ty Size	Parcel Size			
		GUIDE ROCK				A) 1	B)		3	С	3	D) 1	E)	7	F) 3			
					Residentia							Comme	rcial					
	Mult	tiple Improvements:	Multipl	provements. :		Multiple. Improvements. : 2												
20.45		Construction Date:	Constru				Construction Date : 1900											
		Floor:							Sq.	Ft. :		2,538						
		Building Cost New:	Cost :	1				Cost			34	8,010						
Single Family	Style:		Reside	entia	l Condition:			Com	me	rcial O	ccupar	cy Code:						
(100) □ Mo		ie	(10)		Worn Out			Prim	ary:	350) с	ther1:		Other2:				
(101) 🗆 One	Story		(20)		Badly Worn			Com	me	rcial C	onstru	ction Class	3					
(102) 🗆 Two	Story		(30) □ Average						(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spli	it Level		(40) □ Good							Rein	forced (Concrete Fr	ame					
(104) 🗆 1 1/	2 Story		(50)		Very Good			(3)	¥	Maso	опгу Ве	aring Walls						
(111) 🗆 Bi-I	Level		(60)		Excellent			(4)		Woo	d or Ste	eel Framed	Ext. Wa	11s				
(106) □ Oth	.er							(5)		Meta	l Frame	and Walls						
Townhouse or	· Duplex	Style:	Reside	entia	al Quality:			(6)		Pole	Frame							
(301) 🗆 One	Story		(10)		Low			Cost	Ra	nk: 2	20		Conditi	on: 10)			
(302) 🗆 Two	Story		(20)		Fair			(10)		Low			(10) 🗷	Worn	Out			
(307) 🗆 1 1/	2 Story		(30)		Average			(20)	*	Aver	age		(20)	l Badly	Worn			
(308) □ Spli	t Level		(40)		Good			(30) ☐ Above Average (30) ☐ Average										
(309) 🗆 21/	2 Story		(50)		Very Good			(40)		High			(40) □	Good				
(304) 🗆 One	e Story D	uplex	(60)		Excellent								(50)	l Very	Good			
(305) 🗆 Two	Story D	Ouplex											(60)	Excell	lent			
Assessor's	Adjus	stment to Sale P	rice (-	+ 0	r -):													
		s and Reason for A		The second														
JTWD																		
Comments f							Comn	nents										
0006101	100																	
				_									-					
														(Cont	inue on back)			

NFBRASKA

Real Estate Transfer Statement

FORM 521

For Dept. Use Only

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2022 02 Day __29 Day WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Douglas Pierce and Steven Pierce Grantor's Name (Seller) CJ'S EATERY & BAR, L.L.C. Street or Other Mailing Address 341 N Seward St. 632 Sailside Zip Code 68970 GUIDE ROCK Lincoln State RED CLOUD Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 310-5743 (916) 201-5600 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status State Assessed Mobile Home Mineral Interests-Nonproducing ✓ Improved Single Family Industrial Mineral Interests-Producing Exempt Unimproved Multi-Family Agricultural IOLL ✓ Commercial Recreational Partition Sheriff Other Distribution Land Contract/Memo 8 Type of Deed Conservato Trust/Trustee Personal Rep. Bill of Sale Easement Lease Corrective ✓ Warranty Quit Claim Cemetery Death Certificate - Transfer on Death Executor Mineral Transfer on Death Revocable Trust 10 Type of Transfer Irrevocable Trust Was the property purchased as Distribution Foreclosure part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Trustee to Beneficiary Gift Life Estate ✓ Sale Auction Easement Satisfaction of Contract Other (Explain) Court Decree Grantor Trust Partition Yes V No Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Yes Grandparents and Grandchild Spouse Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes _ ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property. 325 University St. same as grantee Guide Rock, NE 68942 18b Vacant land 18a No address assigned 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 10.000!00 22 0,00 23 10,000,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David B. Garwood Phone Number Print or Type Name of Grantee or Authorized Representative Attorney Title here

Nebraska Department of Revenue

Day 18

Yr. 22

26 Date Deed Recorded

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

Value of Stamp or Exempt Number

Grantee — Retain a copy of this document for your records

28 Recording Data

Register of Deed's Use Only

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 100 A.D., 2002, at 10023 o'clock A.M. Recorded in Book 2002 on Page 450 County Clerk 10.80 Peputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-18-32
\$ 22.50 By 44

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..

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 10-29-2022

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date					School District Code									
91	20	22	451		2/:	16/2022	Base: C	1-	012	3	Affi.	liated:		Unified:				
Location	ID	Sale	Number	Us	seabili	ity & Code#						Parcel I	Number					
0005142	201		51		1		GeoCde	Tw	'n	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessec	l Valu	ue.		4131				00	0	30030		001	0000		
Land		Imp	provements	J		Total			Dat	e of S	ale	Property	y Classific	ation	Code			
	475		10	0		575	Status	T_{i}	Prope	rty Typ	эе	Zoning	Location	ı C	ity Size	Parcel Size		
Assessor Lo	cation:	BLAD	EN (BLA))			A) 1	TE	3)	01	丁	C) 1	D) 1	E)	7	F) 1		
						Residential					_		Comme	cial				
	Mul	tiple Im	provements:	Multi	ple. Imp	provements.:	Multiple. Improvements. :											
		Constr	uction Date:	Const	truction	Date:			Con	nstructi	ion D	ate :						
			Floor:		Sq. Ft.	•			Flo	oor Sq.	Ft. :							
		Buildin	ig Cost New:	Cost	<u>:</u>		- ,		Cos	st:		·,,-				••		
Single Family						l Condition:		-				Occupan						
(100) □ Mol		ne		(10)		Worn Out	•			imary:			ther1:		Other2:	".		
(101) 🗆 One				(20) Badly Worn									tion Class:					
(102) 🗆 Two				(30) Average						(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spli			-	(40)						(2) Reinforced Concrete Frame								
(104) 🗆 1 1/				(50)		Very Good				(3) Masonry Bearing Walls								
(111) 🗆 Bi-I			Manuary .	(60) Excellent						(4) Wood or Steel Framed Ext. Walls								
(106) □ Oth	-			(5) Metal Frame and Walls														
Townhouse or		Style:		Residential Quality:						(6) Pole Frame								
(301) One				(10)					+	st Rai				Condition: (10) Worn Out				
(302) □ Two				(20)		Fair			→ ÷	0) 🗆			-					
(307) 🗆 1 1/3				(30)		Average				0) 🗆				<u> </u>	□ Badly			
(308) 🗆 Spli				(40)		Good Vory Good			— <u> </u>			ove Avera			□ Avera □ Good			
(309) 🗆 2 1/3		\1 ·		(50)		Very Good			+ (4)	0) 🗆	ΗIĘ				□ Good □ Very			
(304) One				(60)		Excellent			-					` '	□ Very			
(305) □ Two									1			lana a	ļ	UU) L	LAUCI	witt		
Assessor's									<u> </u>									
Assessor Co	mment	s and R	keason for A	djusi	tment.								 					
QCD															,			
							••											
				-		·		—										
Comments f	<u> </u>	(om	ment	ts:													
0005142																		
													.					
							<u></u> .								(Camb	tinue on back)		
															(Com	mue on back)		

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

Good Life. Great Service.

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

	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer
Select County & County Number	Mo. 2 Day 16 Yr. 2022 Mo. 2 Day 16 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Bruno Irmer	Gary Land
Street or Other Mailing Address 646 N Webster St. PO Box 4	Street or Other Mailing Address 1445 W Assumption Rd.
City State Zip Code Bladen NE 68928	City State Zip Code 188901
Phone Number (402) 460-9244	Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home
	Property Type (C)
improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
☐ IOLL ☐ Commercial ☐ Recreational	
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Leasement Leasement	
	neral Quit Claim Warranty
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031	
Exchange) by buyer or seller? Buyer Seiler No Court Decree Exchange Grantc	Life Estate ✓ Sale Trustee to Beneficiary or Irust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	
Ex-spouse Farents and Cl	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$5,000 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
Yes No	of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
223 W O ST.	GARY AND DIANA LAND
BLADEN, NE 68928	223 W O ST
18a No address assigned 18b 🗸 Vacant land	BLADEN, NE 689205
20 Legal Description (Attach additional pages, if needed.)	DDITION TO BLADEN
0 4 11 LOTS 3 BLOCK 1 SPENCE & BENNETTS A	ADDITION TO BLADEN.
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	
23 Was non real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement. GARY LAND	nt and that it is, to the best of my knowledge and belief, true, complete, and
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign of the	2-11-27
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On	ly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data RK 2022 P. 451
Mo. 2 Day 18 Yr. 22 \$ 11.25	21,000
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BOOK 2022 PAGE 45 State of Nebrasko) County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day .A.D., 20.22 at 1 d in Book 🙈

County Clerk

Carded.

