Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date				S	School District Code									
91	20	22	547	2/28/2022	Base: 9	1-00	74	Afī	iliated:	ied:								
Location	ID	Sale	Number	Useability & Code #					Parcel Number									
001701	600		63	4	GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	P	arcel				
	D	ate of S	ale Assessed	Value	4133	4	10	3	3 3	00000		000	0	000				
Land		Imp	provements	Total		D	ate of	Sal	ale Property Classification Code									
53	,380		195,360	248,740	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size					
		Irrigat	ion Type:		A) 1	B)	01		c) 5	D) 2	E)	0	F)	6				
LCG ACRES: VALUE:					LCG		*******	ACRI	ES:		VAL	UE:	***					
IRRIGATE	ED 1A1				GR	ASSLA	ND 10	G1										
	1A						1	lG										
	2A1				2G1													
	2A						2	2G										
	3A1		-				30	Gl										
	3A						3	3G										
	4A1																	
	4A				4G													
DRYLANI) IDI				Shelterbelt/Timber													
~	1D				Accretion													
	2D1						Was											
	2D																	
	3D1				AG L	AND T	ГОТА	\mathbf{L}										
	3D						Roa	ds	(0.230								
	4D1					F	arm Sit	es	1	1.000				840				
	4D	Taxania Communication	wassa saanista oo googa ee ka danaa ee ka ka ka			Н	ome Sit	es	5	5.660			39,	540				
				Fig. 18 Commission		R	ecreatio	n										
	wellings			191,980					ve									
Outh	ouildings			3,380	0 Non-AG TOTAL 6.890 53,38							380						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER PROPERTY TO LIFE ESTATE	
Comments from	Comments:
001701600	
	(Continue on back)

NFBRASKA

Real Estate Transfer Statement

FORM

Good Life. Great Service To be filed with the Register of Deeds. Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. 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. __02 2022 Mo. 02 Day 28 28 WEBSTER - 91 Yr. Day . 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kenneth E. Bonifas and Dianna Bonifas Grantee's Name (Buyer) see Addendum Street or Other Mailing Address 2422 Rd. 1625 Street or Other Mailing Address Zip Code 68930 State NE State Zip Code Blue Hill Phone Number (402) 461-1757 Phone Number Is the grantee a 501(c)(3) organization? Yes **√** No If Yes, is the grantee a 509(a) foundation? Email Address Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural ☐ Unimproved Multi-Family Mineral Interests-Producing Exempt □ IOLL Recreational Commercial 8 Type of Deed Distribution Land Contract/Memo Partition Other Bill of Sale ☐ Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Mineral Ouit Claim √ Warranty Cemetery Executor Was transfer part of IRS like-10 Type of Transfer Distribution Foreciosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Gift ✓ Life Estate Sale Auction Easement Trustee to Beneficiary Exchange) by buyer or seller? Grantor Trust Partition Buyer Seller V No Court Decree Exchange 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 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 Other Self Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$228,095 √ No S Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes √ No. 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 2422 Rd. 1625 Kenneth & Dianna Bonifas Blue Hill, NE 68930 2422 Rd. 1625 Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) A tract of land bounded as follows: Commencing at the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, extending thence East on the North boundary line of the SE1/4SW1/4 of said Section a distance of 1000 feet, thence South at right angle a distance of 300 feet, thence West at right angle a distance of 1000 feet, thence North 300 feet to the point commencing. 21 If agricultural, list total number of acres transferred in this transaction 22 $0^{1}00$ 23 Was non-real property included in the purchase? 23 Yes Vo No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 58 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. Michelle J. Oldham (402) 462-0300 Phone Number Print or Type Name of Grantee or Authorized Representative Attorney Signature of Grantee or Authorized Representative Title For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded $_{Y_{\Gamma}}$ \sim λ

Day

Nebraska Department of Revenue

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

Addendum to Real Estate Transfer Statement, Form 521

#6. Grantee's Names:

Scott Bonifas, subject to life estate of grantor 1923 Rd 2100 Blue Hill, NE 68930

Phone: n/a

Email address: n/a

Troy Bonifas, subject to life estate of grantor

1070 Rd Z

Bladen, NE 68928

Phone: n/a

Email address: n/a

Kent Bonifas, subject to life estate of grantor

1970 Rd 2000

Blue Hill, NE 68930

Phone: n/a

Email address: n/a

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/01/22 \$ Ex05a By AS Bk 2022, Pg 547

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 March A.D., 2022, at 09:21 o'clock AM. Recorded in Book 2022 on Page 547

Fee: \$10.00 By: AS Deputy Electronically Recorded

Return Address: Michelle J. Oldham. Sullivan, Sullivan Shoemaker P.C., L. L. O., P.O. Box 309, Hastings, NE 68902-0369

WARRANTY DEED

Kenneth E. Bonifas and Dianna Bonifas, husband and wife, Grantors, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, convey to Scott Bonifas, Troy Bonifas and Kent Bonifas, children of Grantors, as tenants in common, Grantees, whether one or more, subject to life estates in favor of Grantors, Kenneth E. Bonifas and Dianna Bonifas, which is hereby reserved, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

A tract of land bounded as follows: Commencing at the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, extending thence East on the North boundary line of the SE1/4SW1/4 of said Section a distance of 1000 feet, thence South at right angle a distance of 300 feet, thence West at right angle a distance of 1000 feet, thence North 300 feet to the point commencing.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEES that GRANTORS (1) are lawfully seised of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any; (2) have legal power and lawful authority to convey the same; and (3) warrant and will defend title to the real estate against the lawful claims of all persons.

EXECUTED: Felguary 28, 2022.
Kerneth E. Bonifas Nama Bonifas Dianna Bonifas
Keinielli E. Bollilas
STATE OF NEBRASKA)) ss.
COUNTY OF ADAMS)
The foregoing instrument was acknowledged before me on <u>filminy</u> , 2022
by Kenneth E. Bonifas and Dianna Bonifas, husband and wife.
GENERAL NOTARY - State of Nebraska KIMBERLY R. BRUNING My Comm. Exp. Decamber 10, 2023 Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page		Sale	Date				Sc	School District Code									
91	20:	22	558		3/2/	2022	Base: 9	1-00	02		Unified:									
Location	ш	Sale	Number	1	Useability .	& Code#				:	Parce	N	umber							
0001025	500		64		1		GeoCde	Twn	Rng	Sec	t Qr	$\cdot \top$	Subdiv	Area	Blk	Pa	arcel			
	D	ate of S	ale Assesse	d Va	alue		4371			00	0		10005		004	00	000			
Land		Imp	provements		To	tal	Date of Sale Property Classification Code													
	310	25,750 26,060			26,060	Status	Prop	erty Ty	pe	Zonin	3	Location	Cit	y Size	Parc	el Size				
	Irrigation Type:					A) 1	B)	03		c) 3		D) 1	E)	6	F)	1				
LCG ACRES: VALUE:					-	LCG			A(RI	ES:		VALI	JE:						
IRRIGATE	ED 1A1						GR	ASSLA	ND 10	G1										
	1A								1	.G										
	2A1								20				***							
-	2A	2A					2G													
	3A1								30	31										
	3A							3G												
	4A1				_		4G1													
	4A							4G												
DRYLANI) 1D1						Shelterbelt/Timber													
	1D						Accretion													
	2D1						Waste													
	2D						,		Oth		-									
	3D1						AG L	AND T	OTA	\mathbf{L}				•						
	3D								Road	ds										
	4D1							Farm Sites												
	4D							Н	me Sit											
Target Spirit	, et al. a.c.	1 at 1 3 3	era Priorita (18	6.44 E	a salah kerbar			R	ecreatio	on										
	wellings					25,750			Oth											
Outl	ouildings						Nor	ı-AG T	OTA	\mathbf{L}										
									1 4 1			_	7 1							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
Comments from	Comments:	
000102500		
		(Continue on back)

Good Life. Great Service.

FORM 521

Real Estate Transfer Statement

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

The deed will not be recorded unless this statemen	is signed and items 1-25 are accurately completed.										
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 3 Day 2 Yr. 2022 4 Date of Deed Mo. 3 Day 2 Yr. 2022										
	6 Grantee's Name, Address, and Telephone (Please Print)										
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer)										
Kenneth L. Van Wey and Debra K. Van Wey	Joseph J. McDole										
Street or Other Mailing Address 941 N Franklin St	Street or Other Mailing Address 841 N Walnut St										
City State Zip Code Red Cloud NE 68970	City State Zip Code NE 6897										
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes										
n/G Email Address	f) / C. If Yes, is the grantee a 509(a) foundation? Yes V Email Address										
n/a	n/a										
7 Property Classification Number. Check one box in categories A and B. Check C if											
	(B) Property Type (C)										
✓ Improved Single Family Industrial Unimproved Multi-Family Agricultural	Mineral Interests-Nonproducing State Assessed Mobile Hor Mineral Interests-Producing Exempt										
Unimproved Multi-Family Agricultural L ☐ IOLL ✓ Commercial Recreational	Willieral Interests-Froducing Exempt										
	d Contract/Memo Partition Sheriff Other										
Bill of Sale Corrective Easement Lea											
Cemetery Death Certificate – Transfer on Death Executor Mir	eral Quit Claim Warranty										
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust Transfer on Death										
Exchange (I.H.C. § 1031 Auction Easement Gift	Life Estate Sale Trustee to Beneficiary										
	r Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended u										
11 Was ownership transferred in full? (If No, explain the division.) V Yes No	12 Was real estate purchased for same use? (If No, state the intended u										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)										
	artnership, or LLC Self Other										
☐ Brothers and Sisters ☐ Grandparents a	and Grandchild Spouse										
Ex-spouse Parents and Ch											
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)										
\$3,500											
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 nar of the agent or title company contact.) Yes Yes										
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent										
446 N Webster St	Grantee										
Red Cloud, NE 68970											
18a No address assigned 18b Vacant land											
20 Legal Description (Attach additional pages, if needed.)											
The West 64.8 feet of Lots One (1) and Two (2), Blo	ck Four (40, Original Town of Red Cloud, Webster										
County, Nebraska											
21 If agricultural, list total number of acres transferred in this transaction											
21 If agricultural, list total number of acres transferred in this transaction											
22 Total purchase price, including any liabilities assumed	22 ° 3,500,00										
23 Was non-real property included in the purchase?	nstructions)										
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	\$ 0.500.00										
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 3,500,00										
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number										
Under penalties of law, I declare that I have examined this statement 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										
Joseph J. McDole	402-746-277										
Print or Type Name of Grantee or Authorized Representative	Phone Number Grantee 3/3/1/2022										
sign Joseph Mearle											
here Signature of Grantee or Authorized Representative	Title Date										
Register of Deed's Use On											
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data										
Mo. 3 Day 2 Yr. 22 \$ 9.00	BK 2022, 7g 558 Authorized by Neb Rey Stat & 76-214 77-132										

State of Nebraska 355.
County of Webster 3
Entered on the
numerical index and filed for record in the
Clerk's office of said county this <u>a</u> day
of Man A.D., 2022 at 3:46
o'clock OM. Recorded in Book 2022
on Page <u>558</u>
Toreine Hotach County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-2-22
\$ 9.00 By 15

BOOK 2022 PAGE 55

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

WARRANTY DEED

Kenneth L, Van Wey and Debra K. Van Wey, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Joseph J. McDole, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West 64.8 feet of Lots One (1) and Two (2), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska

Grantors covenant, jointly and severally, 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 March	2, 2022.	
Kenneth L. Van Wey	M	Debra K. Van Wey
STATE OF NEBRASKA)) ss.	
COUNTY OF WEBSTER)	

The foregoing instrument was acknowledged before me on March Van Wey and Debra K. Van Wey, husband and wife.

2, 2022 by Kenneth L.

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	S	School District Code												
91	20	22	565	3/7,	/2022	Base: 6	55-00	11	Aff	iliated:		Unif	Unified:						
Location	ID	Sale	Number	Useability	Useability & Code #						Parcel Number								
0010025	500		65	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Area	Blk	Parcel						
er en	D	ate of S	ale Assessed	Value		4487	1	9	1	5 1	00000	1	000	0000					
Land		Imp	provements	To	otal	Date of Sale Property Classification Code													
178	,550		127,600		306,150	Status	Proj	perty Ty	уре	Zoning	Location	Cit	y Size	Parcel Size					
		Irrigat	ion Type:			A) 1	B)	05		ෆ 5	D) 3	E)	0	F) 9					
LCG		<u> </u>	ACRES:	VAI	.ue:		LCG	***************************************		ACR	ES:		VAL	ÜE:					
IRRIGATE	D IAI	T				GRASSLAND 1G1					2.130			30,985					
	1A								1G										
	2A1		3.100		14,200			2	G1		2.670			3,740					
	2A					2													
	3A1							3	GI	1	4.320			20,050					
	3A							:	3G										
	4A1							4	GI	1	3.950			13,950					
	4A		1.200		5,075				4G										
DRYLANI) 1D1					:	Shelterbe	elt/Timl	ber	*****									
	1D	1	8.840		24,265			Accreti	ion										
	2D1		6.910		18,970			Wa	ste										
	2D	ł						Otl											
	3D1	1	3.260		7,875	AG L	AND T		-+	7	6.730		1	39,710					
	3D							Roa	-+					10 010					
	4D1		0.070		120			arm Si			1.000			13,840					
	4D		0.280		480	4		ome Si			1.000			25,000					
					Section 1997		F	Lecreati	<u>_</u>										
D (CHAIG)					72,975	NYou	n AC '	Otl			2.000	-		38,840					
Outl	oundings	<u> </u>		J	54,625	180	n-AG	LUIA	ப	2.000 38,840									

Assessor's Adju	stment to S	Sale Price	(+ or -):	T	otal Recapture Value:	
Assessor Comment	s and Reasor	n for Adjust	ment:			
JTWD; SALE	BETWEEN	PARENT	& CHILD			
			- 4v -			
Comments from				Commen	nts:	
001002500					-	
						(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

Good Life, Great Service DEPARTMENT OF REVENUE

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

2 County Number 3 Date of Sale/Transfer 1 County Name 2022 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Wendell J. Ord and Diana L. Ord Wendell Keller Ord and Patsy Ord Street or Other Mailing Address 1955 Hwy 136 Street or Other Mailing Address 1938 W Hwy 136 Guide Rock Zip Code 68942 State Guide Rock 68942 Is the grantee a 501(c)(3) organization? **✓** No Phone Number (402) 257-7003 Phone Number (402) 746-0335 If Yes, is the grantee a 509(a) foundation? V No Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Mineral Interests-Nonproducing State Assessed Mobile Home Single Family Industrial ✓ Improved Agricultural Mineral Interests-Producing Exempt Unimproved Multi-Family ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Personal Rep. Trust/Trustee Bill of Sale Corrective Easement Lease Quit Claim ✓ Warranty Death Certificate - Transfer on Death Executor Mineral Cemetery Transfer on Death Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Trustee to Beneficiary Auction Fasement Life Estate Sale Other (Explain) _mortg Satisfaction of Contract Seller No Court Decree Exchange Grantor Trust Partition 12 Was real estate purchased for same use? (If No, state the intended use. 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Other ✓ Yes Aunt or Uncle to Niece or Nephew 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? 3.75 % ✓ Yes \$280,440 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

Ssouthern Title, LLC Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1955 Hwy 136 Grantee Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The West Half of the Northeast Quarter (W1/2NE1/4) of Section Six (6), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT TRACTS conveyed to the State of Nebraska for highway recorded in Book 29, Page 480, and Book 2006, Page 245. 21 If agricultural, list total number of acres transferred in this transaction 22 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). 23 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) 257-7003 Wendell, J. Ord Phone Number Print or Type Name of Grantee or Authorized Representative /2022 Grantee 3/ Date Signature of Grantee or Authorized Representative Title 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

	BOOK <u>2022</u> PAGE 50
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 9:32 o'clock A M. Recorded in Book on Page 505 County Clerk LOUST PRESENT County Clerk LOUST PRESENT Carded Carded Comp Assessor Carded Carded Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 3-7-20 \$ SAMB # 50 By LO
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	
JOINT TENANCY WARR	ANTY DEED
Wendell Keller Ord and Patsy Ord, husband and wife, G	Grantors, in consideration of ONE
DOLLAR (\$1.00) and other valuable consideration rece	rived from Grantees, Wendell J. Ord and
Diana L. Ord, husband and wife, convey to Grantees, as	s joint tenants and not as tenants in

The West Half of the Northeast Quarter (W1/2NE1/4) of Section Six (6), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT TRACTS conveyed to the State of Nebraska for highway recorded in Book 29, Page 480, and Book 2006, Page 245.

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

common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

- (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 March 7 , 2022. STATE OF NEBRASKA) ss. COUNTY OF WEBSTER The foregoing instrument was acknowledged before me on March Wendell Keller Ord and Patsy Ord, husband and wife.

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

Notary Public

8/27/2025 My commission expires:

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sale Date					School District Code												
91	20	22	577		3/:	14/	2022	Base:	91-	000	2	Affi	iliate	d:			Uni	fied:				
Location	ID	Sale	Number	U	seabil	ity d	& Code#						Pai	rcel N	Vui	umber						
0001070	000		66		4	Ì	05	GeoCde	Tw	vn	Rng	Sec	ct	Qrt	s	Subdiv	Area	Blk	Par	cel		
	D	ate of S	ale Assessed	Val	ue			4371			00 0 1					0005		013	000	00		
Land		Imp	provements			To	tal			Dat	te of S	ale	Pro	perty	y C	lassific	cation Code					
	415		17,39	5			17,810	Status		Prope	roperty Type Zoning Lo						Ci	City Size Parce				
Assessor Lo	cation:	RED	CLOUD (F	RC)				A) 1	E	3)	01		C)	1]	D) 1	E)	6	F) :	1		
		·					Residentia	Ĺ				.,			C	ommer	cial	:				
Multiple Improvements: Multiple. Improvements. :									Mu	ıltiple.	Impr	oveme	ents.:									
	uction Date:	Cons	struction	Date	: 19	22		Con	nstructi	ion D	Date:											
. ,			Floor:	Floo	r Sq. Ft.	:	7	62		Flo	or Sq.	Ft. :										
Building Cost New: Cost 96,270										Cos	Cost:											
Single Family	Style:	101		Res	identia	l Co	ndition: 2	0		Co	mmei	cial	l Occ	upano	cy (Code:						
(100) □ Mo				(10)) 🗆	Wo	m Out			Pri	imary:			Ot	ther	rl:		Other2:				
(101) 🗷 On	e Story			(20)) 🗷	Bad	lly Worn			Co	Commercial Construction Class:											
(102) 🗆 Tw	o Story			(30) □ Average							(1) ☐ Fireproof Structural Steel Frame											
(103) 🗆 Spl	it Level			(40)) 🗆	God	od			(2	2) 🗆	Re	einfor	ced C	on	crete Fra	me					
(104) 🗆 11/	2 Story			(50)) 🛮	Ver	y Good			(3	3) 🗆	Ma	asonr	у Веа	ırin,	g Walls						
(111) 🗆 Bi-	Level			(60)) 🗆	Exc	ellent			(4	4) 🗆	W	ood c	or Stee	el F	ramed E	xt. Wa	lls				
(106) □ Oth	ıer										5) 🗆	M	etal F	rame	ano	d Walls						
Townhouse or	r Duplex	Style:		Residential Quality: 30						(6	6) 🗆	Po	le Fra	ame								
(301) 🗆 On	e Story			(10) □ Low						Co	Cost Rank:						ondit	ion:				
(302) 🗆 Tw	o Story			(20)					(10	(10) 🗆 Low						(10) U Worn Out						
(307) 🗆 114	2 Story			(30)) **	★ Average				(20	(20) ☐ Average (20) ☐ Ba						l Badly	Worn				
(308) □ Spl	it Level			(40)) 🗆	God	od	(30) □ Abov					oove .	Avera	ge	(3	I Avera	verage				
(309) 🗆 21/	2 Story			(50)) 🗆	Ver	y Good			(40)												
(304) 🗆 On	e Story L	Duplex		(60)) 🗆	Exc	ellent				·					(:	50) [Very	Good			
(305) 🗆 Tw	o Story I	Duplex											نخو سنانات			((50) C	I Excell	ent			
Assessor's	s Adju	stmen	t to Sale P	rice	(+ oı	:-):																
Assessor Co	mment	s and F	Reason for A	djus	tment	:																
QCD; B	ETWEE	N PAI	RENTS & C	CHI	LD		 -															
-			<u>.</u>																			
		-																				
		***	17.																			
Comments	Comments from Com									men	ts:											
000107		<u> </u>																				
																		(Cont	nue on b	ack)		

NEBRASKA

FORM

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.

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. Day Day Tr. 2022 4 Date of Deed Mo. Day Day Yr. 2022							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) See Attached	Grantee's Name (Buyer) Donald D. Miner and Velma F. Miner							
Street or Other Mailing Address	Street or Other Mailing Address 245 S Walnut St							
City State Zip Code	City State Zip Code Red Cloud NE 68970							
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes V No							
Email Address n/a	Email Address							
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.							
(A) Status (E	Property Type (C)							
✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home Mineral Interests-Producing ☐ Exempt							
Bill of Sale Corrective Easement Le	and Contract/Memo Partition Sheriff Otherease Personal Rep. Trust/Trustee ineral Quit Claim Warranty							
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	closure							
11 Was ownership transferred in full? (If No, explain the division.) V Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) Yes No							
	Partnership, or LLC Self Other and Grandchild Spouse							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
\$17,810								
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 255 W 5th Avenue Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee							
18a No address assigned 18b Vacant land								
20 Legal Description (Attach additional pages, if needed.) The East Half of Lots Thirteen (13), Fourteen (14) a of Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction	nd Fifteen (15), Block Thirteen (13), Original Town							
22 Total purchase price, including any liabilities assumed								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)								
25 If this transfer is exempt from the documentary stamp tax, list the exemption								
sign correct, and that I am duly authorized to sign this statement. Print or Type Name of Grantee of Authorized/Representative	Phone Number Title Title							
liele , o								
Register of Deed's Use O 26 Date Deed Recorded Mo. 3 Day 8 Yr. 22 \$ Exprol #59	Por Dept. Use Only 28 Recording Data BL 2020 Rg 577							
Mo. 2 Day & Yr. 22 \$ Exerpt # 59	Authorized by Nah Ray Stat & 76-014 77-1307(9)							

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 8MWI A.D., 2022, at 3:2 o'clock DM. Recorded in Book 20 County Clerk Deputy Comp Ind Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Prepared by: Theobald Law Office P O Box 423 Red Cloud, NE 68970

QUITCLAIM DEED

Steven A. Miner, a married person and resident of Kansas; Connie F. Miner, a single person; Duane R. Miner and Mary B. Miner, husband and wife; and Barbara S. McVicker, a single person, Grantors, in consideration love and affection, received from Grantee, Donald D. Miner and Velma F. Miner, husband and wife, as joint tenants, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska

Executed

STATE OF ULBUSKA COUNTY OF WELSTON

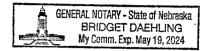
GENERAL NOTARY - State of Nebraska **BRIDGET DAEHLING** My Comm. Exp. May 19, 2024

The foregoing instrument was acknowledged before me on Steven A. Miner, a married person and resident of Kansas.

Marsh 14, 2022 by

Moon Miller
Barbara S. McVicker

STATE OF New ()) ss. COUNTY OF Webster)



The foregoing instrument was acknowledged before me on February 25, by Barbara S. McVicker, a single person.

Notary Public

800K 2022 PAGE 519

Duane R. Miner	Mary B. Miner
Duane R. Miner	Mary B. Miner

STATE OF NEBRASKA) ss. COUNTY OF Severel)

The foregoing instrument was acknowledged before me on Duane R. Miner and Mary B. Miner, husband and wife.

Notary Public

GENERAL NOTARY - State of Nebraska GREG L. MAJERUS My Comm. Exp. October 8, 2025 Barbara S. McVicker

STATE OF Colorado)

The foregoing instrument was acknowledged before me on March 3 2022 by Barbara S. McVicker, a single person.

SHAYNA L MITCHELL State of Colorado

Notary ID # 20034024343 My Commission Expires 08-09-2023

STATE OF Colorado COUNTY OF Laviner

The foregoing instrument was acknowledged before me on March 3 2022 by Connie F. Miner, a single person.

> **Notary Public** State of Colorado Notary ID # 20034024343 My Commission Expires 08-09-2023

SHAYNA L MITCHELL

Duane and Mary Miner 2030 Rainbow Avenue Seward, NE 68434 Phone: 402-643-0603

Steve Miner 9961 Fountain Circle Lenexa, KS 66220 Phone: 913-481-2309

Barb McVicker 17684 Weld County Rd 1 Berthoud, CO 80513 Phone: 303-517-4829

Connie Miner 17684 Weld County Rd 1 Berthoud, CO 80513 Phone: 951-377-4164

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		,	Sale	Date	School District Code													
91	20	22	582		3,	/8/	2022	Base: 91-0002 Affiliated: Unified:													
Location	ID	Sale	Number		Useabi	lity	& Code#	Code#					Parcel Numb					ımber			
0001070	000		67		1 GeoCde Twn			n F	ang	Sec	:t	Qrt	!	Subdiv	Area	Blk	P	arcel			
e de la companya de l	D	ate of S	ale Assesse	d V	alue			4371				00)	0	1	.0005		013	0	000	
Land		Imp	rovements	;		Te	otal			Date	Date of Sale Property Classification Code										
	415		17,39	95			17,810	Status	I	Proper	roperty Type Zoning I			Location City Size			Par	cel Size			
Assessor Lo	cation:	RED	CLOUD	RC	A) 1 B)) (01		C)	1		D) 1	E)	6	F)	1	
-							Residential								C	ommer	cial			-	
	Mul	tiple Im	provements	: M	ultiple. In	iprov	ements.:			Mult	tiple.	Impro	oveme	ents. :							
ar to the	The service	Constr	uction Date	Co	nstruction	ı Dat	.e: 19	22		Con	structi	on D	ate:								
			Floor	Flo	oor Sq. Ft	. :	7	62		Floo	r Sq. :	Ft.:									
		Buildin	g Cost New	: Co	st:		96,2	70		Cost	::										
Single Family	Style:	101		Re	esidentia	al C	ondition: 20)		Con	nmer	cial	Occi	upano	.y (Code:					
(100) □ Mo	bile Hon	ne		(1	.0) 🛮	W	om Out			Prin	nary:			Ot	he	r1:		Other2:			
(101) 🗷 On	e Story			(2	(20) 🗷 Badly Worn						Commercial Construction Class:										
(102) 🗆 Tw	o Story			(30) Average						(1)	(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	it Level			(4	(40) □ Good						(2) Reinforced Concrete Frame										
(104) 🗆 11/	2 Story			(5	60) 🗆	Ve	ry Good			(3)		Ma	sonr	y Bea	rin	g Walls					
(111) 🗆 Bi-l	Level			(6	50) 🗆	Ex	cellent			(4)		Wo	ood c	or Stee	el F	Framed E	xt. Wa	lls			
(106) □ Oth	ier							(5) Metal Frame and Walls													
Townhouse or	r Duplex	Style:		Re	esidentia	al Q	uality: 30	(6) □ Pole Frame													
(301) 🗆 One	e Story			(1	0) 🗆	Lo	w			Cos	Cost Rank: Condition:										
(302) 🗆 Two	o Story			(2	(0)	Fai	r			(10)) 🗆	Lo	w			(l0) 🗆	l Wom	Out		
(307) 🗆 11/	2 Story			(3	(0) ×	Av	erage			(20)) 🗆	Av	егаде	e		()	20) 🗆	l Badly	Won	1	
(308) 🗆 Spl	it Level			(4	0) 🗆	Go	od			(30) ☐ Above Average (30) ☐ Average											
(309) 🗆 21/	2 Story			(5	0) 🗆	Ve	ry Good			(40)	(40) ☐ High (40					40) L	Good	÷			
(304) 🗆 One	e Story I	Ouplex		(6	0) 🗆	Ex	cellent									(50) 🗆	l Very	Good		
(305) 🗆 Two	o Story I	Duplex	7, 70, 10, 10													(1	50) E	l Excel	ent	- · · · · · · · · · · · · · · · · · · ·	
Assessor's	s Adju	stmen	t to Sale	Pric	e (+ o	r -)	:														
Assessor Co	mment	s and R	leason for	Adju	ustmen	t:															
WD																					
			•																		
												_									
Comments i									_om	ments	5										
000107																				-	
										· · · · · ·											
									_									(Cont	inue o	n back)	

NEBRASKA

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

<u> </u>	The deed v	will not be recorded	unless this statemer			accurately completed	1.				
1 County Name		2 County Number	Top 10	3 Date of Sale/Tra	nsfer	4 Date of Deed	oay 28 Yr. 2022				
		ΓER - 91	Ã								
5 Grantor's Name, Ad		hone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Selle Donald D. Mine	r and Velma	F. Miner		Grantee's Name (Buyer) Gloria Whitehurs							
Street or Other Mailing 245 S Walnut S				Street or Other M. 2 9 5 W 5th A	ailing Address						
Citv) L	State	Zip Code		Venue	State	Zip Code				
Red Cloud		State NE	68970	City Red Cloud		State NE	68970				
Phone Number				Phone Number		e grantee a 501 (c)(3) organtee a 509(a) for					
Email Address n/a				Email Address		-,					
	ation Number Ob		when 5 and D. Oberek O.E.	n/a							
(A) Status	ation Number, Ci	leck one box in catego	ries A and B. Check C it) Property Type	mobile nome.		(C)				
/ Improved	Single Fa	mily Indu	ustrial . [Mineral Interests	s-Nonproducina	State Assess					
Unimproved	☐ Multi-Farr	· =	icultural	Mineral Interests		☐ Exempt					
LIOLL	Commerc		reational		J	•					
8 Type of Deed	Conservator		Distribution La	nd Contract/Memo	Partition	Sheriff	Other				
Bill of Sale	Corrective		Easement Le	ase	Personal R	ep. Trust/Trustee					
Cemetery	Death Certificat	te - Transfer on Death	Executor Mi	neral	Quit Claim	✓ Warranty					
9 Was transfer par kind exchange (I.	t of IRS like-	10 Type of Transfer	= =	losure Irrevoca		evocable Trust	Transfer on Death				
Exchange) by buye	er or seller?	Auction	Easement Gift	Life Est			Trustee to Beneficiary				
	Selier V No	Court Decree		or Trust Partition	<u> </u>	tisfaction of Contract	Other (Explain) If No, state the intended use.)				
	No	No, explain the division.			Vas leal estate	No	ii No, state the interioed dise.;				
13 Was the transfer be	tween relatives. or	r if to a trustee, are the t	rustor and beneficiary rela	atives? (If Yes, check	the appropriate	box.)					
Yes 🗸	-	r Uncle to Niece or Nepi	·	Partnership, or LLC	Self	p	Other				
	Brothe	ers and Sisters	Grandparents	and Grandchild	Spouse	•					
	Ex-spo	ouse	Parents and C	hild	Step-pa	arent and Step-child					
14 What is the current	market value of th	e real property?		15 Was the morto	gage assumed?	(If Yes, state the amount ar	nd interest rate.)				
\$17,810			•	Yes	✓ No \$						
16 Does this conveyand		t parcel of land?		17 Was transfer t	hrough a real es	state agent or a title compa- contact.) Ves GTA Re	ny? (If Yes, include the name				
Yes 🗸											
18 Address of Property 255 W 5th Ave				Grantee	dress of Person	to Whom the Tax Statemer	nt Snould be Sent				
Red Cloud, NE				Grantee							
18a No address as		Vacant land				•					
20 Legal Description (A	•	_		<u> </u>							
			ourteen (14) a	nd Fifteen (15). Block	k Thirteen (13),	Original Town				
		County, Nebr			,,	· · · · · · · · · · · · · · · · · · ·	3				
or rea oloue	2, VVCD0101	County, Mobi	uona								
21 If agricultural, list tol	tal number of acre	s transferred in this tran	saction	•							
					····	\$					
			i			22	25,000 ¹ .00				
23 Was non-real prop	perty included in :	tne purchase? Iollar amount and atta	ch itemized list.) (see	instructions)		23	1 ' 1				
	, .					₩ ₩	25,000,00				
24 Adjusted purchas	se price paid for	r real estate (line 22 r	ninus line 23)				20,000,00				
25 If this transfer is	exempt from the	e documentary stamp	tax, list the exemption	n number		· · ·					
Ur	nder penalties of	law, I declare that I have	ve examined this statement	ent and that it is, to	the best of my l	knowledge and belief, true	, complete, and				
	a Whiteherst	authorized to sign this :	Dodlano				462-746 - 224 Phone Number				
	Type Name of Gra	antee or Authorized Rep	resentative	0							
sign &	+ speed	Dean -		Recel Es	269-Grant	Briter	<u>3/8/2022</u>				
here Signatu	ire of Grantee or A	uthorized Representativ	е	Title			Date				
,1010		Reni	ster of Deed's Use O	nlv			For Dept. Use Only				
26 Date Deed Recorde	d	27 Value of Stamp or E		28 Recording Dat	a						
	3_Yr. 22	\$ 56.25	-	BY 20	AA Po	582					
1V10 L/ay				······································	~~ , 17	Authorized by Ne	b Pay Stat &8 76-21/ 77-1327/2\				

_	BOOK <u>2022</u> PAGE <u>582</u>
State of Nebraska ss.	
County of Websier 5 Entered on the	
numerical index and filed for record in the	· .
of Mar A.D., 2000, at 3:24	
of Mar A.D., 2000 and an Book October 19 M. Recorded in Book O	
on Page Sea Doke to County Clerk	NEBRASKA DOCUMENTARY
Louise PORT County Deputy	SIAMPIAX
10.00 Assessor Carded	Date
IndCompAssessor	\$ 56.25 By By
Prepared by:	
Theobald Law Office	
P O Box 423 Red Cloud, NE 68970	
WARRANTY DEED	
Window (III Dillin)	
Donald D. Miner and Velma F. Miner, husband and wife, Gran	ntors, in consideration of ONE
DOLLAR (\$1.00) and other valuable consideration received fi	
convey to Grantee, the following described real estate (as defin	ned in Neb. Rev. Stat. 76-201):
The East Half of Lots Thirteen (13), Fourteen (14) and Fifteen Town of Red Cloud, Webster County, Nebraska	(15), Block Thirteen (13), Original
Grantors covenant, jointly and severally, with Grantee that Grantee	antors:
(1) are lawfully seised of such real estate and that it is	s free from encombrances:
(2) have legal power and lawful authority to convey t	
(3) warrant and will defend title to the real estate again	•
Executed Flowary 28, 2022.	·
Donald D. Miner Velma F. Mir	Meder
) ss.	IAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2024

The foregoing instrument was acknowledged before me on Donald D. Miner and Velma F. Miner, husband and wife.

Bedge Daonling
Notary Public

February 28, 2022 by

Agricultural Land Sales Worksheet

Cnty No.	Вос	ok	Page	Sal	e Date	School District Code									
91	202	22	583	1/24	1/2022	Base: 91-0002 Affiliated: Unified:									
Location	ID .	Sale	Number	Useability	& Code#	Parcel Number									
001409	100		68	1		GeoCde Twn Rng Sect Qrt Subdiv						Subdiv	Area	Blk	Parcel
	Da	ate of S	ale Assessed	Value		4489	9 1 10 22 2 00000 1 000						0000		
Land	l	Imp	provements] <u> </u>	otal	Date of Sale Property Classification Code							Code		
162	,570				162,570	Status	Pro	perty Ty	тре	Zoni	ıg	Location	Cit	y Size	Parcel Size
		Irrigat	ion Type:			A) 2	B)	05		c) 5	<u> </u>	D) 3	E)	0	F) 9
LCG			ACRES:	VA	LUE:		LCG			A	CR	ES:		VAL	UE:
IRRIGATI	ED 1A1					GF	RASSLA	ND 1	G1		4	3.070			60,300
	1A								1G		3	6.920			51,690
	2A1							2	G1			6.640			9,295
	2A				_			:	2G						
	3A1							3	G1		1	6.690			23,365
	3A								3G			2.410			3,375
	4A1	:						4	G1					, .	
	4A				-:: 				4G						
DRYLAN	D 1D1					:	Shelterb	elt/Timl	ber						
	1D							Accreti	on						
	2D1							Wa	ste		5	1.940			14,545
	2D				12.00			Otl							
	3D1					AG I	AND	TOTA	\perp			7.670		1	62,570
	3D							Roa	ıds			2.000	<u> </u>	-	
	4D1				·]	Farm Si	tes	···-	_				_
NO MESSAGE SECTION AND ADMINISTRATION OF THE PROPERTY OF THE P	4D	Contraction of the Contraction o		1770 X 250 X 257 X	and the same of the same of the same			Iome Si							
							I	Recreati	on						
	Owellings							Otl					-		
Out	buildings					No	n-AG	TOTA	\perp			2.000			
agagganl	a Adina	tmon	t to Sale Pr	ica (+ ar)·		,	Total	Re	cantu	re	Value:			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001409100	
	(Continue on back)

Real Estate Transfer Statement

FORM 521

To be filed with the Register of Deeds.
Read instructions on reverse side.
If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

The deed will not be resolded unless this statement	to signed and items i zo are accurately completed.						
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 01 Day 24 Yr. 2022 4 Date of Deed Mo. 02 Day 100 Yr. 2022						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) Serena Fern Boner & Glenda Marie Tietjen, Co-Trustees	Grantee's Name (Buyer) Jonathan B. Schriner						
Street or Other Mailing Address 1024 Road C	Street or Other Mailing Address 325 W 6th Ave						
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970						
Phone Number (402) 746-3328	Phone Number (402) 746-4149 Is the grantee a 501(c)(3) organization? Yes VNo						
Email Address N/a	Email Address schriner89@hotmail.com						
7 Property Classification Number. Check one box in categories A and B. Check C if							
(A) Status (B)	Property Type (C)						
☐ Improved ☐ Single Family ☐ Industrial ☑ Unimproved ☐ Multi-Family ☑ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt						
8 Type of Deed							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Trustee to Beneficiary r Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)						
✓ Yes No	Yes						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes VNo Aunt or Uncle to Niece or Nephew Family Corp., P Brothers and Sisters Grandparents a Ex-spouse Parents and Ch	artnership, or LLC Self Other and Grandchild Spouse illd Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)						
16 Does this conveyance divide a current parcel of land?	Yes V No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name						
Yes V No	of the agent or title company contact.) Yes No						
18 Address of Property Rural Webster County	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)						
18a 🗸 No address assigned 18b 🔽 Vacant land							
The Northwest Quarter (NW1/4) of Section Twenty-tw West of the 6th P.M., Webster County, Nebraska.	vo (22), Township One (1) North, Range Ten (10),						
21 If agricultural, list total number of acres transferred in this transaction160							
22 Total purchase price, including any liabilities assumed	22 \$ 201,794 52						
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 201,794 52						
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 statemer correct, and that I am duly authorized to sign this statement. David B. Garwood	at and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-3613						
Print or Type Name of Grantee of Authorized Representative	Attorney Phone Number 2022						
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						
Mo. 3 Day 9 Yr. 22 \$ 454.50	BK2022, 6 583						
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)						

State of Nebraska County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of MM1 A.D., 2022, at 11:13 o'clock A.M. Recorded in Book 2022 on Page 583

County of Webster Sss.