Deputy

Prepared By: Mrs. Gretchen Lockhart Mastrodonato 603 N Main St Bladen, Nebraska 68928 After Recording Return To: NEBRASKA DOCUMENTARY STAMP TAX Mr. Gary Land

Date

1445 W Assumption Rd

Hastings, Nebraska 68901

QUIT CLAIM DEED

o'diad

Comp

TAX PARCEL ID #: 000514201

BE 17 KNOWN BY ALL, that Mr. Bruno Inner, ("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.

Mr. Bruno irmer (Grantor's Printed Name)

(Granteels Signature)

Sary Land

(Grantee's Printed Name)

BOOK <u>2022</u>	PAGE_	452
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STATE OF NEBRASKA

COUNTY OF WEBSTER

SS.

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

\$igned, sealed and delivered in the presence of:

Greachan I'll

My Commission expires:

(Printed Notary Name)

GRETCHEN L. MASTRODON & My Comm. Exp. April 8, 202.0

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date	* j. 66		School District Code									
91	20	22	453		2/:	18/2022	Base: 0	1-0	123	Aff	iliated:			Un	fied:			
Location	m	Sale	Number		Useabili	ity & Code #					Parce	IN	Vumber					
0005147	700		52		1		GeoCde	Twn	Rng	Se	ct Qı	rt	Subdiv	Area	Blk	Pa	arcel	
,	Da	ate of Sa	ale Assess	ed V	alue		4131			0	0 0)	30030		001	00	000	
Land		Imp	rovement	s		Total]	Date of	Sale	Prope	rty	Classific	ation	Code			
1	,005		92,6	90		93,695	Status	Pi	roperty T	ype	Zonir	g Location		ı c	City Size		el Size	
Assessor Lo	cation:	BLAD	EN (BL	A)			A) 1	B)	01		C) 1		D) 1	E)	7	F)	2	
				Residential						Commercial								
	Mul	tiple Imp	rovement:	Multiple. Improvements. :						Multiple. Improvements. :								
		Constr	uction Date	Co	Construction Date: 1912						Construction Date :							
			Floor	Flo	or Sq. Ft.				Floor So	. Ft. :								
		Buildin 101	g Cost Nev	_	st:	156,2			Cost:									
Single Family	Condition: 40)		Comm	ercia	l Оссир	anc	ry Code:				· ·						
(100) 🗆 Mo	bile Horr	ne		(1	0) 🗆	Worn Out			Primary	<i>r</i> :		Ot	her1:		Other2:			
(101) 🗷 One	e Story			(2	0) 🗆	Badly Worn							tion Class:					
(102) 🗆 Tw	o Story			(30) Average						(1) ☐ Fireproof Structural Steel Frame								
(103) □ Spl		_		(40) 🗷 Good						(2) ☐ Reinforced Concrete Frame (3) ☐ Masonry Bearing Walls								
(104) 🗆 1 1/				 -		Very Good	~											
(111) □ Bi-J				(6	0) 🗆	Excellent			· ` ´				el Framed I	xt. W	alls			
(106) □ Oth				+_			(5) ☐ Metal Frame and Walls (6) ☐ Pole Frame											
Townhouse or		Style:		\neg	Residential Quality: 40					<u> </u>								
(301) □ One				+-		Low			Cost Rank:					Condition:				
(302) □ Two				+-		Fair	*****		`-	Lo				(10) □ Worn Out (20) □ Badly Worn				
(307) 🗆 1 1/				+		Average			(30)		ove Av				Avera			
(308)				+		Good Vors Cood			(40)			CIA			I Good			
(309) 🗆 2 1/		hrmlarr				Very Good Excellent			(40)	<u> </u>	gii				l Very			
(304) ☐ One (305) ☐ Two				(0	0) ⊔	EXCENEIII							··		Excell			
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Assessor's											·				· 			
Assessor Co	mment	s and K	eason for	Adjı	istment		 -											
WD	·		· .								~~							
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	<u> </u>																	
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	4.0													. <u>. </u>	(Cont	inue on	back)	
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FORM

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 stateme	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91	Mo. 02 Day 18 Yr. 2022 Mo. 02 Day 17 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Travis D. VanEperen and Alexis VanEperen	Troy Himmelberg and Jennifer Himmelberg	
Street or Other Mailing Address P.O. Box 335	Street or Other Mailing Address 643 N. Main St.	
City State Zip Code Juniata NE 68955	City State Zip Code Bladen NE 6892	
Phone Number (308) 991-6720	Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes	
Email Address N.A.	Emāli 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 (E	B) Property Type (C)	
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Hor	me
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt	
	and Contract/Memo Partition Sheriff Other	
	ease Personal Rep. Trust/Trustee	_
Cemetery Death Certificate – Transfer on Death Executor	ineral Quit Claim 🔽 Warranty	
kind exchange (I.R.C. § 1031	closure	
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary tor Trust Partition Satisfaction of Contract Other (Explain)	
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended us	<u></u> se.)
✓ Yes	Ves	_
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re		_
	Partnership, or LLC Self Other	
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and G	and Grandchild Spouse Child Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
\$140.000	Yes No \$%	
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name	ne
Yes V No	of the agent or title company contact.) Yes Adams Land Title Co.	Vo
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent	
643 N. Main St. Bladen, NE 68928	See Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description (Atlach 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 the	•	
County, Nebraska, according to the recorded plat to	ici coi.	
21 If agricultural, list total number of acres transferred in this transaction	·	
22 Total purchase price, including any liabilities assumed		—)
23 Was non-real property included in the purchase?	\$	
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	্ততা র	
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23) $\ldots\ldots$)
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, complete, and	
Danielle L. Kellev	(402) 463-419	8
Print or Type Name of Grantee or Authorized Representative	Phone Number	
sign Junille Lefley	Escrow Closing Agent 02-18-2022	
here Signature of Grantee or Authorized Representative	Title Date	
Register of Deed's Use O	nly For Dept. Use Only	у
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 2 Day 18 yr. 22 \$ 315.50	DK 2012, 1/2 423	
lebraska Department of Revenue form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327	.7(2)

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 02/18/22 \$ 315.00 By AS Bk 2022, Pg 453

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 February A.D., 2022, at 01:10 o'clock PM. Recorded in Book 2022 on Page 453

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 , 2022.

Travis D. VanEperen

GENERAL NOTARY - State of Nebraska
GRETCHEN L MASTRODONATO
My Comm. Exp. April 8, 2023

Alexis VanEperen

STATE OF NEBRASKA

COUNTY OF POSTOS

On this _____ day of _____ day of _____ day of _____ day of _____ day of _____ day of _____ day of ______ _ day of _______ day of _______ day of _______ day of ________ day of ________ day of _________________