County of Nebruska County Clerk

10.00 Deputy

Assessor

Carded_

Comp

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-9-32
\$ 454.50 By 45

WARRANTY DEED

Serena Fern Boner and Glenda Marie Tietjen, Co-Trustees of the Mary F. Hansen Revocable Trust u/a/d October 10, 2001, GRANTOR, whether one or more, in consideration of TWO HUNDRED ONE THOUSAND SEVEN HUNDRED NINETY FOUR AND 52/100 DOLLARS (\$201,794.52) and other valuable consideration receipt of which is hereby acknowledged, convey to Jonathan B. Schriner, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW½) of Section Twenty-two (22), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

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

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

Executed Feb 10th, 2022.

Serena Fern Boner, Trustee

Glenda Marie Tietjen, Trusted

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on February 2022, by Serena Fern Boner and Glenda Marie Tietjen, Co-Trustees of the Mary F. Hansen Revocable Trust u/a/d October 10, 2001.

Comm. expires 10-32-3-032

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code											
91	20	22	603	3/4	/2022	Base: 6	5-00	11	Affi	filiated: Unified:							
Location	ID	Sale	e Number	Useability	& Code#					Par	rcel N	umber					
0011067	701		69 1 GeoCde Twn Rng Sect Qrt Subdiv						Subdiv	Area	Blk	Pa	arcel				
	D	Date of Sale Assessed Value 4375 2						9	14	1	4	00000	1	000	00	000	
Land		Im	provements	otal	Date of Sale Property Classific						ation Code						
295	,715		295,715 Status Property Type					дре	Zo	ning	Location	City Size		Parcel Size			
		Irriga	tion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F)	9	
LCG			ACRES:	VAJ	.UE:		LCG				ACR	ES:	VALUE:				
IRRIGATE	ED 1A1					GR	ASSLA	ND 1	G1								
	1A							,	1G								
	2A1					2G1			G1								
	2A					2G			2G								
	3A1					3G1			G1								
	3A	-				3G			3G								
	4A1							40	G1								
	4A							4	4G								
DRYLANI	D 1D1		84.750	:	232,640		helterbe	elt/Timb	ber								
	1D							Accreti	on								
	2D1		0.880		2,415			Wa	ste		2	3.610			6,	610	
	2D		5.850		14,130			Otl	ner						_		
	3D1			.,,		AG L	AND T	ГОТА	\perp			8.300		2	95,	715	
	3 D							Roa	ıds	_		0.750					
	4D1						F	arm Si	tes								
	4D		23.210		39,920		Н	ome Si	tes		,						
	4.0 1 5.4						R	Lecreati	on								
	wellings		· ·				 -	Otl		-		:					
Outl	buildings					No	1-AG 7	ГОТА	$ \mathbf{L} $		···, , , . ··· · · · · · · · · · · · · ·	0.750					
Assessor's	s Adiu	stmen	t to Sale Pri	ice (+ or -):			Γotal	Rec	apt	ure	Value:					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001106701	
	(Continue on back)

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

To be filed with the Register of Deeds. • Read instructions statement

If additional space is needed, add an attachment and identify the very lightly to

FORM 521

Links and the second se				ttachment and identify			JZI
1 County Name	The deed will r	not be recorde	ed unless this stateme	ent is signed and items	1-25 are accurate	ly completed.	
1 County Name Webster		2 County Numb	per	3 Date of Sale/Transfer		4 Date of Dee	
		91			04 Yr. 2022	Mo. 03	Day28 Yr. 202
5 Grantor's Name, Ad Grantor's Name (Seller)	uress, and releph	one (Please Pr	int)	6 Grantee's Name, Ad	ldress, and Teleph	one (Please Pr	int)
Thatcher E. Hilyard a	ınd Jessie L. Hilya	ard, husband	and wife	Grantee's Name (Buyer) Michael L. Hynek, a	married nerses		
Street or Other Mailing Ad 12577 Oakridge Ct	Idress			Street or Other Mailing A 1058 RD 2300		***************************************	
City Council Bluffs		State	Zip Code	City		State	Zip Code
Phone Number		IA	51503	Guide Rock		NE	68942
NA				Phone Number 402 - 257-2200	Is the grantee a 50	1(c)(3) organizati	on? Yes N
Email Address dwiebe@charter-title.				Email Address		e a 509(a) found	ation? Yes X
7 Property Classification	n Number. Check on	e box in catego	ries A and B. Check C if	property is also a mobile h	ome		
(A) Status				B) Property Type	onie.	4	(0)
☐ Improved ☐ Unimproved ☐ IOLL	Single Family Multi-Family Commercial	⊠ £	ndustrial Agricultural Recreational	Mineral Interests-Nonpr Mineral Interests-Production	oducing	State Assessed Exempt	(C)
8 Type of Deed Bill of Sale Cemetery	Conservator Corrective Death Certificate - Tra	ansfer on Death		ase Per	tition Sherr sonal Rep. Trust/ it Claim Warra	Trustee	Other
9 Was transfer part of IRS exchange? (I.R.C. § 103 Exchange) by buyer or sel	31 -	/pe of Transfer Auction Court Decree	Distribution Forec	closure Irrevocable Truck Life Estate tor Trust Partition		st 🔲 T	ransfer on Death rustee to Beneficiary Other (Explain)
11 Was ownership transfer	red in full? (If No, exp	lain the division.		12 Was real e	state purchased for sa	ime use? (If No,	state the intended use.)
13 Was the transfer between Yes No	en relatives, or if to a f	trustee, are the tr e to Niece or Nep	rustor and beneficiary relative	ves? (If Yes, check the appr	opriate box.)	Пац	
	☐ Brothers and ☐ Ex-spouse		Grandparents a Parents and Ch	and Grandchild Sp	oouse ep-parent and Step-ch	☐ Other_	
14 What is the current mar	ket value of the real p	roperty?	γ.	15 Was the mortgage assur			
16 Does this conveyance di	ivide a current parcel	of land?		17 Was transfer through a of the agent or title com	eal estate agent or a	title company? (If	Yes, include the name
18 Address of Property				19 Name and Address of Pe		es Charter Ti	
				Michael L. Hynek 1058 RD 2300 Guide Rock, NE 68942		atement Should	de Sent
	ned 18b □ \	/acant Land					
18a No address assign							
No address assign Legal Description EEE ATTACHED EXHIB	3IT "A"						
0 Legal Description SEE ATTACHED EXHIE							
Legal Description EE ATTACHED EXHIE If agricultural, list total nu	umber of acres	lities assumed				22 \$	32,000.00
Degal Description SEE ATTACHED EXHIE 1 If agricultural, list total nu 2 Total purchase price,	umber of acres		A CONTRACTOR OF THE PARTY OF TH			\$	32,000.00
20 Legal Description SEE ATTACHED EXHIB 21 If agricultural, list total nu 22 Total purchase price, 3 Was non-real propert 4 Adjusted purchase pr	umber of acres , including any liabit ty included in the p rice paid for real es	urchase? \(\) state (line 22 m	Yes No (If Yes, ente	er dollar amount and atta	ch itemized list.)	23 \$	32,000.00
20 Legal Description SEE ATTACHED EXHIB 11 If agricultural, list total nu 12 Total purchase price, 13 Was non-real propert 14 Adjusted purchase pr 15 If this transfer is exen	umber of acres including any liabity included in the price paid for real esempt from the docum	urchase? \(\) \\ state (line 22 m nentary stamp	Yes No (If Yes, enterinus line 23)tax, list the exemption r	er dollar amount and atta	ch itemized list.)	23 \$ 24 \$ /	32,000.00
O Legal Description SEE ATTACHED EXHIB 1 If agricultural, list total nu 2 Total purchase price, 3 Was non-real propert 4 Adjusted purchase pr 5 If this transfer is exen Under p	umber of acres including any liabity ty included in the price paid for real es inpt from the docum benalties of law, I ded d that I am duly author	urchase? \(\) State (line 22 m	Yes No (If Yes, ente inus line 23)tax, list the exemption r	er dollar amount and atta	ch itemized list.)	22	32,000.00
1 If agricultural, list total nu 2 Total purchase price, 3 Was non-real propert 4 Adjusted purchase pr 5 If this transfer is exen Under p correct, and	umber of acres including any liabity ty included in the price paid for real es inpt from the docum benalties of law, I ded d that I am duly author	urchase? \(\) \\ \text{state (line 22 m} \\ \text{nentary stamp} \\ \text{clare that I have e} \\ \text{rized to sign this}	Yes No (If Yes, enterinus line 23)tax, list the exemption resamined this statement and statement.	er dollar amount and atta	ch itemized list.)	22	32,000.00
D Legal Description SEE ATTACHED EXHIB 1 If agricultural, list total nu 2 Total purchase price, 3 Was non-real propert 4 Adjusted purchase pr 5 If this transfer is exen Under p correct, and Michael L Printe 19	including any liability included in the price paid for real estimpt from the documbenalties of law, I deed that I am duly authority. Hynek we Name of Grantee	urchase? \(\) \\ \text{state (line 22 m} \\ \text{nentary stamp} \\ \text{clare that I have e} \\ \text{rized to sign this}	Yes No (If Yes, enterinus line 23)tax, list the exemption reexamined this statement and statement.	er dollar amount and atta	ch itemized list.)	true, complete. HOZ 7	32,000.00 and 257-2200
20 Legal Description SEE ATTACHED EXHIB 21 If agricultural, list total nu 22 Total purchase price, 3 Was non-real propert 4 Adjusted purchase pr 5 If this transfer is exen Under pr correct, and Michael L Print of A Signature	including any liability included in the price paid for real estimpt from the documbenalties of law, I deed that I am duly authority. Hynek we Name of Grantee	urchase? \(\) \(\) \(\) tate (line 22 m \) nentary stamp clare that I have a rized to sign this	Yes No (If Yes, enterinus line 23)tax, list the exemption resxamined this statement and statement.	er dollar amount and atta	ch itemized list.)	true, complete, Phone March Date	32,000.00 and 257-2200 Number 4.2022
20 Legal Description SEE ATTACHED EXHIB 21 If agricultural, list total nu 22 Total purchase price, 3 Was non-real propert 4 Adjusted purchase pr 5 If this transfer is exen Under p correct, and Michael L Printe 19	including any liability included in the price paid for real esmpt from the documbenalties of law, I ded that I am duly author Hynek	urchase? \(\) \(\) state (line 22 m nentary stamp clare that I have erized to sign this \(\) \(\) Authorized Representati	Yes No (If Yes, enterinus line 23)	er dollar amount and atta	ch itemized list.)	true, complete, Phone March Date	32,000.00 and 257-2200 Number

Escrow File No.: 22128

EXHIBIT "A"

All of our one-fourth interest in and to the Southeast Quarter (SE1/4) of Section 14, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska, EXCEPT:

A tract of land comprising a part of the Southeast Quarter (SE½) of Section Fourteen (14), Township Two (2) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Southeast Quarter (SE%); thence running southerly on the east line of said Southeast Quarter (SE½), on an Assumed Bearing of S00°11'47"W, a distance of One Thousand Six Hundred Eighteen and Four Hundredths (1618.04) feet; thence running N38°22'47"W, a distance of Seventy Three and Seventy Three Hundredths (73.73) feet; thence running N23°28'41"W, a distance of Six Hundred Eight and Three Hundredths (608.03) feet; thence running S71°25'50"W, a distance of Two Hundred Forty Nine and Five Hundredths (249 05) feet; thence running N59°16'39"W, a distance of One Hundred Thirty Three and Forty Two Hundredths (133.42) feet, to the approximate centerline of a Tributary to Beaver Creek; thence running N27°47'47"W, on the approximate centerline of the Tributary to Beaver Creek, a distance of One Hundred Eighty Three and Seventy Four Hundredths (183.74) feet; thence running N40°45'19"W, on the approximate centerline of the Tributary to Beaver Creek, a distance of Two Hundred Twenty Eight and Fifty Seven Hundredths (228.57) feet; thence running N14°20'20"W, on the approximate centerline of the Tributary to Beaver Creek, a distance of Ninety Seven and Thirty Nine Hundredths (97.39) feet, thence running N10°30'08"W, on the approximate centerline of the Tributary to Beaver Creek, a distance of One Hundred Ninety Three and Eighty Hundredths (193.80) feet; thence running N14°05'46"W, on the approximate centerline of the Tributary to Beaver Creek, a distance of Sevenly and Forty Six Hundredths (70.46) feet, thence running N15°32'12"W, on the approximate centerline of the Tributary to Beaver Creek, a distance of Thirty One and Eighty Six Hundredths (31.86) feet; thence running N15°26'53"E, on the approximate centerline of the Tributary to Beaver Creek, a distance of Forty and Fifty Four Hundredths (40.54) feet; thence running N73°15'14"E, on the approximate centerline of the Tributary to Beaver Creek, a distance of Thirty Three and Fourteen Hundredths (33.14) feet; thence running S84°23'18"E, on the approximate centerline of the Tributary to Beaver Creek, a distance of One Hundred Seventy Six and Ninety Six Hundredths (176.96) feet; thence running N65°31'39"E, on the approximate centerline of the Tributary to Beaver Creek, a distance of Seventy Seven and Sixty One Hundredths (77.61) feet, thence running N87°33'30"E, on the approximate centerline of the Tributary to Beaver Creek, a distance of Eighty Three and Fifty Five Hundredths (83.55) feet; thence running N24°26'20"E, on the approximate centerline of the Tributary to Beaver Creek, a distance of One Hundred Forty Seven and Fifty Three Hundredths (147.53) feet; thence running N25°53'20"E, on the approximate centerline of the Tributary to Beaver Creek, a distance of One Hundred Two and Twenty One Hundredths (102.21) feet, to a point on the north line of said Southeast Quarter (SEX); thence running N89°54'32"E, on the north line of said Southeast Quarter (SEX), a distance of Four Hundred Eighty Five and Ninety Seven Hundredths (485.97) feet, to the Point of Beginning, LESS public road right of way;

grand of Mahanelya 3	800K <u>2</u> 022
State of Nebraska Ss. County of Webster	
numerical index and filed for record in the Clerk's office of said county this day of Man A.D., 20 22, at 3:35	
o'clock PM. Recorded in Book 2022 on Page 603-604 NEBRASKA DO STAM	OCUMENTARY IP TAX 1-22
16.00 (1) Deputy Date \$ 297.00 B	y as
IndCompAssessorCarded	
AFTER RECORDING RETURN TO: Charter Title & Escrow Services, Inc. 747 North Burlington Avenue Suite G208 Hastings, NE 68901 402-463-6788	
WARRANTY DEED	
Thatcher E. Hilyard and Jessie L. Hilyard, husband and wife, GRANTORS, in Dollars (\$2.00) and other good and valuable consideration received from GRANTE	a consideration of Two EE convey to
Michael L. Hynek, a single person,	,
the following described real estate (as defined in Neb. Stat. 76-201) in Webster Con	untv. Nebraska
SEE ATTACHED EXHIBIT "A"	The state of the s
GRANTORS covenants with GRANTEE that GRANTORS:	
 is lawfully seised of such real estate, that it is free from encumbrance restrictions and reservations of records, and subject to all regular taxes and has legal power and lawful authority to convey the same; warrants and will defend title to the real estate against the lawful claims 	special assessments;
Executed this 25 day of February, 2022.	of all persons.
Thatcher E. Hilyard	[] lang
Jessie L. Hilyard	
STATE OF TOWA COUNTY OF Potta wa tamie The foregoing instrument was acknowledged before me this 45 day of February, E. Hilyard and Jessie I. Hilyard bushend and wife	
E. Hilyard and Jessie L. Hilyard, husband and wife.	2022 by Thatcher

MARTI F. SCHULTZ Commission Number 796131 MY COMMISSION EXPIRES MAY 12, 2022

Notary Public

EXHIBIT "A"

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Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date)		Sc	School District Code								
91	2022 605 3/4		3/4/202	2	Base: 65-0011 At			Affil	Affiliated:				Unified:			
Location	ID	Sale	Sale Number Useability & Co					-		Parcel Number						
001106701			70	1		GeoCde	Twn	Rng	Sec	t Qrt		Subdiv	Area	Blk	Pa	ırcel
	D	ate of Sale Assessed Value				4375	2	9	14	4	-	00000	1	000	00	00
Land		Improvements Total				Date of Sale Property Classification Code										
295,715			·	295,715		Status	Status Property Type		ре	Zoning Loca		Location	on City Size		Parcel Size	
		Irrigat	tion Type:	A) 2	B)	05		c) 5		D) 3	E)	0	F)	9		
LCG			ACRES:	VALUE:		LCG					ACRES: VALUE:					
IRRIGATED 1A1						GRASSLAND 1G1										
1A						1G			1G							
2A1						2G1			G1							
2A									2G							
3A1		,				3G1			G1							
	3A					3G										
	4A1			·				40	G1							
	4A								4G							
DRYLANI) 1D1		84.750	232,	640		Shelterbe	elt/Timb	ег							
	1D							Accreti	on							
	2D1		0.880	2,	415	Wast			ste		23	3.610			6,	610
	2D		5.850	14,	130			Oth								
	3D1					AG L	AND T	ГОТА	\mathbb{L}	1		3.300		2	95,	715
	3 D							Roa	ds		C	750				
	4D1						F	arm Sit	tes							
	4D		23.210	39,	920	Home Sites			tes							
STATE OF CHES							R	Lecreati	on							
Ε	wellings				_			Oth								
Outl	ouildings					Noi	n-AG	ГОТА	\mathbb{L}		C	750				
												7 7				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001106701	
	(Continue on back

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

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

FORM 521

The deed will not be recorded unless this stater	nent is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed								
Webster 91	Mo. <u>03</u> Day <u>04</u> Yr. <u>2022</u> Mo. 93 Day <u>28</u> Yr. <u>2022</u>								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)								
Duane A. Hilyard and Louise E. Hilyard, husband and wife	Grantee's Name (Buyer) Michael L. Hynek, a married person								
Street or Other Mailing Address 68475 Oxford Rd	Street or Other Mailing Address 1058 RD 2300								
City State Zip Code Cumberland IA 50843	City State Zip Code Guide Rock NE 68942								
Phone Number NA	Phone Number Is the grantee a 501(c)(3) organization?								
Email Address dwiebe@charter-title.net	Final Address If Yes, is the grantee a 509(a) foundation? Yes No								
7 Property Classification Number. Check one box in categories A and B. Check C	dwiebe@charter-title.net								
(A) Status	(B) Property Type (C)								
☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	☐ Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home ☐ Mineral Interests-Producing ☐ Exempt								
Bill of Sale Corrective Easement	Land Contract/Memo Partition Sherriff Other Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty								
9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 Exchange) by buyer or seller?	reclosure Irrevocable Trust Revocable Trust Transfer on Death								
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) ☐ Yes ☐ No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse									
14 What is the current market value of the real property? \$264,981.00 \$132,981.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
16 Does this conveyance divide a current parcel of land? Yes No	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 Charter Title No								
18 Address of Property	19 Name and Address of Person to Whom Tax Statement Should be Sent Michael L. Hynek 1058 RD 2300								
18a No address assigned 18b Vacant Land	Guide Rock, NE 68942								
20 Legal Description SEE ATTACHED EXHIBIT "A"									
21 If agricultural, list total number of acres	132,981.00								
22 Total purchase price, including any liabilities assumed	22 \$ -264,981 00-								
23 Was non-real property included in the purchase? Yes No (If Yes, e	nter dollar amount and attach itemized list.) 23 \$ 0.00 232.987								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ -264,981-00-								
25 If this transfer is exempt from the documentary stamp tax, list the exemption	on number								
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Michael L. Hynek Philot Type Name of Grantee or Authorized Representative Sign	and that it is, to the best of my knowledge and belief, true, complete, and ### 12-257-2200 Phone Number								
here Grantee or Authorized Representative Title Grantee or Authorized Representative Date									
Register of Dee	ds' Use Only For Dept. Use Only								
26 Date Deed Recorded Mo. 3 Day 9 Yr. 32 27 Value of Stamp or Exempt Number \$ 299 35	28 Recording Data BKa0aa, A 605								
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 (2) RQ 0109								

Escrow File No.: 22128

EXHIBIT "A"

All of our one-fourth interest in and to the Southeast Quarter (SE1/4) of Section 14, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska, EXCEPT:

A tract of land comprising a part of the Southeast Quarter (SE½) of Section Fourteen (14), Township Two (2) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Southeast Quarter (SEX); thence running southerly on the east line of said Southeast Quarter (SE¼), on an Assumed Bearing of S00°11'47"W, a distance of One Thousand Six Hundred Eighteen and Four Hundredths (1618.04) feet; thence running N38°22'47"W, a distance of Seventy Three and Seventy Three Hundredths (73.73) feet; thence running N23°28'41"W, a distance of Six Hundred Eight and Three Hundredths (608.03) feet; thence running S71°25'50"W, a distance of Two Hundred Forty Nine and Five Hundredths (249 05) feet; thence running N59°16'39"W, a distance of One Hundred Thirty Three and Forty Two Hundredths (133.42) feet, to the approximate centerline of a Tributary to Beaver Creek; thence running N27°47'47"W, on the approximate centerline of the Tributary to Beaver Creek, a distance of One Hundred Eighty Three and Seventy Four Hundredths (183.74) feet; thence running N40°45'19"W, on the approximate centerline of the Tributary to Beaver Creek, a distance of Two Hundred Twenty Eight and Fifty Seven Hundredths (228.57) feet; thence running N14°20'20"W, on the approximate centerline of the Tributary to Beaver Creek, a distance of Ninety Seven and Thirty Nine Hundredths (97.39) feet; thence running N10°30'08"W, on the approximate centerline of the Tributary to Beaver Creek, a distance of One Hundred Ninety Three and Eighty Hundredths (193.80) feet; thence running N14°05'46"W, on the approximate centerline of the Tributary to Beaver Creek, a distance of Seventy and Forty Six Hundredths (70.46) feet, thence running N15°32'12"W, on the approximate centerline of the Tributary to Beaver Creek, a distance of Thirty One and Eighty Six Hundredths (31.86) feet; thence running N15°26'53"E, on the approximate centerline of the Tributary to Beaver Creek, a distance of Forty and Fifty Four Hundredths (40.54) feet; thence running N73°15'14"E, on the approximate centerline of the Tributary to Beaver Creek, a distance of Thirty Three and Fourteen Hundredths (33.14) feet; thence running S84°23'18"E, on the approximate centerline of the Tributary to Beaver Creek, a distance of One Hundred Seventy Six and Ninety Six Hundredths (176.96) feet; thence running N65"31'39"E, on the approximate centerline of the Tributary to Beaver Creek, a distance of Seventy Seven and Sixty One Hundredths (77.61) feet; thence running N87°33'30"E, on the approximate centerline of the Tributary to Beaver Creek, a distance of Eighty Three and Fifty Five Hundredths (83.55) feet; thence running N24°26'20"E, on the approximate centerline of the Tributary to Beaver Creek, a distance of One Hundred Forty Seven and Fifty Three Hundredths (147.53) feet; thence running N25°53'20"E, on the approximate centerline of the Tributary to Beaver Creek, a distance of One Hundred Two and Twenty One Hundredths (102.21) feet, to a point on the north line of said Southeast Quarter (SEX); thence running N89°54'32"E, on the north line of said Southeast Quarter (SEX), a distance of Four Hundred Eighty Five and Ninety Seven Hundredths (485.97) feet, to the Point of Beginning, LESS public road right of way;

State of Nebraska Ss. County of Webster

Comp

Entered on the numerical index and filed for record in the Clerk's office of said county this day of MATA.D., 20 22, at 3:39 o'clock P.M. Recorded in Book 2020 on Page 1005-1006 County Clerk

Assessor

Carded

NEBRASKA DOCUMENTARY
STAMP TAX

BOOK 2022 PAGE 605

AFTER RECORDING RETURN TO:

Charter Title & Escrow Services, Inc. 747 North Burlington Avenue Suite G208 Hastings, NE 68901 402-463-6788

WARRANTY DEED

Duane A. Hilyard and Louise E. Hilyard, husband and wife, GRANTORS, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Michael L. Hynek, a single person,

the following described real estate (as defined in Neb. Stat. 76-201) in Webster County, Nebraska:

SEE ATTACHED EXHIBIT "A"

GRANTORS covenants with GRANTEE that GRANTORS:

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, 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 this 3 day of February, 2022.

STATE OF LOWA COUNTY OF _CASS

The foregoing instrument was acknowledged before me this day of February, 2022 by Duane A. Hilyard and Louise E. Hilyard, husband and wife.

blic Jennifer L. Holste

JENNIFER L. HOLSTE
Commission Number 180104
My Commission Expires

Duane A. Hilyard

Duane E. N.A.

Louise F. Err

EXHIBIT "A"

All of our one-fourth interest in and to the Southeast Quarter (SE1/4) of Section 14, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska, EXCEPT:

A tract of land comprising a part of the Southeast Quarter (SE½) of Section Fourteen (14), Township Two (2) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska, more particularly described as follows:

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Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91 2022		22	619	3/8/2022		Base: 91-0074 Affiliated:							Unified:			
Location	m l	Sale Number Useability & Code #				Parcel Number										
0017020	001		71	1		GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	Pa	rcel
	D	ate of S	ale Assessed V	⁷ alue	4133	4	10	3	3	3	00000		000	00	00	
Land		Improvements Total				Date of Sale Property Classification Code										
38	,840		150,005	1	.88,845	Status Property Type			Zo	Zoning Location		City Size		Parcel Size		
		Irrigat	A) 1	B)	01		C)	5	D) 2	E)	0	F)	4			
LCG			ACRES:	LCG ACRES: VALUE							JE:					
IRRIGATED 1A1						GRASSLAND 1G1			G1							
1A						1G			1G							
2A1					·	2G1										
2A						2G			2G							
3A1								30	G1							
	3A					3G										
	4A1							40	G1							
	4A							4	4G			·				
DRYLANI	D 1D1					Shelterbelt/Timber			рег	_						
	1D					Accretion										
	2D1							Was	ste							
	2D							Otl	ner							
	3D1					AG L	AND '	ГОТА	\mathbf{L}							
	3 D					Roads 0.080										
	4D1					Farm Sites 0				0.330			13,8	340		
	4D					Home Sites 1.00				1.000			25,0	000		
							F	Recreati	on				_			
Γ	wellings	ŧ		1	48,320	<u> </u>		Oth								
Out	buildings				1,685	Noi	ı-AG	TOTA	\mathbb{T}			1.410			38,8	340
Assessor's	Assessor's Adjustment to Sale Price (+ or -): Total Recapture Value:															

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

FORM 521

Real Estate Transfer Statement

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

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

		The deed will	not be recorded t											
	County Name		2 County Number	4T	l l	of Sale/Transfer	~~!	4 Date of De	_					
Webster 91						Mo. 3 Day 8 Yr. 39 Mo. 2 Day 3 Yr. 22								
5	Grantor's Name, A	ddress, and Tele	phone (Please Pr	int)	6 Grant	ee's Name, Addi	ress, and Teleph	none (Please	Print)					
	antor's Name (Seller I Global Relocation		aska Corporation			Grantee's Name (Buyer) Chris P. Kriz and Shari L. Kriz								
	eet or Other Mailing 07 N 118th Street	Address	11			r Other Mailing A ad 1625	ddress		-					
City			State	Zīp Code				State		Zip Code				
	naha		NE.	68164	Blue Hill Phone N		I	NE		68930				
(40	one Number 12) 397-8486	····			402-	469-2059	is the grantee a 5 if Yes, is the gran			☐ Yes ☒ No ☐ Yes ☒ No				
Em	nail Address				Email A	ddress								
7	MW Property Classifica	tion Number Cl	and one having	togories A and E			a mahila hama							
	(A) Status	auch Number. Cr	ieck one box in ca		perty Type		a mobile nome	•		(C)				
	⊠ Improved	☑ Single Family	☐ Industri			nterests-Nonprod	using I State	Assessed		bile Home				
	☐ Unimproved ☐ IOLL	☐ Multi-Family ☐ Commercial	☐ Agricult☐ Recreat	ure		nterests-Producin	•			one nome				
8	Type of Deed □	Conservator		□Distribution	□Land Conti	act/Memo □Pa	rtition 🗆	Sheriff	□ Other					
		Corrective		□Easement	□Lease		•	Trust/Trustee	_					
			-Transfer on Death	□Executor	□Mineral			Warranty						
9	Was transfer part of		0 Type of Transfer		Foreclosure		rust □Revocabl	e Trust		er on Death				
	kind exchange (I.R.0 Exchange) by buyer		□Auction		lGift	☐Life Estate	⊠Sale			to Beneficiary				
	☐ Buyer ☐ Seller		☐Court Decree	∐Exchange L	IGrantor Trus	t ⊔Partition	⊔Satistactio	on of Contract	LiOther (Explain)				
11	Was ownership trai		No, explain the div	vision.)	1	al estate purchas	ed for same use	? (If No, state	the intend	led use.)				
	⊠ Yes □ No				⊠ Yes	□ No								
13	Was the transfer be	etween relatives, o	or if to a trustee, an		-	-								
			o Niece or Nephew						Other					
	_	☐ Brothers and S	isters	☐ Grandparent☐ Parents and		•	ouse p-parent and Ste	n obiid						
4.4	What is the current	Ex-spouse	he real property?	L ratells alti		e mortgage assu	<u> </u>		t and inter	est rate)				
1-2	\$365,000.00	. Market value of t	ne real property:	•	□Ye		•			%				
16	Does this conveyar ☐ Yes ☒ No	nce divide a curre	nt parcel of land?			nsfer through a rea ent or title compan				dude the name				
18	Address of Propert	y			19 Name a	nd Address of Pe	erson to Whom th	e Tax Statem	ent Shoul	d be Sent				
	2404 Road 1625 Blue Hill, NE 68930				Same a	s #6 above								
182	■ □ No address as	signed 18b	Vacant land											
20	Legal Description (a See Exhibit "A" atta													
21	If agriculture, list to	tal number of acre	es transferred in thi	s transaction										
22	Total purchase pric	e, including any li	abilities assumed.					22		\$365,000.00				
23	Was non-real prope	-	•							.				
	•	_	r amount and atta	-						\$0.00				
24	Adjusted purchase	price paid for real	l estate (line 22 min	us line 23)	************			24		\$365,000.00				
25	If this transfer is ex	•	•	•			<u></u>							
	Und correct, an	ler penalties of law d that I am duly auti	, I declare that I have norized to sign this sta	examined this staten tement.	nent and that it	is, to the best of my	/ knowledge and be	lief, true, compl	ete, and	4-0-021				
	Chris P. I								400	109-2054				
6	ign Plinyor T	ype Name of Gra	ntee or Authorized	Representative					Phone N					
	1/2	1/m			Gra	ntee			3/8/2022					
h	ere Signature	of Grantes or Au	thorized Represent	tative	Title				Date					
			Regist	er of Deed's Use	Only				For Dep	t. Use Only				
26	Date Deed Records	ed	27 Value of Stamp	or Exempt Numb	er 28	Recording Date	<u> </u>							
	Mo. 3 Day 1	O Yr.22	\$ 821.	as	(BKasa:	619	j						
	braska Department of	Revenue			· · · · · · · · · · · · · · · · · · ·			ed by Neb. Rev.	Stat. §§ 76	-214, 77-1327(2)				
Fo	rm No. 96-269-2008 1	u-2020 Rev. Supers	edes 96-269-2008 Re	v. 6-2019		`	_							

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: 03/10/22

\$ 821.25 By AS

Bk 2022, Pg 619

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of March A.D., 2022, at 12:43 o'clock PM. Recorded in Book 2022 on Pages 619-621

House Letsch County Clerk

Fee: \$22.00 By: AS Deputy Electronically Recorded

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

SPECIAL WARRANTY DEED

File No.: 1490521

KNOW ALL MEN BY THESE PRESENTS, that NEI Global Relocation Company, a Nebraska Corporation, 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 CHRIS P. KRIZ AND SHARI L. KRIZ, HUSBAND AND WIFE, AS JOINT TENANTS, WITH

RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

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: 3rd day of February 7022

NEI Global Relocation Company, a Nebraska
Corporation
James D. Jameston
By: Laurie D. Hamliton Title: A. Mar
Title: On a learn Merl Mar
Title Operations Acit. Mgr.
State of Nebraska
County of Daylas
County of 12) Example
The foregoing instrument was acknowledged before me this 30 day of February
2022 by (IIII) D. Hamilton as 005 Arct Mar of NEI
Global Relocation Company, a Nebraska Corporation.
i A. A. A. a.
SOFTHINGS SOF
Motory Public:
KATHLEEN K SASS
My Commission Expires: 4-89 My Comm. Exp. September 2, 2024
-

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Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date					School District Code									
91	20	22	640	3/10/2022			Base:	91-0	0002 Affiliated: Unified:									
Location	ID	Sale	Number	Use	ability	& Code#						Par	cel l	Number				
0001298	300		72		1		GeoCde	Twr	ı Rr	g	Sec	ct	Qrt	Subdiv	Are	a	Blk	Parcel
	D	ate of S	ale Assessed	Valu	е	×	4371				00	0	0	10020		(016	0000
Land	ļ	Imp	rovements		T	otal			Date	of S	ale	Prop	perty	y Classifi	atio	n Co	de	
	830		5,04	5		5,875	Status	P	roperty	Тур	ъе	Zor	ning	Locatio	ai (City S	Size	Parcel Size
Assessor Lo	cation:	RED	CLOUD (1	RC)			A) 1	B)	0	1		C)	1	D) 1	E,) (5	F) 2
						Residential								Comme	cial			
	Mul	tiple Im	provements:	Multipl	le. Improv	vements.:			Multip	ole. I	Impre	oveme	nts.:					
		Constr	uction Date:	Constr	etion Da	te: 19	10		Const	ructi	on D	Date:						
			Floor:	Floor S	q. Ft. :	2,1	38		Floor	Sq.	Ft.:							
		Buildin	ıg Cost New:	Cost:		250,1	90		Cost :									
Single Family	Style:	101		Resid	ential C	ondition: 1)		Com	mer	cial	Occi	ıpan	cy Code:				
(100) 🗆 Mo	bile Hor	ne		(10)	₩ W	om Out			Prim	ary:			O	ther1:		Otl	her2:	
(101) 🗷 On	e Story			(20)	□ Ba	dly Worn			Com	mer	cial	Cons	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)	□ V∈	ry Good			(3) Masonry Bearing Walls									
(111) □ Bi-1	Level			(60) Excellent				(4) Uood or Steel Framed Ext. Walls										
(106) 🗆 Ott	ier						(5)											
Townhouse of	r Duplez	Style:		Resid	ential Q	uality: 50			(6)		Po	le Fra	me					
(301) 🗆 One				(10)					Cost						Cond		* 1	<u> </u>
(302) Tw				(20)					(10)		Lo				<u>` </u>		Wom (
(307) 🗆 11/				(30)		rerage			 (20) □ Average (30) □ Above Average 						Badly			
(308) 🗆 Spl	it Level			(40)		ood			(30)				Avera				Averag	ge
(309) 🗆 2 1/				(50)		ry Good			(40)		Hiş	gh			`'-		Good	
(304) 🗆 On				(60)	☐ Ex	cellent		-							·		Very C	
(305) □ Tw	o Story I	Duplex												······································	(60)	Шh	Excelle	ent
Assessor's):												
Assessor Co	mment	s and R	leason for A	djustr	nent:													
JTWD			4.4															
															_			
						<u></u>								144				
Comment	from		<u></u>					Comr	nente:									
<u></u>	Comments from Comments:																	
000125									-									- **
				·														
																	(Conti	nue on back)

Good Life. Great Service.

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

	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 2	7 Yr. 22
WEBSTER - 91	Mo. 3 Day 10 Yr. 22 Mo. 3 Day 6 Grantee's Name, Address, and Telephone (Please Print)	Yr
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)		
Thomas Reese Gallagher	Grantee's Name (Buyer) John A Yost and Gary Wade Leak	
Street or Other Mailing Address 205 Second Avenue Apt. 3A	Street or Other Mailing Address 39 East 19th Street, Floor 6	7:- Code
City State Zip Code New York NY 10003	City State NY	Zip Code 10003
Phone Number	Phone Number 917 375-1308 Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four	
Email Address NA	Email Address NA	idation: 100 Fixe
7 Property Classification Number. Check one box in categories A and B. Check C if	1 2 2 2	
) Property Type	(C)
✓ Improved ✓ Single Family ☐ Industrial ☐	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
IOLL Commercial Recreational		1 *
		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 Tra	ansfer on Death
Kind exchange (I.H.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Tru	ustee to Beneficiary
		her (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	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 relatives.	tives? (If Yes, check the appropriate box.)	
	Partnership, or LLC Self Othe	er
	and Grandchild Spouse	
Ex-spouse Parents and C	hild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and i	ntoroct rate \
14 What is the current market value of the real property? \$5,875	Yes No \$	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	(If Yes, include the name
Yes No	of the agent or title company contact.) Yes	No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
937 North Cedar Street, Red Cloud, NE 68970	Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
Lots Three (3), Four (4) and Five (5), Block Sixteen	(16), Smith & Moore's Addition to the	City of Red
Cloud, Webster County, Nebraska		
,		
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed		o <u>'</u> .00
23 Was non-real property included in the purchase?	\$	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	ı number	
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, co	emplete, and
John A Yost		917 375-1308
Print or Type Name of Grantee or Authorized Representative	Grantee	Phone Number
sign		 Date
here Signature of Grantee or Authorized Representative	Title	,
Register of Deed's Use Or		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 1.3 Dec 9 Value of Stamp or Exempt Number	28 Recording Data RK 2022 P. /a/4	
Mo. 3 Da 9 yr. 22 \$ 13.50	BK 2022, Kg 640 Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska ss. County of Webster	BOOK <u>2022</u> PAGE <u>4</u>
Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of 14.0., 2022, at 1:39 o'clock 16.0. Recorded in Book 2022 on Page 1640 County Clerk 10.00 Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date3-10-22 \$13.50Bya,b
Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970	
JOINT TENANO	CY WARRANTY DEED
John A Tost and Gary wade Leak, a married	ntor, for no consideration received from Grantees, couple, conveys to Grantees, as joint tenants with d real estate (as defined in Neb. Rev. Stat. 76-201):
Lots Three (3) Four (4) and Five (5), Addition to the City of Red Cloud, W	Block Sixteen (16), Smith & Moore's Vebster County, Nebraska.
Grantor covenants, if more than one, jointly a	nd severally, with Grantees that Grantor:
(2) has legal power and lawful autho	ate and that it is free from encumbrances; rity to convey the same; he real estate against the lawful claims of all
Executed March 7	, 2022.
Thomas Reese Gallagher	
STATE OF NEW YORK, COUNTY OF NEW	
The foregoing instrument was acknow by Thomas Reese Gallagher, a single person.	ledged before me on MARCH 7 th , 2022

Notary Public

JENNIFER RO NOTARY PUBLIC-STATE OF NEW YORK No. 01RO6344017 Qualified in Queens County My Commission Expires 06-27-2024

Cnty No.	Во	ok	Page	Sale	Date	School District Code									
91	20	22	641	3/10	Base:	01-01	23	Unified:							
Location	D	Sale	Number	Useability	& Code#	Parcel Number									
002107	500	•=••	73	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		4131	4	11	6	0	00000	1	000	0120	
Land		Imp	orovements	Te	otal		D	ate of	Sale	Property	Classific	ation (Code	and the same of th	
1,402	,645		129,950	1,5	32,595	Status	Pro	perty Ty	ре	Zoning	Location	ı Cit	ly Size	Parcel Size	
		Irrigat	tion Type:	'		A) 1	B)	05	ĺ	c) 5	D) 3	E)	0	F) 10	
LCG			ACRES:	VAL	UE:		LCG			ACR	ES:		VAL	UE:	
IRRIGATI	D 1A		145.950	6	68,450	GF	RASSLA	ND 10	G1	3	6.870			51,615	
	1 <i>P</i>		3.910		17,910			Ī	1G	2	4.090			32,200	
	2A.							20	G1		1.680	2,350			
	2 <i>A</i>		13.910		60,790	2G									
	3A.							30	G1						
_	3 <i>A</i>	L						3	3G						
	4A.		25.650	1	.08,500			40	G1				235		
	4 <i>A</i>		11.180		47,290			4	4G	4	1.250			11,550	
DRYLANI) IDI		76.000	l .	208,620	j	Shelterb	elt/Timb	рег						
	10		42.000	1	.15,290			Accreti	on		5.830				
	2D1							Was	ste						
	20							Otl	ner					× 1/19/2	
	3D1		3.000		7,245	AG I	AND '	ГОТА	\mathbf{T}		5.160		1,3	88,805	
	3E)						Roa	ıds		1.920				
	4D1		33.000		56,760	Farm Sites			tes		1.000			13,840	
	4E)					Н	ome Sit	tes				****		
	Alle Sales		7-28-4-4	- 1			F	Recreati	on						
	wellings	3						Oth							
Out	buildings	5	7/7	1	.29,950	No	n-AG '	ГОТА	\mathbb{T}	1	2.920		<u> </u>	13,840	
Total December Volves															

Assessor's Adju	stment to Sale Price (+ or -	-):	Total Recapt	ture Value:						
Assessor Comments and Reason for Adjustment:										
SPECIAL WD;	TRANSFER PROPERTY T	O LLC								
				11.1.0						
Comments from			Comments:							
002107500 0	02115200									
	-			(C	ontinue on back)					

Good Life. Great Service.