12022, before me personally appeared Travis D. Van Eperen

Notary Public -

Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page		Sale	Date					Sc	choo	l Dis	trict Cod	e					
91	20	22	455		2/8/	2022	Base: 9	91-0	074	1	Affi	liate	d:		U	nifi	ed:			
Location	D	Sale	Number	Us	seability	& Code#						Par	cel N	lumber						
0003088	300		53		4	05	GeoCde	Twr	ı Rı	ng	Sec	:t	Qrt	Subdiv	Are	ea	Blk	Parcel		
	D	ate of S	ale Assessed	l Val	ue		4133				00)	0	20005			020	0000		
Land		Imp	rovements		To	otal			Date	of S	ale	Pro	perty	Classifi	catio	n C	ode			
2	,030		75,70	00 77,730 Status P					roperty Type Zoning L					Locatio	cation City Size			Parcel Size		
Assessor Lo	cation	BLUE	HILL (3H)			A) 1	B)	0	1		C)	1	D) 1	F	E)	6	F) 1		
				Residential							Commercial									
	Mu	ltiple Im	provements:	: Multiple. Improvements. :						Multiple. Improvements. :										
		Constr	uction Date:	Const	truction Dat	te: 19	63		Cons	tructi	on D	ate:								
		•	Floor:	Floor	Sq. Ft. :	1,2			Floor	Sq. I	Ft. :						·-·-			
		Buildin	g Cost New:	Cost	:	140,0	00		Cost	:										
Single Family	Style:	101		Resi	dential Co	ondition: 30)		Com	mer	cial	Occi	upano	y Code:						
(100) □ Mo	bile Hor	ne		(10)	□ Wo	orn Out			Prim	ary:			Ot	her1:		С	ther2:			
(101) 🗷 On	e Story			(20)	☐ Bac	dly Worn			Com	mer	cial	Con	struc	tion Class	:					
(102) 🗆 Tw	o Story			(30) 🗷 Average					(1) ☐ Fireproof Structural Steel Frame											
(103) 🗆 Spl	it Level			(40) □ Good					(2) ☐ Reinforced Concrete Frame											
(104) 🗆 1 1/	2 Story			(50)	☐ Ver	гу Good			(3)		Ma	sonr	у Веа	ring Walls						
(111) □ Bi-	Level			(60) Excellent						(4) Uood or Steel Framed Ext. Walls										
(106) □ Oth	er		,	(5) Metal Frame and Walls																
Townhouse of	r Duple:	x Style:		Residential Quality: 30 (6) Pole Frame																
(301) 🗆 On	e Story			(10) □ Low					Cost Rank:						Condition:					
(302) 🗆 Tw	o Story			(20)	□ Fai	Г			(10) 🗆 Low						` _					
(307) 🗆 11/	2 Story			(30)	₩ Av	erage			(20) □ Average						(20)					
(308) □ Spl	it Level			(40)					(30) Above Average					_	(30)		Averaş	ge		
(309) 🗆 21/				(50)		ry Good			(40) □ High						(40)		Good			
(304) 🗆 On				(60)		cellent								· · · · · ·	(50)		Very (
(305) 🗆 Two	o Story l	Duplex							,						(60)		Excelle	ent		
Assessor's						:			 .											
Assessor Co																		····		
WD; BE	TWEEN	PARE	NTS & C	HILI) WITH	LIFE ES	STATE													
	_																			
			·														*			
Comments 1	from						(Comn	nents	:			<u></u>							
000308																				
																(Conti	nue on back)			

NEBRASKA

Real Estate Transfer Statement

FORM

Good	Life.	Great	Service
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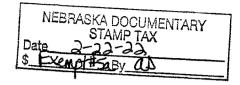
• To be filed with the Register of Deeds. • Read instructions on reverse side.

 If additional space is needed 	

521

	t is signed and items 1-25 are accurately completed.				
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 2 Day 8 Yr. 22 Mo. 2 Day 8 Yr. 22				
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)				
Grantor's Name (Seller)	Grantee's Name (Buver)				
KEN K PEIL & AUDREY A PEIL Street or Other Mailing Address	YVONNE KRÁNAU;LE KEN K PEIL & AUDREY A PEIL Street or Other Mailing Address				
4540 W BLUE HILL RD	4540 W BLUE HILL RD				
City State Zip Code AYR NE 68925	City State Zip Code AYR NE 68925				
Phone Number (402) 756-3648	Phone Number Is the grantee a 501(c)(3) organization? Yes Volume Ves Volume Ves Ve				
Email Address N/A	Email Address				
7 Property Classification Number. Check one box in categories A and B. Check C if	N/A property is also a mobile home.				
	Property Type (C)				
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home				
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt				
OLL Commercial Recreational					
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea	d Contract/Memo Partition Sheriff Otherse Personal Rep. Trust/Trustee				
Cemetery Death Certificate – Transfer on Death Executor Min					
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecle	osure Irrevocable Trust Revocable Trust Transfer on Death				
kind exchange (I.R.C. § 1031 Auction Easement Gift	Life Estate Sale Trustee to Beneficiary				
Buyer Seller No Court Decree Exchange Granto					
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.	ives? (If Yes, check the appropriate box.)				
✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	artnership, or LLC Self Other				
Brothers and Sisters Grandparents a					
Ex-spouse✓ Parents and Ch	The state of the s				
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				
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name				
Yes V No	of the agent or title company contact.) Yes Vo				
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent				
302 SW RAILWAY ST, BLUE HILL, NE 45930	KEN K PEIL & AUDREY A PEIL				
18a No address assigned 18b Vacant land	4540 W BLUE HILL RD AYR, NE 68925				
20 Legal Description (Attach additional pages, if needed.)	71111,112 00020				
LOT 1 AND THE EAST 1/2 OF LOT 2, BLOCK 20, C	DICINAL TOWN OF BLUE HILL WERSTED				
COUNTY, NEBRASKA	ORIGINAL TOWN OF BLUE FILE, WEBSTER				
COUNTY, NEBRASINA					
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?	\$				
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in	<u>nstructions</u>)				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)					
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 5A				
Under penalties of law, I declare that I have examined this statemen	t and that it is, to the best of my knowledge and belief, true, complete, and				
correct, and that I am duly authorized to sign this statement. JENNIFER FLEISCHER;	(402) 762-3524				
Print or Type Name of Grantee of Authorized Representative	Phone Number				
SIGN ATTORNEY 2/16/22					
here Signature of Grantee of Authorized Representative Title Date					
Register of Deed's Use On	y For Dept. Use Only				
	28 Recording Data				
Mo. 2 Day 22 Yr. 22 \$ Exempt # 5a	BK 2022, tg 455				
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)				

10012022 PAGE 455



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 will all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

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

Executed: 2 2-32

KEN K. PEIL, Grantor

AUDREY A. PEIL, Grantor

STATE OF NEBRASKA

COUNTY OF HOLAMS)

)SS.

GENERAL NOTARY - State of Nebraska
JENNIFER R. GAEDE
My Comm. Exp. May 8, 2024

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

Notar

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Sale Date School District Code										
91	20	22	467	12/29	12/29/2021			Base: 65-0011 Affiliated:					Unified:		
Location	п	Sale	Number	Useability	& Code#	Parcel Number									
0011034	100		54	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		4375	2	9	7	7	2	00000	1	000	0000
Land		Imp	provements	Te	otal		D	ate of	Sale	Pro	perty	Classific	ation (Code	
3,338	,305		223,100	3,5	61,405	Status	Pro	perty Ty	уре	Zo	ning	Location	Cit	y Size	Parcel Size
		Irrigat	ion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) 9
LCG		,	ACRES:	VAI	UE:		LCG				ACR	ES:		VAL	UE:
IRRIGATI	ED 1A1	-				GR	ASSLA	ND 1	G1		21	7.880		3	05,035
	1A								1G		24	1.900	338,660		
	2A1							2	GI			8.850	292,390		
	2A							:	2G				28,000		
	3A1							30	G1	80.160			112,220		
	3A								3G						
	4A1							40	G1						
	4A								4G						
DRYLANI		1				5	Shelterbe		\dashv		••				
	1D	 	512.040	1,4	105,550			Accreti				2 000			040
	2D1	1	6.970		19,135		_	Was	t			3.000			840
	2D	+	108.840		262,850 704,790	ACT	AND T	Oth		1	90	0.060	···	3 6	56,220
	3D1	 	291.840	<u>'</u>	04,790	AG L	AND.		-+			6.980		3,0	30,220
	3D 4D1	 	83.780	1	.44,095			Roa arm Si				3.000			28,000
	4D1	1	24.800		42,655	-		ome Si	- +			1.000			25,000
	410				, 555			Lecreati	_					•	
т)wellings			1	.09,460			Otl	-						
	buildings	-			.13,640	No	n-AG				4	0.980			53,000
	— - ₁											E7 %			

Assessor's Adjustment to Sale Price (+ o								
Assessor Comments and Reason for Adjustment:								
WD; TRANSFER PROPERTY TO LLC	WD; TRANSFER PROPERTY TO LLC							
		- -						
	_							
Comments from		Comme	nts:					
001103400 001103900 001107200	001107900	001213100	001213300	001213400				
001213700 001213800 001609600	001614200	00161430						
					(Continue on back)			

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement



FORM **521**

 To be filed with the Register of Deeds.
 Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. DESCRIPTION OF DEVENIN The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. __29 Mo. 29 Day 12 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Selfer) SEE ATTACHED Grantee's Name (Buyer) SEE ATTACHED Street or Other Mailing Address Street or Other Mailing Address City State Zip Code State Zip Code Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number Phone Number Yes Yes Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Industrial peroved Single Family Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational Distribution Land Contract/Memo 8 Type of Deed Conservator Sheriff Other. Bill of Sale | Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Cemetery Out Claim ₩ Warranty Was transfer part of IRS like-kind exchange (LR.C. § 1031 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Trustee to Beneficiary Mauction 1 Easement Gift Life Estate Sale Exchange) by buyer or seller? Buyer Seller 🔽 No. Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) FUND LLC 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No. ✓ Yes ∏ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other_ Brothers and Sisters Grandparents and Grandchild ☐ Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$3,561,405 V No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes Yes ₩ No ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent RURAL WÉBSTER COUNTY, NEBRASKA AND WINDSWEPT PROPERTIES, LLC C/O ROBERT ALBIN 1918 ROAD P, GUIDE ROCK, NEBRASKA 68942 1918 ROAD P 18a X No address assigned 18b Vacant land 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 _ 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 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. (402) 834-3300 MATTHEW D. BAACK Print or Type Name of Grantes or Authorized Representative Phone Number sign ATTORNEY AT LAW Title or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data #5b Day & み