FORM 521

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

The deed will not be recorded unless this statement	t is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed							
WEBSTER - 91	Mo. 3 Day 10 Yr. 22 Mo. 3 Day 7 Yr. 32							
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) Fairacre Farms, LLC							
Street or Other Mailing Address 1601 Dodge Street, Suite 3700	Street or Other Mailing Address 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 If Yes, is the grantee a 509(a) foundation? Yes No							
Email Address	Email Address							
7 Property Classification Number, Check one box in categories A and B, Check C if	property is also a mobile home.							
	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 Lan	nd Contract/Memo Partition Sheriff Other							
Bill of Sale Corrective Easement Lea								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?								
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain) Family LLC 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.	tives? (If Yes, check the appropriate box.)							
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	·							
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.)							
\$1,478,060	☐Yes 🔽 No \$%							
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name							
Yes V No	of the agent or title company contact.) Yes No							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent							
NA - Rural	James Niemeier, Member							
WA " Naidi	Fairacre Farms, LLC 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.								
See Allacheu.								
	,							
21 If agricultural, list total number of acres transferred in this transaction 478.08	·							
	32 \$ 000							
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 i	instructions) 23							
	18845							
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 5b							
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.								
Thomas J. Kelley	(402) 341-3070							
	(402) 341-3070 Phone Number							
Print or Type Name of Grantee or Authorized Representative	Phone Number							
sign Print or Type Name of Grantee or Authorized Representative	Attorney Phone Number 3-9-)07-							
sign Print or Type Name of Grantee or Authorized Representative	Phone Number							
Sign Print or Type Name of Grantee or Authorized Representative	Attorney Phone Number 3 9 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0							
Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	Attorney Phone Number 3-9-005 Date Title For Dept. Use Only 28 Recording Data							
Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use On	Attorney Phone Number 3-9-005 Date Title For Dept. Use Only							

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

FORM 521 ATTACHMENT

5. Grantor's Name

James J. Niemeier and Jon Ann Niemeier, husband and wife

Cathy A. Ringler and Mike Niemeier, husband and wife

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

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



Certificate of Exemption – Documentary Stamp Tax

• Documentary Stamp Tax - Neb. Rev. Stat. § 76-902(5)(b)

Is the conveyance between members of a family and a members of the same family or a partnership or limite owned by members of the same family family, and all of the partnership or limited liability company are family fourth degree of kindred?	ed liability company where all interest is shareholders of the corporation or members nily members related to one another within	Yes No
If No, is conveyance between two family entities wher owned by members of the same family and all owners within the fourth degree of kindred?	are family members related to one another	☐ Yes ☐ No
Note: An entity, as Grantor or Grantee, whose stock another entity is not eligible for this exemption.	k or interest is owned in whole or in part by	
Grantors (If entity, provide name of entity and list all members in table b	pelow. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed M (see Table of Kind	
Grantees (If entity, provide name of entity and list all members in table b	pelow. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed M (see Table of Kind	
James J. Niemeier	James and Cathy: Brother/Sister	
Cathy A. Ringler		
details of the conveyance information described above. I further certify that documentation that supports this except the supports of the conveyance information that supports this except that the conveyance information described above.	ovided above is true, complete, and correct and that I am familiar emption is available for inspection at any time by the Nebraska D	
here Grantor or Grantor Representative	Title Attorney	Date
Grantee or Grantee Representative	Title	Date

This Certificate of Exemption is to be filed with the Real Estate Transfer Statement, Form 521, when exemption #5b is claimed in Item 25 on the Form 521.

Index Computer Assessor Carded		NEBRASKA DOCUMENTARY STAMP TAX Date: 03/10/22 \$ Ex05b By AS	State of Nebraska Scounty of Webster ss. Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of March A.D., 2022, at 02:15 o'clock PM. Recorded in Book 2022 on Pages 641-642 County Clerk Fee: \$16.00 By: AS Deputy Electronically Recorded
	After recording, please return to: Thomas J. Keliey, Dodge Street, Omaha, NE 68102, (402) 341-3070.		National Tower, Suite 3700, 1601
	JAMES J. NIEMEIER, along with his a spouse, MIKE RINGLER (collectively, "Graconsideration, the receipt of which is hereby a limited liability company ("Grantee"), the following	cknowledged, hereby convey to FAIRAC	(\$1.00) and other valuable RE FARMS, LLC, a Nebraska
	Sixth (6th) P.M., Webster County, 4 North, Range 11 West of the 6th	ix (6), Township Four (4) North, Ran Nebraska; <u>AND the</u> Northwest Quar P.M., Webster County, Nebraska. which are a lien not yet delinquent, and co	ter of Section 32, Township
		ate and that it is free from all encumbrance ortgages, mineral interests and other encu	
	(2) warrants and will defend the title	e to the real estate against the lawful cla	ims of all nersons claiming by.

through or under Grantor.

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

2022.

GRANTOR:

The foregoing instrument was acknowledged before me on MARCA 7, 2022, by JAMES J. NIEMEIER and JON ANN NIEMEIER.

[Second Signature Page Follows]

JAMES J. NIEMEIER

Executed: Much 7

STATE OF NEBRASKA

COUNTY OF /

GRANTOR:

STATE OF NEBRASKA

COUNTY OF Douglas

The foregoing instrument was acknowledged before me on _________, 2022, by CATHY A. RINGLER and MIKE RINGLER.

GENERAL NOTARY - State of Nebraska
CALEB WISMONT
My Comm. Exp. September 10, 2025

[Second Signature Page]

Cnty No.	Bo	ok	Page	Sale	School District Code										
91	20	22	660	3/11	Base: 91-0002 Affiliated: Unifie								ied:		
Location	ID	Sale	Number	Useability	& Code#	Parcel Number									
0015035	500		74	4		GeoCde	Twn	Rng	Se	ct Q	2rt	Subdiv	Area	Blk	Parcel
and the first of the second of	D	ate of S	ale Assessed \	7alue		4373	2	10	3	1 :	2	00000	1	000	0000
Land		Imp	provements	To	otal	Date of Sale Property Classification Code									
221	,415			2	221,415	Status	Proj	perty Ty	ре	Zoni	ing	Location	Cit	y Size	Parcel Size
· · · · · · · · · · · · · · · · · · ·		Irrigat	ion Type:			A) 2	B)	05		c) !	5	D) 3	E)	0	F) 10
LCG			ACRES:	VAI	UE:		LCG			A	ACR	ES:		VALI	JE:
IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1		11:	2.010		1	56,810
	1A							ĵ	lG			0.820			1,150
	2A1							20	Gl		4	5.310	63,435		
	2A							2	2G						
	3A1					3G1			G1						
	3A							3	3G					_	
	4A1							40	G1						
	4A								4G						
DRYLANI	D 1D1					5	Shelterbe	elt/Timb	ет						
·	1D			•				Accreti	on						
	2D1							Was	_			0.080			20
W	2D	+ .				Other					4 -	2 200			01 415
	3D1					AG LAND TOTAL			-			8.220		2	21,415
	3D	-				Roads						2.010			
*	4D1	1						arm Sit	-						
	4D	100000055						ome Sit	t						
							K	Lecreati					-		
	wellings ouildings					No	n-AG T	Oth FOTA	_			2.010			
Outi	rmonigs	<u> </u>	<u></u>	****		110	I-AU.	LUIA				2.010			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; BETWEEN PARENT & CHILD	
Comments from	Comments:
001503500	
	(Continue on back)

NEBRASKA

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. Good Life. Great Service. DEPARTMENT OF REVENUE

4		

Mo DayYr.o		ev. Stat. §§ 76-214, 77-1327(2)								
3 5 14 value of Statisty of Exercite Humber	BK2022, Pa 660									
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only								
nere	Title	Date For Port Hop Only								
correct, and that I am duly authorized to sign this statement. David H. Fisher Print of Type Name of Grantee or Authorized Representative Tasker	Closing Attorney/Attorney for Grantee	(402) 463-1383 Phone Number 03/11/2022								
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	number 58	emplete, and								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 24	0 00								
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i		0,00								
22 Total purchase price, including any liabilities assumed	22 \$	0,00								
21 If agricultural, list total number of acres transferred in this transaction										
20 Legal Description (Attach additional pages, if needed.) An undivided one-third (1/3) interest in and to the Northwest Q (2N), Range Ten (10) West of the 6th P.M., Webster County, N	uarter (NW/4) of Section Thirty-one (31), Tow Nebraska, which was conveyed to the Grantor	nship Two North in two parts								
18a ☑ No address assigned 18b ☐ Vacant land	Superior NE 68978									
18 Address of Property Rural Webster County, Nebraska	19 Name and Address of Person to Whom the Tax Statement S Irene S. Kohn 3064 Hwy 136	hould be Sent								
Yes No	of the agent or title company contact.) Yes	No								
68,335 for 13 walle 16 Does this conveyance divide a current parcel of land?	Yes No \$	/// %s include the name								
☐ Ex-spouse ☐ Parents and Ch 14 What is the current market value of the real property?	nild Step-parent and Step-child Steps state the amount and it is state	nterest rate.)								
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F Brothers and Sisters Grandparents a		er								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela										
11 Was ownership transferred in full? (If No, explain the division.) Yes No undivided one-third (1/3) interest	12 Was real estate purchased for same use? (If N	lo, state the intended use.)								
	or Trust Partition Satisfaction of Contract Of	ustee to Beneficiary her (Explain)								
	neral Quit Claim Warranty osure Irrevocable Trust Revocable Trust Irrevocable Trust	ansfer on Death								
Bill of Sale Corrective Easement Lea	ase Personal Rep. Trust/Trustee									
IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff	Other								
Improved Single Family Industrial Unimproved Multi-Family	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home								
	Property Type Mineral Interests-Nonproducing State Assessed	(C)								
7 Property Classification Number. Check one box in categories A and B. Check C if	· · · · · · · · · · · · · · · · · · ·									
Email Address	Email Address	100 [7].10								
Phone Number	Phone Number (402) 879-3156 Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four									
City State Zip Code Superior NE 68978	City State Superior NE	Zip Code 68978								
Street or Other Mailing Address 1082 Road 3400	Street or Other Mailing Address 3064 Hwy 136									
Grantor's Name (Seller) Kandy Sue Kohn Williams and Donald Williams	Irene S Kohn									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)									
WEBSTER - 91 ✓										
1 County Name 2 County Number	t is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed									

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY **STAMP TAX**

Date: 03/14/22 \$ Ex05a 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 14 day of March A.D., 2022, at 10:03 o'clock AM. Recorded in Book 2022 on Page 660

Bk 2022, Pg 660

etsch County Clerk Fee: \$10.00 By: AS Deputy

Electronically Recorded

After recording, return to: David H. Fisher, FRASER STRYKER PC LLO, PO Box 1044, Hastings NE 68902-1044

WARRANTY DEED

KANDY SUE KOHN WILLIAMS and DONALD WILLIAMS, wife and husband, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, convey to IRENE S. KOHN, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

> An undivided one-third (1/3) interest in and to the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Two North (2N), Range Ten (10) West of the 6th P.M., Webster County, Nebraska, which was conveyed to the Grantor in two parts

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: Mart 8, 2022.	
Kandy Sue Kohn WILLIAMS	Donald Williams DONALD WILLIAMS
STATE OF NEBRASKA)	
COUNTY OF Nuckells) ss:	
The foregoing instrument was acknow KANDY SUE KOHN WILLIAMS and DONA	
2726134 General Notary - State of Nebraska JOHN VOYLE HODGE My Comm. Exp. July 11, 2025.	Notary Public

Page 1 of 1

Part	Cnty No.	Во	ok	Page	Sale	Date	School District Code									
Date of Sale Assessed Value	91	20	22	661	3/11	/2022	Base: 9	1-00	02	Aff	iliate	d:		Unif	ied:	
Date of Sale Assessed Value 4373 2 10 31 2 00000 1 000 0000	Location	ID	Sale	Number	Useability	& Code#					Par	rcel N	umber			
Land Improvements Total Property Classification Code	0015035	500		75	4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	Parcel
Record Status Property Type Zouling Location City Size Parcel Size Irrigation Type: A) 2 B) 05 C) 5 D) 3 E) 0 F 10	*** *** *** *** *** *** *** *** *** **	D	ate of S	ale Assessed	Value		4373	2	10	3	1	2	00000	1	000	0000
Note	Land		Imp	rovements	To	otal		D	ate of	Sale	Pro	perty	Classifica	ation (Code	
LCG	221	,415			2	221,415	Status	Prop	erty Ty	pe	Zo	ning	Location	Cit	y Size	Parcel Size
RRIGATED 1Al GRASSLAND 1GI 112.010 156,810 1A			Irrigat	ion Type:			A) 2	В)	05		C)	5	D) 3	E)	0	F) 10
1A 1G 0.820 1,150 2A1 2G1 45.310 63,435 2A 2G 3G1 3G1 3A1 3G1 3G1 3G1 4A1 4G1 4G1 4G1 4AA 4G 4G1 4G1 DRYLAND 1D1 Shelterbelt/Timber 5D1 1D Accretion 5D1 2D1 Waste 0.080 20 2D2 Other 5D1 3D1 AG LAND TOTAL 158.220 221,415 3D2 Roads 2.010 4D1 Farm Sites 5D1 4D2 Home Sites 7D1 4D3 Recreation 7D1 4D4 Thome Sites 7D1 4D5 Thome Sites 7D1 4D6 Thome Sites 7D1 4D7 Thome Sites 7D1 4D8 Thome Sites 7D1 4D9 Thome Sites 7D1 4D1 Thome Sites 7D2 4D2 Thome Sites 7D2	LCG			ACRES:	VAL	UE:		LCG				ACR	ES:		VALI	JE:
2AI 2GI 45.310 63,435 2A 2G 3AI 3GI 3A 3G 4AI 4GI DRYLAND 1DI Shelterbelt/Timber 1D Accretion 2DI Waste 0.080 20 2DI Other 3DI AG LAND TOTAL 158.220 221,415 3D Roads 2.010 4DI Farm Sites 4D Home Sites Recreation Dwellings Other	IRRIGATE	ED 1A1					GR	ASSLA	ND 10	G1		11	2.010		1	56,810
2A 2G 3A1 3G1 3A2 3G 4A1 4G1 4A2 4G DRYLAND 1D1 Shelterbelt/Timber 1D Accretion 2D1 Waste 0.080 20 2D2 Other 3D1 AG LAND TOTAL 158.220 221,415 3D Roads 2.010 4D1 Farm Sites 4D Home Sites Recreation Other		1A	-				., .		1	ιG			0.820			1,150
3A1 3G1 3A2 3G 4A1 4G1 4A2 4G DRYLAND 1D1 Shelterbelt/Timber 1D Accretion 2D1 Waste 0.080 20 2D2 Other 3D1 AG LAND TOTAL 158.220 221,415 3D Roads 2.010 4D1 Farm Sites 4D Home Sites Recreation Dwellings		2A1				•			20	G1		4	5.310		63,435	
3A		2A							2	2G						
4A1 4G1 4A2 4G DRYLAND 1D1 Shelterbelt/Timber 1D Accretion 2D1 Waste 0.080 20 2D2 Other 3D1 AG LAND TOTAL 158.220 221,415 3D Roads 2.010 4D1 Farm Sites 4D Home Sites Recreation Recreation Dwellings Other		3A1							30	G1						
4A 4G DRYLAND 1D1 1D Accretion 2D1 Waste 0.080 20 2D Other 3D1 AG LAND TOTAL 158.220 221,415 3D Roads 2.010 158.220 221,415 4D1 Farm Sites 158.220 221,415 158.220 221,415 4D1 Farm Sites 158.220		3A							3	3G						
DRYLAND 1D1 Shelterbelt/Timber 1D Accretion 2D1 Waste 0.080 20 2D Other		4A1							40	G1						
Accretion Accretion		4A								1G						
2D1 Waste 0.080 20 2D Other	DRYLANI) 1D1					S	helterbe	lt/Timb	ег						
2D Other		1D						-	Accretic	on						
3D1 AG LAND TOTAL 158.220 221,415 3D Roads 2.010 4D1 Farm Sites 4D 4D Home Sites Recreation Dwellings Other		2D1							Was	ste			0.080			20
3D Roads 2.010 4D1 Farm Sites 4D Home Sites Recreation Other		2D							Oth	ıer						
4D1 Farm Sites 4D Home Sites Recreation Dwellings Other		3D1					AG L	\mathbf{L}		15	8.220		2	21,415		
4D Home Sites Recreation Dwellings Other		3D						ds			2.010					
Dwellings Recreation Other		4D1						es								
Dwellings Other		4D						es								
								on								
Outbuildings Non-AG TOTAL 2.010		wellings		. 1				Oth	er							
	Outl	ouildings					Nor	ı-AG T	COTA	\mathbf{L}			2.010	***		

Assessor's Adjus	tment to Sal	e Price (+ or -):		Total Recapture Value:	
Assessor Comments	and Reason fo	r Adjustment:			'
WD; BETWEEN	PARENT &	CHILD			
					1
		·····			
Comments from			Comr	nents:	
001503500			***		
					W27-2-12
					(Continue on back)

NEBRASKA Real Estate Transfer Statement Good Life, Great Service •To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed 80 2022 02 Mo. 03 Day 11 WEBSTER - 91 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) Irene S Kohn Kitty Jo Kohn-Némechek and Jesse Joe Nemechek Street or Other Mailing Address 71216 633 Drive Street or Other Mailing Address 3064 Hwy 136 City Superior City Humboldt Zip Code 68376 Zip Code ΝĒ 68978 Is the grantee a 501(c)(3) organization? Phone Number Phone Number (402) 879-3156 Yes ✓ No 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 Home ✓ Unimproved Multi-Family ✓ Agricultura! 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 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was transfer part of IRS like-Foreclosure Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Trustee to Beneficiary **✓** Gift Life Estate Sale Auction Easement Satisfaction of Contract Other (Explain) Buyer Seller No Court Decree Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) No Undivided one-third (1/3) interest 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 Family Corp., Partnership, or LLC Other Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **☑** No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Rural Webster County, Nebraska Irene S. Kohn 3064 Hwy 136 Superior NE 68978 18a 🗹 No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) An undivided one-third (1/3) interest in and to the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Two North (2N), Range Ten (10) West of the 6th P.m., Webster County, Nebraska, which was conveyed to the Grantor in two parts 21 If agricultural, list total number of acres transferred in this transaction 22 0.00 23 Was non-real property included in the purchase? 0.00Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 463-1383 David H. Fisher Phone Number Print or Type Name of Grantee or Authorized Representative

here

26 Date Deed Recorded

Closing Attorney/Attorney for Grantee

03/11/2022

Signature of Grantee or Authorized Representative

Title

For Dept. Use Only

Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 28 Recording Data

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

27 Value of Stamp or Exempt Number

2022 Mar 4 10:04 AM Ex05a Book 2022 Page 661

Date

Register of Deed's Use Only

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/14/22

\$ Ex05a

By AS

Bk 2022, Pg 661

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 14 day of March A.D., 2022, at 10:04 o'clock AM. Recorded in Book 2022 on Page 661

Fee: \$10.00 By: AS Deputy

Fee: \$10.00 By: AS De Electronically Recorded

After recording, return to: David H. Fisher, FRASER STRYKER PC LLO, PO Box 1044, Hastings NE 68902-1044

WARRANTY DEED

KITTY JO KOHN-NEMECHEK and JESSE JOE NEMECHEK, wife and husband, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, convey to IRENE S. KOHN, GRANTEE, the following described real estate (as defined in *Neb. Rev. Stat. §76-201*):

An undivided one-third (1/3) interest in and to the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Two North (2N), Range Ten (10) West of the 6th P.M., Webster County, Nebraska, which was conveyed to the Grantor in two parts

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: 2-8, 2022.

| Land |

COUNTY OF Richardson)

The foregoing instrument was acknowledged before me on <u>February 8</u>, 202<u>2</u>, by KITTY JO KOHN-NEMECHEK and JESSE JOE NEMECHEK, wife and husband.

JHN-NEMECHEK and JESSE JOE NEWIECHEK, WITE and ITUSDAN

GENERAL NOTARY - State of Nebraska
TANA J. BROWN
My Comm. Exp. June 8, 2022

Notary Public

2726151

Cnty No.	Bo	ok	Page	Sal	e Date	School District Code											
91	20	22	678	3/14	/2022	Base: 91-0002 Affiliated: Unified:											
Location	ID	Sale	Number	Useability	& Code#			,		Parcel N	Number			-			
0019083	301		76	1		GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Value		4371	2	11	18	2	00000	1	000	8575			
Land		Imp	provements	Т	otal		D	ate of	Sale	Property	Classific	ation (Code	·			
623	,555				623,555	Status	Pro	perty Ty	тре	Zoning	Location	Cit	y Size	Parcel Size			
		Irrigat	ion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 9			
LCG	LUE:		LCG		•	ACR	ES:		VAL	UE:							
IRRIGATE	D 1A1		ACRES:			GR	ASSLA	ND 1	G1		2.000			2,800			
	1A		48.000	:	219,840				1G		3.000			4,200			
	2A1							20	G1		1.000	1,4					
	2A		15.000		65,550	2G					1.000		-1.	1,400			
	3A1							30	G1								
	3A							3	3G								
	4A1		21.000		88,830			40	G1								
	4A		45.000	:	190,350			4	4G								
DRYLANI) 1D1					S	Shelterbe	elt/Timb	per	 							
	1D		9.000		24,705			Accreti	on								
	2D1							Was	ste								
	2 D	 	8.000		19,320			Oth	_								
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5 - Table 1880 1881	4D	2007,921	3.000		5,160			ome Sit									
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	wellings					NT	. 405	Oth			4.000		-,				
Outh	uildings					INOI	n-AG	IOIA	ابك		4.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001908301	
	(Continue on back)

NEBRASKA Good Life Great Service

Real Estate Transfer Statement

76

FORM **521**

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

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

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

· 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 2022 03 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Troy and Tracy Lammers and Tamara and Douglas Woellhof ^{Grantee's} Name (Buyer) Kenneth and Susan Parr,h/w and Chad and Amy Parr,h/w Street or Other Mailing Address 17410 W 12th Street Street or Other Mailing Address 1006 North Franklin Street Zip Code 68956 City Red Cloud Zip Code 68970 ^{City} Kenes<u>aw</u> State NE State NE Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 746-4587 Phone Number (402) 984-9062 If Yes, is the grantee a 509(a) foundation? Email Address n/a Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Single Family ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial Sheriff Other Distribution Land Contract/Memo Partition 8 Type of Deed Easement Lease Personal Rep. Trust/Trustee Bill of Sale Corrective Quit Claim Death Certificate - Transfer on Death Executor Mineral ✓ Warrantv Cemetery Revocable Trust Transfer on Death Was transfer part of IRS like-Irrevocable Trust 10 Type of Transfer Distribution Foreclosure kind exchange (LR C § 1031 Trustee to Beneficiary Life Estate ✓ Sale Auction Exchange) by buyer or seller? Other (Explain) Create Joint Tena Partition Satisfaction of Contract Buyer Seller V 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.) ✓ 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 Self 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.) **✓** No Yes **✓** No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Rural Webster County, Nebraska (Same as Grantee) 18b Vacant land 18a V No address assigned 20 Legal Description (Attach additional pages, if needed.) The Northwest Quarter (NW1/4) of Section Twenty-one (21), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 1,075,000!00 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? 35,000 23 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 1,040,000,00 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 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 sian Attorney Date Title Signature of Grantee or Authorized Representative here For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number Day

Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 1999 3.9T CUMMINS IRRIGATION MOTOR \$5,000.00 1999 T&L PIVOT IRRIGATION SYSTEM \$25,000.00 2002 4039 JOHN DEERE MOTOR \$5,000.00 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 14 day of Man A.D., 2022, at 3:30 o'clock M. Recorded in Book 2022 on Page 678

Young Person County Clerk 10.00 Deputy Ind Comp Assessor Carded



WARRANTY DEED

Troy Lammers and Tracy Lammers, husband and wife; and Tamara Woellhof, and Douglas Woellhof, wife and husband, GRANTORS, in consideration of ONE MILLION FORTY THOUSAND AND NO/100 DOLLARS (\$1,040,000.00) receipt of which is hereby acknowledged, convey to Kenneth Parr and Susan Parr, husband and wife, an undivided one-half interest as joint tenants; and Chad Parr and Amy Parr, husband and wife an undivided one-half interest as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW½) of Section Eighteen (18), Township Two (2) North, Range Eleven (11) 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 March 1475, 2022.

Douglas Woellhof

Tamara Woellhof

Troy Lammers

•

Lammers

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 2022, by Troy Lammers and Tracy Lammers, husband and wife; and by Tamara Woellhof and Douglas Woellhof, wife and husband.

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

Comm. expires 10-22-2022

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	e Date					S	choo	Dis	trict C	ode									
91	20	22	679		3/14	/2022	Base: 91-0002 Affiliated: Unified:												
Location	ID	Sale	Number	τ	Jseability	& Code#				. %		Par	cel N	Vumbe	•				
0001233	300		77		1		GeoCde	Tv	vn .	Rng	Se	ct	Qrt	Subdi	v	Area	Blk	F	arcel
	D	ate of S	ale Assessed	d Va	lue		4371				0	0	0	1002	0		005	0	000
Land	1	Imp	provements		T	otal			Dat	te of S	ale	Prop	erty	Class	fica	tion (Code		
	720		1,63	5		2,355	Status		Prope	rty Typ	oe	Zoi	ning	Loca	tion	Cit	y Size	Par	cel Size
Assessor Lo	cation:	RED	CLOUD (RC)			A) 1]	B)	01		C)	1	D)	1	E)	6	F)	1
						Residential							- // 	Comr	ıerci	al			
	Mul	tiple Im	provements:	Mul	ltiple. Impro	vements.:			Mu	ıltiple. 1	Impr	oveme	nts. :						
		Const	ruction Date:	Con	struction Da	te:			Coı	nstructi	ion I	Date:							
a, Bajtan Jan			Floor:	Floo	or Sq. Ft. :				Flo	or Sq. 1	Ft. :								
		Buildir	ng Cost New:	Cos	st :				Cos	st:									
Single Family	Style:		. 1	Res	sidential C	ondition:			Co	mmer	cial	l Occi	ipano	cy Code	<u> </u>		<u> </u>		
(100) □ Mo	bile Hon	ne		(10)) 🗆 W	om Out			Pri	imary:			Ot	herl:		(Other2:		
(101) □ One Story (20) □ Badly Worn									Co	Commercial Construction Class:									
(102) 🗆 Tw	o Story			(30) 🗆 A	verage			(1	(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spl	it Level			(40)) 🗆 G	ood			(2	2) 🗆	Re	einfor	ced C	oncrete	Fram	ıe			
(104) 🗆 11	/2 Story			(50) 🗆 V	ery Good			(3	3) 🗆	Ma	asonr	y Bea	ring Wa	lls				
(111) 🗆 Bi-	Level	4.00	<u></u>	(60)) 🛮 Ex	cellent		····	(4	4) 🗆	W	ood o	r Stee	el Frame	d Ex	t. WaI	ls		
(106) □ Oth				<u> </u>	<u> </u>				(5					and Wa	lls				
Townhouse or	r Duplex	Style:		Res	sidential Q	uality:	· · · · · · · · · · · · · · · · · · ·		(6	<u>n</u>	Po	le Fra	me						
(301) 🗆 On	e Story			 `)) 🗆 Lo)W			Co	st Rar						nditio	··		
(302) 🗆 Tw	o Story			(20)) 🗆 Fa	ir			(10		Lo				(10	<u> </u>	Worn		
(307) 🗆 11/	2 Story			(30		лега g е			(20			verage			(20	-	Badly		a
(308) □ Spl	it Level			(40	/	ood			(30			oove <i>F</i>	\vera	ge	(30		Avera	ge	
(309) 🗆 21/	2 Story			(50)	ery Good			(40	0) 🗆	Hi	gh			(40		Good		
(304) 🗆 On	e Story D	Duplex		(60)	cellent									(50		Very (
(305) 🗆 Tw	o Story I	Duplex													(60)) 🗆	Excell	ent	
Assessor's	s Adju	stmen	t to Sale P	rice	e (+ or -):													
Assessor Co	mment	s and F	leason for A	\dju	stment:														
JTWD																			
~	r							٦		t a.									
Comments 1					_		1	_om	ment	ıs:									
000123														-			<u></u>		
																	(Conti	nue o	n back)

NEBRASKA

Real Estate Transfer Statement

Good Life. Great Service.

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

FORM

DECOLUTE OF REVEN	The deed wi	Il not be rec	orded unless th	is statement	t is signed	and items	s 1-25 are accu	rately complete	ed.				
1 County Name		2 County Num	nber	=	3 Date of S	ale/Transfer		4 Date of Deed	1 / 22				
	WEBSTI				Mo. Day Yr. Mo. Day Yr. Grantee's Name, Address, and Telephone (Please Print)								
5 Grantor's Name, Ad		one (Please P	rint)						11/				
Grantor's Name (Seller Travis Kennedy	and Kristy K	ennedy			John A	Yost and	d Gary Wade	Leak					
Street or Other Mailing 205 East 7th Av	Address /enue					19th Str	Address eet, Floor 6	State	Zín Code				
City Red Cloud		State NE	way a san a sa	Zip Code 68970	New Yo		I to the second	State NY	Zíp Code 10003-1334 panization? Yes VNo				
	6-000) O				nber 75-1308	Is the grant	ee a 501(c)(3) org e grantee a 509(a)					
Email Address NA					Email Addr NA								
7 Property Classifica	ation Number. Che	eck one box in	categories A and	72-7			ile home.		(0)				
(A) Status				(B)	Property		1 1 -1 -	Ctata Assa	(C)				
Improved	Single Far		Industrial	L		nterests-Nor		State Asses	Ssed				
Unimproved IOLL	Multi-Fam Commerci		Agricultural Recreational	L	Mineral II	nterests-Pro	ducing	Exempt					
8 Type of Deed	Conservator		Distrib	,u	nd Contract/I		Partition [Sheriff	Other				
Bill of Sale Cemetery	Corrective Death Certificat	e – Transfer on	Death Execu		ase neral		Personal Rep. Quit Claim	Trust/Trustee ✓ Warranty					
Was transfer parkind exchange (I	rt of IRS like-	10 Type of Trai	nsfer Distribut				rust Revocabl	e Trust [Transfer on Death				
Exchange) by buye	er or seller?	Auction	Easeme			Life Estate Partition	Sale Satisfacti	on of Contract	Trustee to Beneficiary Other (Explain)				
Buyer 11 Was ownership tran	Seller No	Court De		ge Grant	or TrustF				? (If No, state the intended use.)				
✓ Yes	No					. V	Yes No _						
13 Was the transfer be									Other				
Yes 🗸		r Uncle to Niece	or Nephew	Family Corp., F		-	Self		Other				
		rs and Sisters	님	Grandparents		nild [Spouse Step-parent ar	nd Sten-child					
	Ex-spo			Parents and C		L mortgage			and interest rate.)				
14 What is the current	market value of the	eal property?			15 Was III			olato trio arriodin					
\$7,000 16 Does this conveyan	oce divide a current	narcel of land?	(and the second second	17 Was tra	ansfer throug	gh a real estate ag	ent or a title com	pany? (If Yes, include the name				
Yes	No	parcer or land.			of the a	agent or title	company contact	.) Yes	No				
18 Address of Property					2000		s of Person to Who	m the Tax Statem	nent Should be Sent				
					Grante	ee							
18a No address a		✓ Vacant lan											
20 Legal Description (Attach additional pa	ages, if needed.	.) Lot Twenty	-one (21) Block	Five (5) Smith 8	Moore's	Addition to Red				
The North F	meen leet i	Nobrac	Lot Twellty	7-0116 (2.1), Dioci	(1100 (0), 011111110						
Cloud, Web	ster County	, Nebras	na										
21 If agricultural, list to	otal number of acre	s transferred in	this transaction		· ·								
22 Total purchase	orice including a	ny liabilities a	ssumed					22 \$	7,000.00				
23 Was non-real pro	nerty included in	the purchase?						\$					
Yes 🗸 I	No (If Yes, enter d	Iollar amount	and attach itemiz					THE PARTY OF THE P	7,000,00				
24 Adjusted purcha	ase price paid for	real estate (I	ine 22 minus line	e 23)				24	7,000 ₁ 00				
25 If this transfer is	exempt from the	e documentar	y stamp tax, list	the exemptio	n number _			dan ocal b -11-4 to	run complete and				
II.	Inder penalties of , and that I am duly	law. I declare	that I have examin	ned this statem	ent and that	it is, to the l	best of my knowle	age and belief, tr					
Don	E. Theobald								(402) 746-2774				
Print o	r Type Name of Gra	antee or Author	ized Representativ	re			Attornov		Phone Number				
sign 📓	Jon ? a	Hear					Attorney						
here signat	ure of Grantee or A	uthorized Repr	esentative		Title								
			Register of D			II D-1-		and the second second	For Dept. Use Only				
26 Date Deed Record	ed 24		tamp or Exempt N	umber	28 Record	ding Data	0 670	i					
Mo Day	15 yr. 22	\$ 15	.75		DV	allow,	TI	Authorized by	Neb. Rev. Stat. §§ 76-214, 77-1327(2)				
M. I. Desember of Str	Device 10						1.2		The second secon				

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 15 Man A.D., 2022 AM. Recorded in Book NEBRASKA DOCUMENTARY County Clerk Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970 JOINT TENANCY WARRANTY DEED Travis Kennedy and Kristy Kennedy, a married couple, Grantor, for no consideration received from Grantee, John A Yost and Gary Wade Leak, a married couple, conveys to Grantee, as joint tenants with rights of survivorship, the following described real estate (as defined in Neb. Rev. Stat. 76-201): The North Fifteen feet (N15') of Lot Twenty-one (21), Block Five (5), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska. Grantor covenants, if more than one, jointly and severally, with Grantee that Grantor: (1) is lawfully seised of such real estate and that it is free from encumbrances; (2) has legal power and lawful authority to convey the same: (3) warrants and will defend title to the real estate against the lawful claims of all persons. STATE OF NEBRASKA, COUNTY OF WEBSTER) ss. The foregoing instrument was acknowledged before me on WQV by Travis Kennedy and Kristy Kennedy, a married couple.