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

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 61h 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 cormembers of the same family or a partnership or limited lia owned by members of the same family family, and all shar of the partnership or limited liability company are family the fourth degree of kindred?	ability company where all interest is reholders of the corporation or members members related to one another within	Yes No			
If No, is conveyance between two family entities where all owned by members of the same family and all owners are within the fourth degree of kindred?	family members related to one another	☐ Yes ☐ No			
Note: An entity, as Grantor or Grantee, whose stock or another entity is not eligible for this exemption.	interest is owned in whole or in part by	denominal (
Grantors (If entity, provide name of entity and list all members in table below:	ff Individuals, list all in table below.)				
Members of Entity or Individuals	Relationship to First Listed Me (see Table of Kindi				
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 Mer (see Table of Kindr				
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 a details of the conveyance information described above.	above is true, complete, and correct and that I am familiar wi	ith all of the relevant			
I further certify that documentation that supports this exemption	n is available for inspection at any time by the Nebraska Dep Aftorney at Law	vartment of Revenue.			
here Grantor or Grantor Representative	Title	Date			
Grantes or Grantes Popraegratative	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	
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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

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)		
County of Adams) ss.)		
The foregoing instru	ment was acknowledged befo	ore me on the 2011 day of December 2021, h	у
Robert E. Albin, Tru	stee, Robert E. Albin Revoca	able Trust, Grantor	
	ERAL NOTARY - State of Nebraska KRISTEN L NEJEZCHLEB My Comm. Exp. June 21, 2024	Notary Public	
State of Nebraska)		
County of Adams) ss.)		
The foregoing instrum	nent was acknowledged befo	ore me on the day of December 2021, b	y
Lois Marlene Albin,	Trustee, Lois Marlene Albin	n Revocable Trust, Grantor	
I M KHIS	NOTARY - State of Nebraska STEN 1. NEJEZCHLEB Comm. Exp. June 21, 2024	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 61h P.M., Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	School District Code										
91	20	22	471	2/21	2/21/2022		Base: 91-0074 Affiliated:						Unified:		
Location	D	Sale	Number	Useability	Useability & Code #			Parcel Number							
0016117	700		55	1		GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		4243	3	10	2:	9 2	00000	1	000	0000	
Land		Imp	provements	Te	otal		D	ate of	Sale	Propert	Classific	ation (Code		
1,273	,470			1,2	273,470	Status	Pro	perty Ty	уре	Zoning	Locatio	n Ci	ty Size	Parcel Size	
		Irrigat	ion Type:	•		A) 2	B)	05		c) 5	D) 3	E)	0	F) 9	
LCG		<u> </u>	ACRES:	VAI	UE:		LCG			ACI	ES:		VAL	UE:	
IRRIGATE			50.690		232,155	GR	ASSLA	ND 1	G1		5.130		•	7,180	
	1.A		33.760	1	L54,620				1G		0.020			5	
	2A1		1.900		8,700			2	G1		2.600			3,640	
	2A		70.880	3	309,745				2G						
	3A.1							3	GI						
	3A							-	3G						
	4A1							4	Gl						
	4A		108.710	4	156,525			4	4G		0.270			75	
DRYLANI) 1D1					Ş	Shelterb	elt/Timl	ber						
	1D		20.500		56,275			Accreti	ion						
	2D1		2.360		6,480			Wa	ste						
	2D		7.180		17,340			Otl							
	3D1				-	AG L	AND '	ΓΟΤΑ	\perp	31	6.050		1,2	73,470	
	3D	†						Roa	-+		4.010			-	
	4D1	 						Farm Si							
in a second of the	4D) PK/Maren	12.050		20,730			ome Si							
						-	I	Recreati	-		** ,,				
	wellings	-				72.4	100	Otl		<u> </u>	4 010				
Outl	ouildings					Noi	n-AG	IOTA	ப		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.

· · · · · · · · · · · · · · · · · · ·	nt 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 21 Yr. 2022 4 Date of Deed Mo. 02 Day	16 _{Yr.} 2022		
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Merwin A. Fricke and Catherine A. Fricke	Grantee's Name (Buyer) Oak Creek Cattle, LLC			
Street or Other Mailing Address 2280 W. Sundown Raod	Street or Other Mailing Address P.O. Box 423			
City State Zip Code Ayr NE 68925		Zip Code 68802-0423		
Phone Number (402) 463-8147	Phone Number Is the grantee a 501 (c)(3) organization (308) 390-3977 Is the grantee a 509 (a) four			
Email Address N.A.	Email Address N.A.			
7 Property Classification Number. Check one box in categories A and B. Check C				
	B) Property Type	(C)		
Improved Single Family Industrial I	Mineral Interests-Producing State Assessed Mineral Interests-Producing Exempt	Mobīle Home		
	and Contract/Memo Partition Sheriff	Other		
Bill of Sale Corrective Easement	ease Personal Rep. Trust/Trustee			
		ansfer on Death		
Exchange) by buyer or seller? Auction Easement Gift		ustee to Beneficiary her (Explain)		
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re Yes No Aunt or Uncle to Niece or Nephew Family Corp.	Partnership, or LLC Self Othe	er		
	s and Grandchild Spouse			
Ex-spouse Parents and				
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	nterest rate.)		
16 Does this conveyance divide a current parcel of land? ☐ Yes	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes Adams La	(If Yes, include the name and Title Co. No		
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S			
	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		2,100,000,00		
23 Was non-real property included in the purchase? Ves No (If Yes, enter dollar amount and attach itemized list.) (see instructions)				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)				
25 If this transfer is exempt from the documentary stamp tax, list the exemption number				
Under penalties of law, I declare that I have examined this staten correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, or	omplete, and (402) 463-4198		
Danielle L. Kelley Print or Type Name of Grantee or Authorized Representative		Phone Number		
sign Jamille Zilley	Escrow Closing Agent	02-21-2022		
here Signature of Grantee or Authorized Representative	Title	Date Called		
Register of Deed's Use 0	Dnly 28 Recording Data	For Dept. Use Only		
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	RKNN1 P. UTI			
Mo. S Day SS Yr. SS P 1680-	Authorized by Neb. F	L		

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

Legal Description:

The Northwest Quarter (NW%) 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	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 02/23/22 \$4680.00

By AS

Bk 2022, Pg 471

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

Down telsed County Clerk Fee: \$10.00 By: AS Deputy

Electronically Recorded

David H. Fisher My Comm. Exp. May 14, 2023

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: kebn	very 16, 2022.		
MERWIN A. FRICKE	ks	Catherine A	. G. Frieder FRICKE
STATE OF NEBRASKA)) ss:		
COUNTY OF ADAMS	,)		
The foregoing instru MERWIN A. FRICKE and C.	ment was acknowledge ATHERINE A. FRICKI	ed before me on E, husband and will hotary Public	February 1le, 2022, by Te. Jesher
2756152		À GEN	ERAL NOTARY- State of Nebraska

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sal	e Date	1				School District Code							
91	20:	22	479	2/21/2022		Base: 91-0002 Affiliated:					Unified:						
Location ID Sale Number Useability & Code #			Parcel Number														
001612900 56 1			GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	Parcel						
Date of Sale Assessed Value			4243	3	10	3	2 3	00000	1	000	0000						
Land		Imp	provements	Г	otal	Date of Sale Property Classification Code											
1,899,	325			1,	899,325	Status Property Type			уре	Zoning	Zoning Location		ty Size	Parcel Size			
		Irrigat	ion Type:			A) 2	B)	05		ෆ 5	D) 3	E)	0	F) 9			
LCG		j	ACRES:	VA	LUE:		LCG			AC	RES:		VAL	UE:			
IRRIGATEI	D 1A1		95.140		435,740	GRASSLAND 1G1			G1		0.710	995					
	1A		29.290		134,145	1G				20,095							
	2A1							20	G1		0.750			1,050			
	2A		137.250		599,780			:	2G		0.700			195			
	3A1							30	G1								
	3A							1	3G								
	4A1							40	G1								
	4A		133.720		565,635				4G		0.390			110			
DRYLAND	1D1					S	Shelterb	elt/Timb	ber								
	1D		18.390		50,480			Accreti	on								
	2D1							Wa	ste								
	2D		31.720		76,605			Otl									
***	3D1					AG L	AND '		+	4	70.840		1,8	99,325			
	3D		-					Roa	-+		6.320						
	4D1				4 4 4 5 7	· · · · · · · · · · · · · · · · · · ·		Farm Si									
01/21/26 (1/21)))))))))))	4D	Name to	8.430	N. Artigotto V	14,495			ome Si	_								
							- I	Recreati	_								
	wellings	<u> </u>				N.T	. 457	Oth	-		6.320	<u> </u>					
Outb	uildings					INO	n-AG '	IUIA	ᆈ		0.320						