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

Notary Public

Parameter Par	Cnty No.	Во	ok	Page	Sal	e Date	School District Code										
Note 1001814200 78	91	20	22	680	3/15	5/2022	Base: S	91-00	02	Affi	Affiliated: Unified:						
Date of Sale Assessed Variable Date of Sale Assessed Date of Sale Assessed Variable Date of Sale Assessed Date o	Location	ш	Sale	Number	Useability	& Code #					Parc	cel N	umber				
Land Improvements Total Date of Sale Property Usasification Code 65,250 Status Property Type Zoning Location City Size Parcel Size LCG ACRES: VALUE: VALUE: LCG ACRES: VALUE: V	0018142	200		78	4	03	GeoCde	Twn	Rng	Sec	ct (Qrt	Subdiv	Area	Blk	P	arcel
Note		, D	ate of S	ale Assessed	Value		4491	1	11	10	6	4	00000	1	000	00	0,0
LCG	Land		Im	provements	ı	otal		D	ate of	Sale	Prop	perty	Classific	ation (Code		
LCG	65	,250				65,250	Status	Prop	erty Ty	ре	Zon	ning	Location	Cit	y Size	Parc	el Size
IRRIGATED 1A1			Irriga	tion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F)	8
1A 1G 8.000 11,200 2A 2G 19.000 26,600 3AI 3GI 3GI 3GI 4AI 4GI 4GI 4GI DRYLAND 1DI 6.000 16,470 Shelterbelt/Timber 5GI 2DI 4.000 10,980 Waste 5GI 2DI 4.000 10,980 Waste 5GI 3DI AG LAND TOTAL 37.000 65,250 3DI Farm Sites 5GI 4DI Farm Sites 5GI 4DI Home Sites 7GI 4DI Recreation 7GI	LCG			ACRES:	VA	LUE:		LCG	٠.		1	ACR	ES:		VAL	UE:	
2A 2G 8.000 11,200	IRRIGATI	D 1AI	!				GR	ASSLA	ND 10	G1							
2A 2G 19.000 26,600 3A1 3G1 3G1 3G1 3A2 3G3 3G3 3G3 3G3 3G3 4A1 4G1 4G1 4G3 4G4 <		1A	L						1	lG							
3A1 3G1 3G1		2A1							20	G1		i	8.000			11,200	
3A		2A							2	2G		1	9.000			26,	600
4A1 4A2 4A3 4A3 4A3 4A3 4A4 4		3A1							30	G1							
AA 4A 4G 4G<		3A	<u>-</u>				•		3	3G							
DRYLAND 1D 6.000 16,470 Shelterbelt/Timber 1D Accretion		4A1							40	G1							
Accretion Accr		4A							2	1G							
2D1 4.000 10,980 Waste	DRYLANI) 1D1		6.000		16,470		Shelterbe	lt/Timb	ег							
2D Other Other 3D1 AG LAND TOTAL 37.000 65,250 3D Roads 3.000 3.000 4D1 Farm Sites 4.000<		1D)						Accreti	on							
3D1 AG LAND TOTAL 37.000 65,250 3D Roads 3.000 3.000 4D1 Farm Sites 4.000 <td< td=""><td></td><td>2D1</td><td></td><td>4.000</td><td></td><td>10,980</td><td></td><td></td><td>Was</td><td>ste</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>		2D1		4.000		10,980			Was	ste							
3D Roads 3.000 4D1 Farm Sites 4D Home Sites Recreation Dwellings Other		2D						_	_						<u>-</u>		
4D1 Farm Sites 4D Home Sites Recreation Dwellings Other	1 51145 1-	3D1					AG L	L						65,	250		
4D Home Sites Recreation Dwellings Other		3 D						ds		:	3.000						
Dwellings Recreation Other		4D1						es	·····								
Dwellings Other Other	A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-	4D					***	es									
		Alexander 1		in the second second second		8049		on		_							
Outbuildings Non-AG TOTAL 3.000							, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		·								
	Outl	ouildings					Noi	n-AG T	ГОТА	\mathbf{L}			3.000		"-"		

Assessor's	Adjustment to Sa	le Price (+ or -):			1 otal 1	Recapture value:	
Assessor Cor	nments and Reason f	or Adjustn	ent:					
COUNTY	COMMISSIONER'	S DEED;	SOUTH	SECTION	LINE F	OAD D	& 1000	
,								
Comments fr	om				Com	ments:		
0018142	00							
			,					(Continue on back)

NEBRASKA Good Life, Great Service, DEPARTMENT OF REVENUE

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

78

FORM **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. 3 Day 15 Yr. 22 Mo. 3 Day 15 Yr. 22
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) County of WebSter	Grantee's Name (Byver) 1 Nomes R. Pauleu
Street or Other Mailing Address (Q2) N Cedan	Street or Other Mailing Address (107 Chail Ridge Ave
City Red Claud State NE Zip Code 68970	City Hastings State NE Zip Code (890)
Phone Number	Phone Number 0 Is the grantee a 501(c)(3) organization? Yes No
Email Address	If Yes, is the grantee a 509(a) foundation? Yes Tho Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
IOLL	
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea	Ind Contract/Memo Partition Sheriff Other County Commissions Ise Personal Rep. Trust/Trustee
Cemetery Death Certificate – Transfer on Death Executor Min	220
9 Was the property purchased as 10 Type of Transfer Distribution Forecld	
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
	r Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes Yes	12 Was real estate purchased for same use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	nd Grandchild Spouse
Ex-spouse Parents and Chi	ild Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
	%
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
	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Road D + 1000	The first state of the state of
18a No address assigned 18b Vacant land	
Dood D. bosinsing 41	
Road D, beginning at the west right-of-way line of	f Road 1000 and extending west approximately
1,200 feet to the assumed end of current maintenant	ace, along a portion of the south section line of
Section 16, T1N, R11W:	
22 Total purchase price, including any liabilities assumed	\$ 22
	\$
23 Was non-real property included in the purchase?	ter dollar amount and attach itemized list.) 23 5
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23) $\dots \dots$	
25 If this transfer is exempt from the documentary stamp tax, list the exemption is	number
	t and that it is, to the best of my knowledge and belief, true, complete, and
Sign Print or Type Name of Grantee or Authorized Representative	Phone Number
The super	Dota Supervisor 3-15-22
here Signature of Grantee or Authorized Representative	Date
Register of Deed's Use Only	
26 Date Deed Recorded Mo. 3 Day 15 Yr. 22 27 Value of Stamp or Exempt Number 28 28 29 29 29 20 20 20 20 20	BK2022 Pa 680
lebraska Department of Revenue	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 15 day of 10.20 At 10.20 a M. Recorded in Book 202 o'rtack on Page 680 Petech County Clerk
Deputy Carded _ Ind__Comp_ Assessor -



BOOK 2022 PAGE 680

COUNTY COMMISSIONERS DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED made this 15th day of March 2022, by and between The County of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate doing business by the name and style of "The County of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of The County of Webster, State of Nebraska, authorized and directed this conveyance at the regular March 15, 2022 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, TJ Vance Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of The County of Webster, State of Nebraska, hereinafter referred to as the Party of the First Part, to Thomas R Pauley, referred to as the party of the Second Part

WITNESSETH, that the said Party of the First Part, in consideration of the vacation of the County road by proper resolution by the Webster County Board of Commissioners does by these presents grant, bargain, sell and convey unto the Party of the Second Part, Thomas R Pauley, and to his heirs and assigns, all of the following described real estate situated in The County Webster, State of Nebraska, to-wit:

Road D, beginning at the west right-of-way line of Road 1000 and extending west approximately 1,200 feet to the assumed end of current maintenance, along a portion of the south section line of Section 16, T1N, R11W:

together with all the tenements, hereditaments and appurtenances to the same belonging, and all the title, claim or demand whatsoever of said grantor of, in and to the same or any part thereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, Thomas R Pauley, his heirs and assigns forever; that The County of Webster, State of Nebraska, Party of the First Part and its successors and assigns does hereby covenant, promise and agree to and with the said Party of the Second Part and with his heirs and assigns that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple of and in all and singular the above granted and described premises with the appurtenances; that said premises were lawfully acquired by The County of Webster, State of Nebraska, has lawful authority to sell said premises; that the same are free clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances of what nature and kind so ever; that it will warrant and forever defend the same unto the grantees named herein and unto his assigns forever, against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has caused this deed to be assigned on its behalf by the Chairman of the County Board of Commissioners, thereunto duly authorized so to do, and to be attested by the County Clerk of The County of Webster, State of Nebraska, and has caused its official seal to be hereunto affixed the day and year last above written.

ATTEST:

THE COUNTY OF WEBSTER, STATE OF NEBRASKA

Louise Petsch, County Clerk, Clerk of the County Board of Commissioners of

The County of Webster, State of Nebraska

TJ Vance, duly qualified and acting Chairman of the County Board of Commissioners of

The County of Webster, State of Nebraska

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

On this, 15th day of March 2022, before me the undersigned Notary Public duly commissioned and qualified for and residing in said county, personally came TJ Vance, Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska, and the identical person whose name is affixed to the above deed of conveyance, and acknowledged the execution thereof to be his voluntary act and deed of the County of Webster, State of Nebraska, and the voluntary act and deed of The County of Webster, State of Nebraska, a corporation, and the County Seal of The County of Webster, State of Nebraska, was thereto affixed by its authority.

WITNESS my hand an official seal at Red Cloud, Webster County, Nebraska, in said county the day and year last above written.

My Commission Expires: S

ABBEY HARIG General Notary - State of Nebraska My Commission Expires Sep 28, 2024 Notary Public

Cnty No.	Во	ok	Page	Sale	Date		· · · · · · · · · · · · · · · · · · ·		S	chool Dis	trict Co	de						
91	20	22	681	3/15	/2022	Base: 9	91-00	02	Aff	iliated:			Unif	ed:				
Location	ID	Sale	Number	Useability	Useability & Code #			Parcel Number										
001814	600		79	4	03	GeoCde Twn Rng Se		Se	ct Qrt	Subdiv .		Area Blk		Parcel				
	D	ate of S	ale Assessed	Value		4491	1	11	2	1 1	0000	0	1	000	0000			
Land	[Imp	provements	To	otal		D	ate of	Sale	Propert	y Classi	ficat	tion (Code				
289	,610		3,325	2	292,935	Status	Pro	perty Ty	уре	Zoning	Locat	tion	Cit	y Size	Parcel Size			
		Irriga	tion Type:			A) 1	В)	05		ෆ 5	D) :	3	E)	0	F) 9			
LCG	·		ACRES:	VAI	LUE:		LCG			AC	RES:			VAL	U E:			
IRRIGAT			1881			GI	RASSLA	ND 1	G1		11.77	0			58,480			
	1.2					1G												
	2A1					2G1			G1		7.65	—⊢			10,710			
	2 <i>A</i>								2G		29.26	0			40,965			
	3A.					3G1			G1									
	3.A								3G	5.110				7,155				
	4A.							4	G1			\perp						
	4 <i>A</i>								4G	***		_						
DRYLAN	D ID:						Shelterb	elt/Tim	ber						<u> </u>			
	11)	16.450		45,155			Accret	ion									
	2D:		30.710		84,300			Wa	ste									
	2[-						her									
	3D	<u> </u>				AG I	AND			1	55.86			2	89,610			
	31)						Ro	-+		2.65	U	,					
	4D	l	8.070		13,880			Farm S	ites			_ .						
	41		16.840		28,965	*		Iome S				\perp						
	100 mg							Recreat	ion			\dashv						
	Dwelling	S							her									
Ou	Outbuildings				3,325	No	n-AG	TOT	ΔL		2.65	0						
								7C - 4 - 1	n.	contra	Volue							

Assessor's Adjustment to Sale Price (+	-):	Total Recapture Value:	
Assessor Comments and Reason for Adjustme			
COUNTY COMMISSIONER'S DEED;	ECTION LINE ROAD	D & 1000	
Comments from	Cor	nments:	
001814600			
			(Continue on back)
<u> </u>			DAT 06 106 00

Real Estate Transfer Statement **FORM** Good Life, Great Service, • To be filed with the Register of Deeds. • Read instructions on reverse side. 521 • If additional space is needed, add an attachment and identify the applicable item number. DEDARTMENT OF DEVENUE 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 91 15_{Yr.} 22 Select County & County Number Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Zip Code Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address Fmail 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 Agricultural Unimproved Multi-Family Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff (ammi estes Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Deed Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary No Yes Court Decree Satisfaction of Contract Grantor Trust Partition Cother (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 **WAS** 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18b Vacant land 18a No address assigned 20 Legal Description Road D, beginning at the west right-of-way line of Road 1000 and extending west approximately 1,200 feet to the assumed end of current maintenance, along a portion of the north section line of Section 21, T1N, R11W: 22 23

23 Was non-real property included in the purchase? Tyes No (If Yes, enter dollar amount and attach itemized list.) 0100 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. Print of Type Name of Grantee or Authorized Representative Phone Number

sign

26 Date Deed Recorded

Signature of Grantee or Authorized Representative

For Dept. Use Only

Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017 28 Recording Data

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

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

State of Nebraska 1 ss. County of Webster) Entered on the numerical index and filed for record in the Clerk's office of said souncy this 15 day of 10.20 A.D., 20 A. at 10.20 A.M. Recorded in Book 2022 o'cłock_ MUNE PETECH County Clerk) NC Assessor __ Carded __



BOOK 2022 PAGE 681

COUNTY COMMISSIONERS DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED made this 15th day of March 2022, by and between The County of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate doing business by the name and style of "The County of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of The County of Webster, State of Nebraska, authorized and directed this conveyance at the regular March 15, 2022 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, TJ Vance Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of The County of Webster, State of Nebraska, hereinafter referred to as the Party of the First Part, to Thomas R Pauley, referred to as the party of the Second Part

WITNESSETH, that the said Party of the First Part, in consideration of the vacation of the County road by proper resolution by the Webster County Board of Commissioners does by these presents grant, bargain, sell and convey unto the Party of the Second Part, Thomas R Pauley, and to his heirs and assigns, all of the following described real estate situated in The County Webster, State of Nebraska, to-wit:

Road D, beginning at the west right-of-way line of Road 1000 and extending west approximately 1,200 feet to the assumed end of current maintenance, along a portion of the north section line of Section 21, T1N, R11W:

together with all the tenements, hereditaments and appurtenances to the same belonging, and all the title, claim or demand whatsoever of said grantor of, in and to the same or any part thereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, Thomas R Pauley, his heirs and assigns forever; that The County of Webster, State of Nebraska, Party of the First Part and its successors and assigns does hereby covenant, promise and agree to and with the said Party of the Second Part and with his heirs and assigns that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple of and in all and singular the above granted and described premises with the appurtenances; that said premises were lawfully acquired by The County of Webster, State of Nebraska, has lawful authority to sell said premises; that the same are free clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances of what nature and kind so ever; that it will warrant and forever defend the same unto the grantees named herein and unto his assigns forever, against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has caused this deed to be assigned on its behalf by the Chairman of the County Board of Commissioners, thereunto duly authorized so to do, and to be attested by the County Clerk of The County of Webster, State of Nebraska, and has caused its official seal to be hereunto affixed the day and year last above written.

ATTEST:

THE COUNTY OF WEBSTER, STATE OF NEBRASKA

Louise Petsch, County Clerk, Clerk of the County Board of Commissioners of The County of Webster, State of Nebraska

TI Vance, only qualified and acting Chairman of the County Board of Commissioners of

The County of Webster, State of Nebraska

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

On this, 15th day of March 2022, before me the undersigned Notary Public duly commissioned and qualified for and residing in said county, personally came TJ Vance, Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska, and the identical person whose name is affixed to the above deed of conveyance, and acknowledged the execution thereof to be his voluntary act and deed of the County of Webster, State of Nebraska, and the voluntary act and deed of The County of Webster, State of Nebraska, a corporation, and the County Seal of The County of Webster, State of Nebraska, was thereto affixed by its authority.

WITNESS my hand an official seal at Red Cloud, Webster County, Nebraska, in said county the day and year last above written.

My Commission Expires:

ABBEY HARIG General Notary - State of Nebraska My Commission Expires Sep 28, 2024

Cnty No.	Во	ok	Page	Sale	Date				\$	Scho	ol Dis	trict (Code					
91	20:	22	684	2/16	/2022	Base: (01-0	123	Af	filiate	ed:			Unif	ied:	*		
Location	ID	Sale	Number	Useability	& Code#	Parcel Number												
0021068	300		80	4		GeoCde Twn Rng Se					Qrt	rt Subdiv		Area Blk		Parcel		
	Date of Sale Assessed Value						4	11	;	3	0	000	00	1	000	0045		
Land		Imp	provements	Te	otal		I	Date of	Sal	e Pro	operty	Clas	ssification Code					
709	,195			-	709,195	Status	Pro	operty T	ype	z	oning	Lo	cation	Cit	y Size	Parcel Size		
		Irrigation Type:			A) 2	B)	05		C)	5	D)	3	E)	0	F) 10			
LCG		ı	ACRES:	VAI	UE:		LCG	. ** .			ACR	ES:			VAL	ue:		
IRRIGATE	ED 1A1		95.300	4	136,475	GF	RASSL	AND 1	.G1									
	1A		24.300	1	11,295				1G									
	2A1		7.000		32,060			. 2	:G1							<u> </u>		
	2A								2G									
	3A1							3	G1									
	3A		0.200		850				3G									
	4AI		16.000		67,680		4	GI										
	4A		5.900		24,955				4G									
DRYLANI) 1D1					\$	Shelterb	elt/Tim	-									
	1D		9.800	ļ	26,905			Accret	ion									
	2D1		1.500		4,120			Wa										
	2D			<u>-</u>	1 000		. 375		her		1.0	O F	00			00 105		
	3D1		0.800		1,930	AG L	AND	TOTA				2.5				09,195		
	3D		1 700		0.005			Ro				4.0	00					
	4D1		1.700		2,925			Farm Si										
St. pr. Sees Sees t	4D							Iome Si Recreat					-					
					A MANAGEMENT				her				\dashv					
	wellings ouildings					No	n-AG	TOTA			* 10	4.0	00					
						110					····							

Assessor's Adji	ustm	ent to	Sale Pric	e (+ o		Total Recapture Value	:						
Assessor Commen	Assessor Comments and Reason for Adjustment:												
TRUSTEE'S	WD C	F D	STRIBUT	ION;	BETWEEN	PARENT	& (CHILD					
		<u>. </u>	•										
Comments from							Com	iments:					
002106800													
<u> </u>								·					
									-				
									(Continue on back)				

Good Life. Great Service. DEPARTMENT OF REVENUE

80 Real Estate Transfer Statement

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

The deed will not be recorded unless this statement	is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 02 16 2022	16 ., 2022						
Select County & County Number	Mo Day Yr Mo 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 (Buver)							
Grantor's Name (Seller) PAUL D. KRUEGER, TRUSTEE	Grantee's Name (Buyer) PEGGY SLOEY							
Street or Other Mailing Address 202 S HICKORY ST	Street or Other Mailing Address 7723 W 19TH ST							
BLUE HILL State Zip Code 68930	GREELEY State CO Zip Code 80634							
Phone Number (402) 469-4442	Phone Number (402) 580-9001 Is the grantee a 501(c)(3) organization? Yes V							
Email Address N/A	Email Address N/A							
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.							
(A) Status (B)	Property Type	(C)						
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home						
✓ Unimproved ✓ Multi-Family ✓ Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt							
8 Type of Deed Conservator	d Contract/Memo Partition Sheriff	Other						
Bill of Sale Corrective Easement Lea								
Cemetery Death Certificate – Transfer on Death Executor Min								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Type of Transfer ☑ Distribution ☐ Forecld Auction ☐ Easement ☐ Gift		ansfer on Death ustee to Beneficiary						
Exchange) by buyer or seller? Auction Easement Gift Buyer Seller No Court Decree Exchange Granto		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							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pa	ives? (If Yes, check the appropriate box.) arthership, or LLC Self Othe	er						
Brothers and Sisters Grandparents a								
Ex-spouse Parents and Ch	· ·							
	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate.)						
\$966,000	Yes No \$	(If Vest include the name						
16 Does this conveyance divide a current parcel of land? Yes No	of the agent or title company contact.) Yes	No						
18 Address of Property 1036 Z ROAD BLUE HILL NE 68930	19 Name and Address of Person to Whom the Tax Statement S (SAME AS GRANTEE)	hould be Sent						
1030 Z NOAD BEGETHEE NE 00300	(OAME AO OIV WILL)							
18a No address assigned 18b Vacant land								
20 Legal Description (Attach additional pages, if needed.)								
The Northwest Quarter (NW1/4) of Section Three (3),	Township Four (4) North, Range Elev	ven (11) West						
of the 6th P.M., Webster County, Nebraska.								
21 If agricultural list total number of agree transferred in this transaction 160+-								
21 If agricultural, list total number of acres transferred in this transaction								
22 Total purchase price, including any liabilities assumed		0,00						
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in		0¦00						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		000						
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 20							
Under penalties of law, I declare that I have examined this statemen		omplete, and						
correct, and that I am duly authorized to sign this statement. David B. Garwood		(402) 746-3613						
Print/or Type Name of/Grantee or Authorized Representative		Phone Number						
sign / /wells / smyol	Attorney	March <i>/4/</i> 2022						
here Signature of Grantee or Authorized Representative	litie	Date						
Register of Deed's Use On	ly	For Dept. Use Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data							
Mo. 3 Day 15 Yr. 22 \$ Elempt # 20	DK2022, tg 684	Ov. Ctot. SS 70 014 77 1007/01						
Nebraska Department of Revenue	Authorized by Neb. R	ev. 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 5 day
of Man A.D., 20 22, at 3.50
o'clock A.B., Recorded in Book 202
on Page 684

On Page 684

County Clerk
Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-15-22
s Exempt #-20 By (1)

TRUSTEE'S WARRANTY DEED OF DISTRIBUTION FROM TRUST

Paul D. Krueger, Trustee of the Paul F. Krueger Revocable Trust dated April 5, 2001; and Trustee of the Dona L. Krueger Revocable Trust dated April 5, 2001, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to a Beneficiary of the Trusts, conveys to Peggy Sloey, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW¼) of Section Three (3), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR:

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

Paul D. Krueger, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on February _______, 2022, by Paul D. Krueger, Trustee of the Paul F. Krueger Revocable Trust dated April 5, 2001; and Trustee of the Dona L.. Krueger Revocable Trust dated April 5, 2001.