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

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

FORM 521

• If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 4 Date of Deed 2 County Number 3 Date of Sale/Transfer 2022 WEBSTER - 91 Mo. 02 Day 21 02 Mα_ 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Selle Fricke Farms, Inc. Oak Creek Cattle, LLC Street or Other Mailing Address P.O. Box 423 Street or Other Mailing Address 2280 W. Sundown Road City Ayr Grand Island Zip Code 68802-0423 State NE Zip Code 68925 NE Phone Number (402) 463-8147 Is the grantee a 501(c)(3) organization? Yes Phone Number (308) 390-3974 If Yes, is the grantee a 509(a) foundation? Email Address N.A. Email Address N.A. 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other. Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure Gift Life Estate √ Sale Trustee to Beneficiary Auction Exchange) by buyer or seller? Buyer Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes √ 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 Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other √No Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$3,120,000 Yes Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Adams Land Title Co. Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 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 3.150.000!00 23 Was non-real property included in the purchase? 30.000,00 23 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 24 3,120,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 463-4198 Danielle L. Kelley Print or Type Name of Grante Phone Number or Authorized Beoresenta 02-21-2022 Escrow Closing Agent Date Title For Dept. Use Only Register of Deed's Use Only Value of Stamp or Exempt Number 26 Date Deed Recorded 7020.00 Day 2 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

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

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

Legal Description:

The Southwest Quarter (SW½) 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 (NW¼) and the Southwest Quarter (SW¼) 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	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 02/23/22 \$7020.00 By AS

Bk 2022, Pg 479

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 479

Louise Letsel 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):

- 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

STATE OF NEBRASKA) ss: COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on MERWIN A. FRICKE, President of FRICKE FARMS, INC., a Nebraska Corpetation, on behalf of the Corporation.

Notary Public

GENERAL NOTARY-State of Nebrask David H. Fisher My Comm. Exp. May 14, 2023

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date				S	chool D	ist	rict Code	· ·			
91	20	22	502		2/2	25/2022	Base: 9	1-00	O002 Affiliated: Unified:								
Location	Ю	Sale	Number	Us	eabili	ty & Code #					Parcel	١N	umber		· · · · · · · · · · · · · · · · · · ·		
0001114	00		57		4	05	GeoCde	Twn	Rng	Se	ct Qr		Subdiv	Are	ı Bik	Parcel	
	D	ate of S	ale Assessed	Valu	ie .		4491		00 0 10005 020							0000	
Land		Imp	rovements			Total		I	Date of Sale Property Classification Code								
	555		37,23	5 37,790 Status			Status	Pro	Property Type Zoning L					. 6	City Size	Parcel Size	
Assessor Lo	cation:	RED	CLOUD (I	RC)			A) 1	B)	01		C) 1		D) 1	E)	6	F) 1	
				*		Residential			Commercial								
	Mul	tiple Im	provements:	Multiple. Improvements. :					Multiple	. Impi	rovements.	.:					
		Constr	uction Date:	Const	ruction :				Constru	ction I	Date:						
				Floor	Sq. Ft.				Floor So	. Ft. :				-			
			g Cost New:	Cost:		140,6			Cost:								
Single Family Style: 101						Condition: 30)				l Occupa						
<u> </u>	(100) Mobile Home					Worn Out			Primar				herl:		Other2	<u>:</u>	
(101) 🗷 One Story				(20)		Badly Worn							ion Class:	1.5			
(102) Two Story				(30) 🗷 Average					(1) ☐ Fireproof Structural Steel Frame								
(103) □ Spli				<u> </u>	(40) ☐ Good (2) ☐ Reinforced Concrete Frame												
(104) 🗆 1 1/				_ ` /							Zolla						
(111) Bi-I																	
(106) □ Oth		G. 1	· ·														
Townhouse or		Style:	-	Residential Quality: 30					Cost Rank: Condition:								
(301) One				(10) □ Low (20) □ Fair					(10) Low					(10) Worn Out			
(307) 🗆 11/				(30)		Average			(20) ☐ Average								
	t Level			(40)		Good			(30) Above Average						☐ Ave		
(309) 🗆 21/		<u> </u>		(50)		Very Good			(40)						☐ Goo		
(304) ☐ One		Duplex		(60)		Excellent								50)	□ Ver	/ Good	
(305) 🗆 Two													(60)	□ Exc	ellent	
Assessor's	Adju	stment	t to Sale P	rice	(+ or	-):									-		
Assessor Co																	
JTWD; I	BETWE	EN PA	RENT &	CHII	D												
							-										
1 W																	
Comments from								omm	onte:					· · · · · ·			
Comments from 000111400								·AIIIII	ciits.				-				
000111							-										
				<u></u>						.,					(Co	ntinue on back)	

Good Life. Great Service. DEPARTMENT OF REVENUE

FORM

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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

	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 02 Day Yr. 22 4 Date of Deed Mo. 02 Day Syr. 22 Mo. 02 Day Syr. 22
WEBSTER - 91	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Marilyn Pritts	
Street or Other Mailing Address 327 West 3rd Avenue	Street or Other Mailing Address See attached
Red Cloud State Zip Code 68970	
Phone Number (402) 746-3798	Phone Number (402) 746-3798 Is the grantee a 501(c)(3) organization? Yes No No
Email Address NA	Email Address NA
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.
(A) Status	3) Property Type (C)
Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home Mineral Interests-Producing ☐ Exempt
	and Contract/Memo Partition Sheriff Other
	ease Personal Rep. Trust/Trustee ineral Quit Claim Warranty
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	closure
Buyer Seller No Court Decree Exchange Grar 11 Was ownership transferred in full? (If No, explain the division.)	tor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes No	Yes 🔽 No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	
	Partnership, or LLC Self Other Other
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ✓ Parents and 0	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$37,790	% 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
327 West 3rd Avenue, Red Cloud, NE 68970	Marilyn Pritts, 327 West 3rd Avenue, Red Cloud,
18a No address assigned 18b Vacant land	NE 68970
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	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	0j00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, complete, and
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign	<u>Attoner</u> 2-25-22
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use C	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data RV 2012 Po SA2
Mo. 2 Day 25 Yr. 22 \$ Exempt 75 Sa	BK a0a2, Fg 502 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 Say of A.D., 2032, at 11:45 o'clock A.M. Recorded in Book 203

Low Potos Gounty Clerk

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-25-22
Events a By

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.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 25, 2022 by Marilyn Pritts, a single person.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	Sale Date				· .	School District Code								
91	20	22	520		2/2	5/2022	Base: (01-0	123		Aff	iliate	d:		Un	ified:	
Location	D	Sale	Number	U	seabilit	y & Code#						Par	cel N	Number		:	
0005037	700		58		4	05	GeoCde	Twn	Rı	ng	Se	ct	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	l Val	lue		4131				0(0	0	30005		007	0000
Land	·	Imp	provements		•	Total			Date of Sale Property Classification Code								
1	,410		10,90	95 12,315 State			Status	Pi	roperty Type Zoning L				Locatio	n c	ity Size	Parcel Size	
Assessor Lo	cation:	BLAD	EN (BLA)			A) 1	B)	0	1		ව	1	D) 1	E)	7	F) 3
				Residential				Commercial									
	Mul	ltiple Im	provements:	Mult	iple. Impr				Multi	ple.	Impr	oveme	nts.:				
Construction Date			uction Date:	Cons	struction I				Const	tructi	ion D	Date:					
Floor				Floor	r Sq. Ft. :				Floor	Sq.	Ft.:						
	Buildin	g Cost New:	Cost	:	103,8	35		Cost	:								
Single Family	101		Resi	idential	Condition: 20)		Com	ımeı	rcial	Occu	ipano	cy Code:				
(100) 🗆 Mo	ne		(10)	7 🗆 (Vorn Out			Prim	агу:			Ot	herl:		Other2:		
(101) 🗷 One	e Story			(20)	*	Badly Worn			Commercial Construction Class:								
(102) 🗆 Two	o Story			(30) Average					(1) ☐ Fireproof Structural Steel Frame								
(103) □ Spl	it Level			(40) □ Good				(2) Reinforced Concrete Frame									
(104) 🗆 11/	2 Story			(50)) 🗆 V	ery Good			(3)		Ma	asonry	J Bea	ring Walls			
(111) □ Bi-l	Level			(60) Excellent					(4)		W	ood o	r Stee	el Framed	Ext. W	alls	
(106) 🗆 Oth	ier								(5)		Me	etal Fr	ame	and Walls		_	
Townhouse or	r Duplex	Style:		Residential Quality: 30					(6) □ Pole Frame								
(301) 🗆 One	e Story			(10) □ Low				Cost Rank:				1	Condi	ion:			
(302) 🗆 Two	o Story			(20)				(10) □ Low				;	(10) [Out			
(307) 🗆 11/	2 Story			(30) 🗷 Average				(20) ☐ Average						(20) [Worn		
(308) 🗆 Spli	it Level			(40)		ood	**		(30) Above Average					ge	(30) Average		
(309) 🗆 21/	2 Story			(50) U Very Good				(40) □ High						(40) [`		
(304) 🗆 One	e Story I	Duplex		(60)) 🗆 E	xcellent								1	`] Very	
(305) 🗆 Two	o Story I	Duplex			•									. 1	(60) [l Excell	ent
Assessor's	Adju	stment	t to Sale P	rice	(+ or	-):											
Assessor Co																	
QCD; SZ	ALE B	ETWEE	N EX-SP	OUS	E												
								-									
	<u> </u>							7									
Comments f								Comn	ients:	•							
000303	,00																· <u> </u>
		**		•		· · · · · · · · · · · · · · · · · · ·	~										
				•												(Cont.	inue on back)

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

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

521

	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Webster Select County & County Number 9	Mo. a Day Day AS Yr. 22
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Patrick and Danielle Hohenfield Street or Other Mailing Address	Grantee's Name (Buyer) Patrick Hohenfield
- PO BOX 186	Street or Other Mailing Address PO BOX 18 6
Rladen NE L8928	City State Zin Code
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? 1 yes No
Email Address	Phone Number 15662 Is the grantee a 501(c)(3) organization? Yes No Final Address
7 Property Classification Number. Check one box in categories A and B. Check C if	
(A) Chabina	
/Improved Single Family Industrial	Property Type (C)
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Exempt
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was the property purchased as 10 Type of Transfer Distribution Foreck	
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes Yes Court Decree Exchange Granto	Life Estate Sale Trustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.) Yes No	rTrust Partition Satisfaction of Contract Other (Explain) 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.	4.
	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	
Ex-spouse Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$12315	☐ 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
321 North McKelvey Street	Patrick Honenfield
Bladen, NE 68928	PO Box 186
18a No address assigned 18b Vacant land	Bladen, NE Le8928
20 Legal Description	DIACENT, 100 LEG 100
Lots One (1), Lots Two (2), and Origina Town of of Bladen.	Lots Three (3), Block Seven (7) 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? Yes No (If Yes, en	ter dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, complete, and
Print or Type Name of Grantee of Authorized Representative	
sign Sign Authorized Hebresentative	5e1f
The world to	itle Date
Register of Deed's Use Onli	y For Dept. Use Only
	BK apa 3, Fa 520
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
of A.D., 20 a. at 3 30
o'clock A.M. Recorded in Book 2000
on Page County Clerk
Lobe Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-28-32
Street a by 0

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. Cl 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: $\frac{3}{25}$, 2022.

Danielle Hohenfield

STATE OF NEBRASKA)

) ss.

COUNTY OF Webster

State of NE County of UP Stere
The foregoing instrument was acknowledged before me
this 27 day of February, 20 22.
by Develle Hope Stere
Western Progress 2 2 7 - 25

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

Cnty No.	Во	ok	Page	Sa	le Date				School District Code								
91	20	22	527	2/8	/2022	Base: (01-01	23	Aff	iliate	d:		Unified:				
Location	ID	Sale	Number	Useabilit	y & Code #					Par	rcel N	umber					
0020002	200		59	4	05	GeoCde	Twn	Rng	Rng Se		Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value	egical control of the	4245	3	11	1	1	4	00000	1	000	9220		
Land		Imp	provements		Cotal		D	ate of	Sale	e Pro	perty	Classific	ation Code				
221	221,200 Status Property Ty					ре	Zo	ning	Location	Cit	y Size	Parcel Size					
	Irrigation Type: A) 2 B) 05						C)	5	D) 3	E)	0	F) 9					
LCG A			ACRES:	VA	LUE:		LCG				ACR	ES:		VAL	UE:		
IRRIGATE	D 1A1					GR	LASSLA	ND 10	G1		4	4.000			61,600		
	1A								1G		2	7.000		37,800			
	2A1							20	2G1 87.000			87.000			21,800		
	2A					2G			2G								
	3A1					3G1		G1									
	3A							3	3G								
	4A1							40	Gl								
	4A							4	4G								
DRYLANI) 1D1					4	Shelterbe	elt/Timb	рет								
	1D							Accreti	on						/1100		
-	2D1							Was	ste								
	2D							Otl									
	3D1			_		AG LAND TOTAL			\mathbb{L}			8.000		2	21,200		
	3D					Roads			ds			2.000					
	4D1		***			Farm Sites			tes						,,		
	4D					Home Sites			tes								
				100		Recreation			on			=			 		
I	wellings					Other											
Out	buildings					No	n-AG	ГОТА	\mathbb{L}			2.000					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustme	ent:		
CORRECTIVE JTWD; BETWEEN PAR	RENTS & CHILD		
Comments from	Con	nments:	
002000200			
		(Conf	inue on back)

Good Life, Great Service.

Real Estate Transfer Statement 59

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

FORM

The state of the s	11 SELECTION	idi space is needed,	auu an anach	ment and impiriti	are applicante	item mumber.	1
		be recorded unless	this stateme				i.
1 County Name VEBSTER	5	unty Number		3 Date of Sale/Tran	nsfer , <u>08 </u>	4 Date of Deed	ay 08 Yr. 2022
	ddress, and Telephone (I	y & County Number					ay 00 Yr. 2022
Grantor's Name (Selle	er)					ephone (Please Print)	
STANLEY R. & Street or Other Mailing	LABERTA KOEHL	ER				DNEY A. KOEH	
31740 ROAD N	y Address			3811 DURNE	iling Address DAN SS WAY	IIEL E. KOEHI	JER
City HARVARD, NE 6		State	Zip Code	City GREENSBORO	, NC 27455	State	Zip Code
Phone Number				Phone Number 402-762-510	Is the gra	antee a 501(c)(3) organ the grantee a 509(a) fo	ization? Yes XXN undation? Yes XXN
Email Address				Email Address			1
	ation Number. Check on	e box in categories A ar	nd B. Check C i	f property is also a n	nobile home.		
(A) Status			(8	Property Type			(C)
Improved XX Unimproved	Single Family	Industrial		Mineral Interests-		State Assesse	d Mobile Hom
I ioll	Multi-Family Commercial	XXAgricultural Recreational	· ·	Mineral Interests-	-Producing	Exempt	
8 Type of Deed	Conservator			and Contract/Memo	Partition	Sheriff	Other
	Corrective	=		ase	Personal Rep.	Trust/Trustee	Onlei
Cemetery [Death Certificate - Train	nsfer on Death Exec	cutor Mi	neral [Quit Claim	XX Warranty	
9 Was transfer par kind exchange (I.	t of IRS like- 10 Typ	e of Transfer Distrib	ution Forec	dosure Irrevocab	le Trust Revoca	able Trust	Transfer on Death
Exchange) by buye	er or seller?	Auction Easem	nent Gift	Life Estat			Trustee to Beneficiary
	Seller XX No ()	Court Decree Exchai	nge Grant	or Trust Partition			CORRECTION DEED
[No	ain the division.)			XX/es No		f No, state the intended us-
13 Was the transfer be	tween relatives, or if to a t	rustee, are the trustor an	d beneficiary rel	atives? (If Yes, check t	the appropriate box	(.)	
		to Niece or Nephew	-	Partnership, or LLC	Self		ther
	Brothers and §			and Grandchild	Spouse		
	Ex-spouse		Parents and C	hild	Step-parent	and Step-child	
2.00	market value of the real pr	operty?				es, state the amount an	d interest rate.)
ESTIMATED \$28	ce divide a current parcel	of land?			No \$	agent or a title compan	y? (If Yes, include the nam
Yes XX		or lara:			title company conta		yr (ir res, include the hair
18 Address of Property				19 Name and Addr	ress of Person to W	hom the Tax Statement	
				DANIEL E.			
- 	V V			3811 DURN		F	
18a No address as				GREENSBOR	O, NC 2745	<u> </u>	
20 Legal Description (A	Stach additional pages, if $QUARTER (SE_4^{\frac{1}{4}})$	needed.) N OF SECTION 1	TOWNSH	TP 3 NORTH	RANGE 11	WEST OF THE	6тн Р.М.,
VEBSTER COUNT		Of BEOTION	i, iownon	iii 5 nomin,	Idinol II	MEDI OI III	0111 1 1111,
IDDIEN GGGNI	1, 1,22,4,2,4						
27 If agricultural, list tot	ai number of acres transfe	erred in this transaction $\frac{I}{I}$	APP. 160.	•			
22 Total purchase p	rice, including any liab	ilities assumed	*******		********	22 \$	NONE
23 Was non-real prop	perty included in the pun	chase?				\$	
Yes XXN	lo (If Yes, enter dollar ar	mount and attach item	ized list.) (<u>see</u>	instructions)		23	
	se price paid for real es					\$	NONE 0100
25 If this transfer is	exempt from the docur	nentary stamp tax, list	t the exemption	n number 76-90	2(4) (SEE	EXPLANATION	ON DEED.)
Un	der penalties of law, I dand that I am duly authoric	leclare that I have exami	ned this stateme	ent and that it is, to th	ne best of my know	vledge and belief, true,	complete, and
	N N. HANSEN	zed to sign this statemen	L.			402-22	4-8105
Printor	Type Name of Grantee or	Authorized Representation	ve				Phone Number
sign	total.	1	-	ATTORNEY			02/23/2022
here Signatur	re of Grantee or Authorize	d Representative		Title			Date
		Register of I	Deed's Use O	nly			For Dept. Use Only
26 Date Deed Recorded	2 22	ue of Stamp or Exempt N	lumber	28 Recording Data	Dram	1	
Mo. <u>A</u> Day <u>O</u>		Exempt +4		15K 2009	179 Sal		
ebraska Department of Rev	venue				`~ '	Authorized by Net	o. Rev. Stat. §§ 76-214, 77-1327

State of Nebraska Sss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this day of 100 A.D., 2022, at 10.45 o'clock A.M. Recorded in Book 2022 on Page 521-528

County Clerk

16.20 Deputy

Ind __Comp __Assessor __Carded___

	NEBRASKA DOCUMENTARY
	STAMP TAX
	Date <u>a-28-22</u>
	\$ EXCENDED 4BYOLD
2	

[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.]

Untered on the

[Deed continued from the front side, hereof.]

have legal power and lawful authority to convey the same; (2) and,

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

Executed: February 7th, 2022.

STATE OF NEBRASKA

COUNTY OF CLAY

The foregoing instrument was acknowledged before me on February $\frac{\zeta^{iL}}{L}$, 2022, Stanley R. Koehler and Laberta Koehler, husband and wife.

GENERAL NOTARY - State of Nebraska ISAAC SCHELKOPF My Comm. Exp. July 14, 2022

Notary Public Isaac Schelkopf

My commission expires July 14, 2022.

Cnty No.	Во	ok	Page	Sal	e Date	School District Code									
91	20	22	529	2/15	5/2022	Base: (01-01	23	Aff	iliate	:d:		Unif	ied:	
Location	\mathbf{m}	Sale	Number	Useability	& Code#	Parcel Number									
0020002	200		60	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		4245	3	11	1	L	4	00000	1	000	9220
Land		Imp	provements	Т	otal		ate of	Sale	le Property Classification Code						
221	221,200				221,200	Status	Pro	perty Ty	ре	Zo	oning	Location	City Size		Parcel Size
	,	Irrigat	tion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) 9
LCG			ACRES:	VA	LUE:		LCG				ACR	ES:		VALU	J E :
IRRIGATE	ED 1A1					GF	RASSLA	ND 10	G1		4	4.000			61,600
	1A]	ιG		2	7.000			37,800
	2A1							20	G1	87.000			7.000 12		
	2A						2G								
	3A1					3G1		G1							
	3A							3	3G						
	4A1		·					40	Gl						
	4A							۷	4G			-			
DRYLANI	D IDI					;	Shelterb	elt/Timb	рет						
	1D							Accreti	on						
	2D1							Was	ste						
	2D							Oth	ner						
	3D1				u. Lawrence	AG LAND TOTAL			\mathbf{L}			8.000		2	21,200
	3D					Roads			.ds			2.000			
	4D1					Farm Sites			tes						
	4D					Home Sites			tes						
417						Recreation			on						
I	wellings					Other									
Out	buildings					No	n-AG	ГОТА	\mathbb{L}			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)

VEBRASKA Rood Life, Great Service.

Real Estate Transfer Statement

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

60

FORM **521**

DEPARTMENT OF REVENUE • If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 3 Date of Sale/Transfer 2 County Number 4 Date of Deed $_{\mathrm{Dav}}15$ yr 2022 Mo. 02 Mo. <u>02</u> Day <u>15</u> Yr. <u>2022</u> Select County & County Number WEBSTER 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) DANIEL E. KOEHLER Grantor's Name (Seller) MONTY R. & KATHLEEN KOEHLER Street or Other Mailing Address Street or Other Mailing Address 1760 ROAD 321 3811 DURNESS WAY City State Zip Code Zip Code GREENSBORO, NC 27455 SARONVILLE, NE 68931 Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes 402-762-5106 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Hom XX Unimproved Multi-Family XX Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement I ease Personal Ren. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral XXWarranty Quit Claim 9 Was transfer part of IRS like-10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Gift Life Estate XXSale Exchange) by buyer or seller? Trustee to Beneficiary Buyer Seller XX No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.)

XX Yes No GRANTOR'S UNDIVIDED ONE-THIRD INTEREST 12 Was real estate purchased for same use? (If No, state the intended us XX 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.) XXYes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other $\overline{X}\overline{X}$ Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Step-parent and Step-child Parents and 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.) \$90,667.00 (FOR THIS ONE-THIRD INTEREST) XX No Yes 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the nam of the agent or title company contact.) Yes XX No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent DANIEL E. KOEHLER 3811 DURNESS WAY 18a XXNo address assigned 18b XX Vacant land GREENSBORO, NC 27455 20 Legal Description (Attach additional pages, if needed.) AN UNDIVIDED ONE-THIRD INTEREST IN AND TO THE SOUTHEAST QUARTER (SE1/4) 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. 22 Total purchase price, including any liabilities assumed 22 00 90,667 23 Was non-real property included in the purchase? Yes XX No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 90,667 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 402-224-8105 DEAN N. HANSEN Print or Type Name of Grantee or Authorized Representative Phone Number 02/23/2022 ATTORNEY Signature of Grantee or Authorized Representative Date Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data

_ Day <u>28</u>

\$ 204.75

straca

NEBRASKA DOCUMENTARY

STAMP TAX

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 Ab day of 100 A.D., 2022, at 10.48 o'clock A.M. Recorded in Book 2022 on Page 521

Follow 12 Deputy
Ind Comp Assessor Carded

[Return to Dean N. Hansen, Ab WARRANTY DEED

MONTY R. KOEHLER and KA Grantors, in consideration of Consideration, the receipt of hereby convey to DANIEL E. K described real estate (as defin Webster County, Nebraska:

AN UNDIVIDED ONE-THIRD

[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 Ko

ss.

STATE OF NEBRASKA)
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
TABITHIA LAMBERT
My Comm. Exp. March 19, 2023

3/19/23

My commission expires

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20:	22	530	2/8/	/2022	Base: (01-01	23	Affili	ated:		Unif	ied:			
Location	ID	Sale	Number	Useability	& Code#					Parcel N	Tumber					
0020002	200		61	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value	<u> </u>	4245	3	11	1	4	00000	1	000	9220		
Land		Imp	rovements	Te	otal		Date of Sale Property Classification Code									
221	,200			2	221,200	Status	Proj	perty Ty	тре	Zoning	Location	Cit	y Size	Parcel Size		
		Irrigat	ion Type:	· •		A) 2	B)	05		c) 5	D) 3	E)	0	F) 9		
LCG	**		ACRES:	VAI	LUE:		LCG			ACR	ES:		VAL	UE:		
IRRIGATE		ı				GR	RASSLA	ND 1	G1		4.000			61,600		
	1A								1G	2	7.000	37,80				
- 10000	2A1					2G1				87.000			121,800			
	2A			-				:	2G							
	3A1							3	G1							
VI	3A								3G							
	4A1							4	G1							
	4A					••			4G							
DRYLANI) 1D1						Shelterbe									
	1D	l .						Accreti								
	2D1	_	**************************************					Wa			·					
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	3D 4D1	 				Roads Farm Sites										
· · · · · · · · · · · · · · · · · · ·	4D1 4D	 				Home Sites										
	7D	77.75				Recreation										
Т	wellings	THE STATE OF THE STATE OF	ne area a granda de la companya de			Other										
	buildings					Non-AG TOTAL					2.000					
							1	~			X7 1					

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)

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

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

61

FORM **521**

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

DEPARTMENT OF REVENUE • If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Day 08 _{Yr.} 2022 Mo. 02 Day 08 Yr. 2022 Mo.02WEBSTER Select County & County Number 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) DANIEL E. KOEHLER RODNEY A. & HELEN KOEHLER Street or Other Mailing Address 12280 EAST PRINCE ROAD Street or Other Mailing Address 3811 DURNESS WAY TUCSON, AZ 85749 Zip Code State Zip Code GREEENSBORO, NC 27455 Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes VV If Yes, is the grantee a 509(a) foundation? 402-762-Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Hom XX Unimproved Multi-Family XX Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Other Sheriff Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim XX Warranty Was transfer part of IRS like-10 Type of Transfer Irrevocable Trust Distribution Foreclosure Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Gift Exchange) by buyer or seller? Life Estate XX Sale Trustee to Beneficiary Buyer Seller XX No Satisfaction of Contract Court Decree Exchange **Grantor Trust** Partition Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) Was real estate purchased for same use? (If No, state the intended us No GRANTOR'S UNDIVIDED ONE-THIRD INTEREST XX 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.) XX Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other XXBrothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$96,000.00 (FOR THIS ONE-THIRD INTEREST) XX No ___ Yes S 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the nam of the agent or title company contact.) Yes XX 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 18a XXNo address assigned 18b XX Vacant land GREENSBORO, NC 27455 20 Legal Description (Attach additional pages, if needed.) AN UNDIVIDED ONE-THIRD INTEREST IN AND TO THE SOUTHEAST QUARTER (SE $rac{1}{4}$) 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? Yes XXVo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 96,000 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 402-224-8105 DEAN N. HANSEN Print or Type Name of Grantee or Authorized Representative Phone Number ATTORNEY 02/23/2022 Signature of Grantee or Authorized Representative Title Date For Dept. Use Only Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day 28

State of Nebraska Sss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 38 day of 10.50 at 10.50 o'clock a.M. Recorded in Book 303 on Page 330 County Clerk 10.50 at 10.50 peputy Ind Comp Assessor Carded

	NEBRASKA DOCUMENTARY	de la constitución de la constit
	STAMP TAX	
- Water	Date 4-78-97	O CHARLES
The second	<u>s_alb.40</u> By(1)	

[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

Helen Koehler

STATE OF ARIZONA

COUNTY OF _ tima

SS

The above instrument was acknowledged before me on February 9th, 2022, by Rodney A. Koehler and Helen Koehler, husband and wife.

Notary Public

My commission expires <u>09-12-25</u>

09-12-25

SEAN E BARETICH
Notary Public - Arizona
Pima County
Commission # 61929
My Comm. Expires Sep 12, 2025

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91 20		22	536	2/28/2022		Base: 91-0002 Aff				ffiliat	ed:		Unified:			
Location	ID I	Sale	Sale Number Useability & C			P					arcel Number					
000111800			62	1		GeoCde	Twn	Rng	s	Sect	Qrt	Subdiv	Area	Blk	P	arcel
	D	Date of Sale Assessed Value								00	0	10005		021	0	000
Land		Imp	provements	T	Date of Sale Property Classification Code											
	610	29,305			29,915	Status Property Type				Zoning Location			ı Ci	City Size Parcel Size		
Irrig			igation Type:			A) 1	B)	01		C)	1	D) 1	E)	6	F)	1
LCG		ACRES: VALUE:			LCG					ACR	ES:		VALUE:			
IRRIGATE	ED 1A1	l				GRASSLAND 1G1										
	1A				1G											
	2AI				2G1											
	2A	L.						2	2G							
	3A1				3G1											
•	3A		***					3	3 G							
	4A1		-					40	Gl							
	4A							4	4G							
DRYLAND 1D1							Shelterbelt/Timber									
10)						Accreti	ion							
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20					1 1111111			Otl	her							
	3D1					AG L	AND	ГОТА	\mathbf{L}							
30)						Roa	ads							
	4D1						F	arm Si	tes							
	4D						Н	ome Si	tes			0.180				610
				100		Recreation										
Ι	wellings	3			8,650			Otl	her					_		
Outbuildings 20,655			20,655	Non-AG TOTAL 0.180						610						
Aggaggania	a Adim	atmon	t to Sala Pri	ce (+ or -	١•		r		R	ecar	ture	Value:				

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.

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

521

The deed will not be recorded unless this statement						
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 12 Day 28 Yr. 2022 4 Date of Deed Mo. 02 Day	ay <u>23 Yr.</u> 2022				
WEBSTER - 91	Mo. Q Day 2 Yr. 2022 Mo. D Day 2 Oct 1 Oct	ay <u>~> Yr</u>				
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer)					
Christi A. Lewis	Stephanie Johnson					
Street or Other Mailing Address 25 N.: Sturnd St	Street or Other Mailing Address 235 N. Sey God	St ,				
Cityp State Zip Code 10K978	City State NE	Zip Code 68970				
Phone Number	Phone Number Is the grantee a 501(c)(3) organi	zation? Yes V No				
402 - 74V - 0358 Email Address	Final Address If Yes, is the grantee a 509(a) for	undation? Yes V No				
n/a	n/a					
7 Property Classification Number. Check one box in categories A and B. Check C if						
	Property Type Mineral Interests-Nonproducing State Assesse	d Mobile Home				
✓ Improved ✓ Single Family	Mineral Interests-Producing Calle Assesse Mineral Interests-Producing Exempt	d Mobile Floritie				
☐ IOLL ☐ Commercial ☐ Recreational						
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff	Other				
Bill of Sale Corrective Easement Lea	se Personal Rep. Trust/Trustee					
Cemetery Death Certificate - Transfer on Death Executor Min						
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		Transfer on Death				
Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Granto		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					
✓ Yes	Yes					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.						
		her				
Brothers and Sisters Grandparents at Ex-spouse Parents and Ch	= : : : : : : : : : : : : : : : : : : :					
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	d interest rate.)				
\$35,000						
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name					
Yes V No	of the agent or title company contact.) Ves GTA Re	al Estate Group No				
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement	Should be Sent				
235 N Seward St Red Cloud, NE 68970	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 Lo	ots Four (4) and Five (5), Block Twe	nty-one (21),				
Original Town of Red Cloud, Webster County, Nebra						
,,,						
21 If agricultural, list total number of acres transferred in this transaction						
22 Total purchase price, including any liabilities assumed		35,000,00				
23 Was non-real property included in the purchase?	\$	33,000.00				
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	S 24 S	35,000,00				
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement	nt and that it is, to the best of my knowledge and belief, true,	complete, and				
correct, and that I am duly authorized to sign this statement.		2.1				
Stephanie Johnson Print or Type Name of Grapte or Authorized Representative		462-746-0441 Phone Number				
sign Ann or type Name of Grande of Adminized Representative	Grantee	2-28-202				
	Title	Date				
here Signature of Grantee of Authorized Representative	No.	For Dept, Use Only				
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	, or neptrose ority				
Mo. 2 Day 28 Yr. 22 \$ 78.75	BK2022 to 536					
Nebraska Department of Revenue	Authorized by Neb	. Rev. Stat. §§ 76-214, 77-1327(2)				
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	\mathcal{L}					

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 day ofe_b A.D., 20_d, at
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
 is lawfully seised of such real estate and that it is free from encumbrances; has legal power and lawful authority to convey the same; warrants and will defend title to the real estate against the lawful claims of all persons.
Executed Flbruay 23, 2022.
Thin A Lews
Christi A. Lewis

)) ss.)

The foregoing instrument was acknowledged before me on by Christi A. Lewis, a single person.

STATE OF NEBRASKA

COUNTY OF WEBSTER

GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2024

, 2022