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

Comm. expires 10-22-2623

Notary Public

Cnty No.	Во	ok	Page	Sale	Date				S	chool	School District Code								
91	20	22	685	2/16	/2022	Base: 0	1-01	23	Affi	iliated	1:		Unif	ied:					
Location	Ю	Sale	Number	Useability	& Code#	Parcel Number													
0021072	200		81	4	05	GeoCde	Twn	Rng	Se	ct (Qrt	Subdiv	Area	Blk	P	arcel			
	D	ate of S	ale Assessed	Value		4131	4	11	4	L	0	00000	1	000	70	800			
Land		Imp	provements	To	otal		Date of Sale Property Classification Code							* ** ***					
642	,700			•	542,700	Status	Proj	erty Ty	ре	Zon	ning	Location	Cit	y Size	Parc	el Size			
		Irrigat	tion Type:			A) 2	05		ତ	5	D) 3	E)	0	F)	9				
LCG		4	ACRES:	VAI	UE:		LCG				ACR	ES:		VAL	UE:				
IRRIGATE	ED 1A1		89.100	4	108,080	GR	ASSLA	ND 10	G1										
	1A		26.400	1	20,910]	1G										
	2A1							20	G1										
	2A		1.600		6,990			2	2G										
	3A1					3G1			G1										
	3A							3	3G										
	4A1		10.800		45,680			40	G1										
-	4A						-	۷	4G										
DRYLANI	D 1D1					S	Shelterbe	lt/Timb	рег										
	1D)	17.600		48,310			Accreti	on										
	2D1			·				Was	ste										
A1.	2D							Oth	ner										
	3D1					AG L	AND T	ГОТА	\mathbf{L}		15	2.900		6	42,	700			
, , , , , , , , , , , , , , , , , , , ,	3D							Roa	ds			4.000							
	4D1		7.400		12,730		F	arm Sit	tes										
	4D					-	H	ome Sit	tes										
				and and the			R	ecreation	on										
)wellings							Oth	ner										
Out	ouildings				-	Noi	ı-AG T	OTA	\mathbf{L}			4.000							
													- Contract						

Assessor's Ad	justi	nen	t to Sale Price (+ c	or -):			Total Recap	ture Value:	
Assessor Commo	ents a	nd R	eason for Adjustment	t:					
TRUSTEE'S	WD	OF	DISTRIBUTION,	BETWEEN	PARENT	& C	HILD		
								-	
						-			
Comments from	· · · · · · · · · · · · · · · · · · ·					Com	ments:	-	
002107200									
									(Continue on back)

Good Life, Great Service,

Real Estate Transfer Statement

FORM

DEPARTMENT OF REVENUE

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

DEPARTMENT OF REVENUE												
	The deed will not be reco	rded unless this statemer	nt is signed and items 1-25 are accur	ately completed.								
1 County Name	2 County Numb	per	3 Date of Sale/Transfer	4 Date of Deed	40 0000							
	Select County & Coun	nty Number	Mo. 02 Day 16 Yr. 2022	Mo Day _	16 Yr. 2022							
5 Grantor's Name, Addre	ess, and Telephone (Please Pri	nt)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) PAUL D. KRUEG	ER, TRUSTEE		Grantee's Name (Buyer) NANCY CURRY									
Street or Other Mailing Ad 202 S HICKORY	ldress ST		Street or Other Mailing Address P O BOX 305									
BLUE HILL	State NE	Zip Code 68930	BLUE HILL	State NE	Zip Code 68930							
Phone Number (402) 469-4442				e a 501(c)(3) organizati grantee a 509(a) founda								
Email Address N/A			Email Address N/A									
7 Property Classificatio	n Number. Check one box in c	ategories A and B. Check C i	f property is also a mobile home.	******								
(A) Status		(E	B) Property Type		(C)							
Improved	Single Family	Industrial	Mineral Interests-Nonproducing	State Assessed	Mobile Home							
Unimproved	Multi-Family	Agricultural	Mineral Interests-Producing	Exempt								
☐ IOLL	Commercial	Recreational										
8 Type of Deed	Conservator	✓ Distribution La	and Contract/Memo Partition	Sheriff C	Other							
<u> </u>	Corrective	Easement Le	ease Personal Rep.	Trust/Trustee								
Cemetery [Death Certificate – Transfer on De	eath Executor M	ineral Quit Claim	Warranty								
9 Was transfer part of	IRS like- 10 Type of Trans	fer Distribution Fored	closure Irrevocable Trust Revocable	Trust Trans	sfer on Death							
kind exchange (I.R.C Exchange) by buyer or	C. § 1031 Auction	Easement Gift	Life Estate Sale	Trust	tee to Beneficiary							
Buyer Sel		ree Exchange Grant	tor Trust Partition Satisfaction	n of Contract 🔲 Othe	er (Explain)							
11 Was ownership transfer Yes No	rred in full? (If No, explain the div	rision.)	12 Was real estate purchase	ed for same use? (If No,	, state the intended use.)							
13 Was the transfer between	en relatives, or if to a trustee, are	the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)									
✓ Yes No	Aunt or Uncle to Niece o	_	Partnership, or LLC Self	Other	aum.							
	Brothers and Sisters	Grandparents	and Grandchild Spouse									
	Ex-spouse	Parents and C	child Step-parent and	f Step-child								
14 What is the current man	ket value of the real property?		15 Was the mortgage assumed? (If Yes, s	tate the amount and into	erest rate.)							
\$872,000			% No \$%									
16 Does this conveyance of	fivide a current parcel of land?		17 Was transfer through a real estate agent or a title company? (If Yes, include the name									
Yes Vo			of the agent or title company contact.)									
18 Address of Property	BLUE HILL NE 68	930	19 Name and Address of Person to Whom (SAME AS GRANTEE)	the Tax Statement Sho	ould be Sent							
1000 = 11071=			,									
18a No address assign	ned 18b Vacant land											
20 Legal Description (Attac	ch additional pages, if needed.)	(O () F (4)	Tarrackia Carra (4) Namb	Danga Flavo	n (11) \Most							
The Southwes	t Quarter (SW¼) of	Section Four (4),	Township Four (4) North,	Range Eleve	n (11) vvest							
of the 6th P.M.	, Webster County,	Nebraska.										
21 If agricultural, list total n	number of acres transferred in thi	s transaction160+-										
22 Total purchase price	e, including any liabilities ass	sumed		22 \$	0 00							
23 Was non-real propert	ty included in the purchase?			\$	0,00							
∐ Yes 🔽 No (I	lf Yes, enter dollar amount an	d attach itemized list.) (<u>see</u>	instructions)	23								

correct, and that I am duly authorized to sign this statement, David B. Garwood uthorized Representative

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

24 Adjusted purchase price paid for real estate (line 22 minus line 23)

Attorney Title

Phone Number March(4

(402) 746-3613

0100

Register of Deed's Use Only

Value of Stamp or Exempt Number

For Dept. Use Only

Day Nebraska Department of Revenue

26 Date Deed Recorded

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.

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

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

24

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 S day of MAN A.D., 20 20, at 4:01 o'clock P.M. Recorded in Book 202 on Page 85 County Clerk 10.0 Deputy Ind Comp Assessor Carded



TRUSTEE'S WARRANTY DEED OF DISTRIBUTION FROM TRUST

Paul D. Krueger, Trustee of the Paul F. Krueger Revocable Trust dated April 5, 2001; and Trustee of the Dona L. Krueger Revocable Trust dated April 5, 2001, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to a Beneficiary of the Trusts, conveys to Nancy Curry, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW½) of Section Four (4), ALL IN Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR:

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

Executed February 6, 2022.

Paul A. Krueger, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

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

Comm. expires 18-22-2022

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date			P. I have to	S	School District Code								
91	20	22	686	2/16	/2022	Base: 9	91-00	74	Aff	iliate	d:		Unif	ied:				
Location	ID	Sale	Number	Useability	& Code#	Parcel Number												
0021069	900		82	4	05	GeoCde	Twn	Rng	Se	ect Qrt Subdiv Area Blk Pa								
Date of Sale Assessed Value						4131						00000	1	0000				
Land	d Improvements Total					Date of Sale Property Classification Code									· · · · · · · · · · · · · · · · · · ·			
688	,790		817,330	1,5	506,120	Status	Pro	perty Ty	ре	Zo	ning	Location	Cit	y Size	Parcel Size			
		Irrigat	ion Type:			A) 1	B)	05		C)	5	D) 3	E) 0		F) 9			
LCG	Web		ACRES:	VAI	UE:		LCG		• • • • •		ACR	ES:		VAL	UE:			
IRRIGATE			61.400		281,215	GR	ASSLA	ND 1	G1			8.100		11,340				
	1.A		20.000		91,600				1G									
	2A1		16.100		73,740			20	G1			1.300			1,820			
	2A		9.200		40,205	2G						1.600			2,240			
	3A1					3G1			G1									
	3A	-							3G									
	4A1		18.000		76,140			49	G1									
	4A		11.500		48,645				4G									
DRYLANI) 1D1		5.300		14,550	ć.	Shelterbe	elt/Timl	ber									
	1D		0.500		1,375			Accreti	on									
	2D1							Was	ste									
	2D	 						Oth		4.7								
	3 D1					AG L	AND T	ГОТА	$ \mathbf{L} $			3.000		6	42,870			
. Alone	3D	1						Roa	-+			4.000						
	4D1					Farm Sites			\dashv			2.000			20,920			
	4D							ome Si	_			1.000			25,000			
					00 000	Recreation						<u></u>						
	wellings		····		.20,900 .96,430	Other Non-AG TOTAL				7.000					45,920			
Outl	ouildings	Complete and the second		6	90,430	INO	n-AG.	IUIA	4			7.000			43,320			

Assessor's Ad	justn	nen	t to Sale Price (+ o	r -):			Total Recapt	ure Value:	
Assessor Comme	nts a	nd R	eason for Adjustment	:					
TRUSTEE'S	WD	OF'	DISTRIBUTION;	BETWEEN	PARENT	&	CHILD		
									_
Comments from						Cor	mments:		
002106900									
				_					
									(Continue on back)

MEBRASKA Good Life, Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

82

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 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	16 2022
Select County & County Number		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)	
Grantor's Name (Seller) PAUL D. KRUEGER, TRUSTEE	Grantee's Name (Buyer) PAUL DON KRUEGER	
Street or Other Mailing Address 202 S HICKORY ST	Street or Other Mailing Address 202 S HICKORY ST	
City State State State Code 68930		Zip Code 68930
Phone Number (402) 469-4442	Phone Number (402) 469-4442 Is the grantee a 501(c)(3) organization of the state of	
Fmail Address	Email Address N/A	
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.	
	3) Property Type	(C)
✓ Improved Single Family Industrial ☐ Unimproved Multi-Family ✓ Agricultural ☐ IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
8 Type of Deed Conservator Distribution La	and Contract/Memo Partition Sheriff	Other
	ease Personal Rep. Trust/Trustee ineral Quit Claim Warranty	
		ansfer on Death
Exchange) by buyer or seller?		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	
Yes No	Zives 2 (If Yes check the appropriate box)	
	Partnership, or LLC Self Othe	er
	and Grandchild Spouse	
Ex-spouse Parents and C		ntareat rate \
14 What is the current market value of the real property? \$915,000	15 Was the mortgage assumed? (If Yes, state the amount and i	merest 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 V No	of the agent or title company contact.) Yes	No No
18 Address of Property 1036 Z ROAD BLUE HILL NE 68930	19 Name and Address of Person to Whom the Tax Statement Stands (SAME AS GRANTEE)	nould be Sent
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.) The Southwest Quarter (SW1/4) of Section Three (3). Township Four (4) North, Range Ele	ven (11) West
of the 6th P.M., Webster County, Nebraska.		,
21 If agricultural, list total number of acres transferred in this transaction160+-		
22 Total purchase price, including any liabilities assumed		0.00
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	o¦00
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 exemptio		
Under penalties of law, I declare that I have examined this statement	ent and that it is, to the best of my knowledge and belief, true, co	omplete, and
correct, and that I am duly authorized to sign this statement. David B. Garwood	*	(402) 746-3613
Print of Type Name of Grantee of Authorized Representative	Attorney	Phone Number March 14 2022
Sign Signature of Grantee or Authorized Representative	Attorney	Date 2022
here Signature of Grantee or Authorized Representative Register of Deed's Use O		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	. c. zepa coc c.ny
Mo. 3 Day 15 yr. 22 & Fxpmn+#20	RK2022 to loRo	
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska ? County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this 15 Man A.D., 2022 o'clock A.M. Recorded in Book 20 △County Clerk Deputy Comp

Assessor___Carded

NEBRASKA DOCUMENTARY

BOOK 2022 PAGE 686

TRUSTEE'S WARRANTY DEED OF DISTRIBUTION FROM TRUST

Paul D. Krueger, Trustee of the Paul F. Krueger Revocable Trust dated April 5, 2001; and Trustee of the Dona L. Krueger Revocable Trust dated April 5, 2001, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to a Beneficiary of the Trusts, conveys to Paul Don Krueger, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW1/4) of Section Three (3), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND

The East Half of the East Half of the Northwest Quarter (E1/2E1/2NW1/4) of Section Twenty-seven (27), Township Five (5) North, Range Eleven (11) West of the 6th P.M., Adams County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR:

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

Executed February 16, 2022.

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on February 16 2022, by Paul D. Krueger, Trustee of the Paul F. Krueger Revocable Trust dated April 5, 2001; and Trustee of the Dona L.. Krueger Revocable Trust dated April 5, 2001.

GENERAL NOTARY - State of Nebraska DAVID B. GARWOOD

Comm. expires /

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Boo	k	Page	Sal	e Date	School District Code											
91	202	22	704	3/15	/2022	Base:	65-0	005	Afi	filiated	:			Unif	ied:		
Location II)	Sale	Number	Useability	& Code#	Parcel Number											
00120460	0		83	1		GeoCde	GeoCde Twn Rng Sect Qrt Subdiv Area						Blk	Blk Parcel			
Date of Sale Assessed Value						4241 3 9 :			1	.1	4	00000		1 000		19	95
Land		Improvements Total				Date of Sale Property Classification Code											
272,6	670				272,670	Status	Status Property Type			Zon	ing	Loc	ation	Cit	y Size	Parce	el Size
		Irrigat	ion Type:			A) 2	B)	05		C)	5	D)	3	E)	0	F)	9
LCG	-w	£	ACRES:	VAl	LUE:	10.000	LCG				ACR	ES:			VAL	UE:	
IRRIGATED	1AI					GI	RASSL.	AND 1	lG1		3	0.00	00			42,0	000
	1A					1G				39.000					600		
	2A1							2	2G1								
··	2A		-			2G						4.00	00			5,6	600
	3A1				0.40	3G1			3G1								
	3A								3G								
	4A1							4	lG1								
	4A								4G								
DRYLAND	1D1		•				Shelterl	elt/Tim									
	1D		62.000	:	170,190			Accret	ion				_				
	2D1							Wa	t			1.00	00				280
	2D					.~~	4370		her		1 ^	<i>c</i> 00				70 4	670
	3D1					AGI	AND	TOTA	-			6.00 4.00			2	72,6	0/0
	3D							Ro				4.00	,0				
	4D1							Farm S	_								
	4D							Home S	_				+				
	3,445							Recreat									
Dw Outbui	ellings					No	n_AC	TOTA	her			4.00	00				
Outum	mmigs					7.40		1012	ا ب			1.00					

Sale Price (+ or -):	Total Recapture Value:	
n for Adjustment:		
	Comments:	
		(Continue on back)
		n for Adjustment:

NEBRASKA Good Life, Great Service.

Day

Real Estate Transfer Statement

FORM

521 •To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Mo._ 03 2022 Mo. 03 Day 15 Yr. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard O. Majors and Joan F. Majors Grantor's Name (Seller) Menke Land and Cattle, LLC Street or Other Mailing Address 2410 Road Y Street or Other Mailing Address 32051 Road Z Zip Code 68979 City Lawrence State NE Zip Code 68957 City Sutton State **√** No Phone Number (402) 984-1603 Phone Number (402) 746-4775 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? **√**No Email Address N.A. 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Industrial State Assessed Mobile Home Improved Single Family Mineral Interests-Nonproducing ✓ Unimproved ✓ Agricultural Mineral Interests-Producing Exempt Multi-Family □ IOLL Recreational Commercial 8 Type of Deed Sheriff Other Conservator Distribution Land Contract/Memo Partition Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep √ Warranty Death Certificate - Transfer on Death Mineral Quit Claim Cemetery Executor 9 Was transfer part of IRS like-Transfer on Death Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Life Estate √ Sale Trustee to Beneficiary Auction Easement Exchange) by buyer or seller? Satisfaction of Contract Other (Explain) Seller ✓ No Court Decree Exchange Grantor Trust Partition 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 Self Other Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$387,000 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Adams Land Title Co. Yes Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 18a ✓ No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The North Half of the Southeast Quarter (N½ SE¼), the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) and the East Half of the Southwest Quarter of the Southeast Quarter (E½ SW½ SE½), 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 387,000!00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 387,000100 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. Danielle L. Kelley (402) 463-4198 Print or Type Name of Grantee or Authorized Phone Number sian Closing Dept. Manager 03-15-2022 Date Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded \$

Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Retain a copy of this document for your records. Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

NEBRASKA DOCUMENTARY **STAMP TAX**

Date: 03/16/22 \$ 870.75 By AS

Bk 2022, Pg 704

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 March A.D., 2022, at 12:58 o'clock PM. Recorded in Book 2022 on Page 704

etsch County Clerk Fee: \$10.00 By: AS Deputy **Electronically Recorded**

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

Warranty Deed

The Grantor, MENKE LAND AND CATTLE LLC, A NEBRASKA LIMITED LIABILITY COMPANY, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to RICHARD O. MAJORS AND JOAN F. MAJORS, 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):

The North Half of the Southeast Quarter (N½ SE½), the Southeast Quarter of the Southeast Quarter (SE' SE') 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.

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 con(3) warrants and will defend title to the real est	
Executed 3-15 .2022.	MENKE LAND AND CATTLE LLC
	By: Muchuel Made Michael G. Menke, Member
STATE OF NEBRASKA COUNTY OF	
On this 15th day of McCh, 20 Member of Menke Land and Cattle LLC, on b	022, before me personally appeared Michael G. Menke, behalf of the company.
	Don- W. L. Keller
GENERAL NOTARY - State of Nebraska DANIELLE L KELLEY My Comm. Exp. September 27, 2024	Notary Public - Danielle L Kelley

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	le Date				5	Schoo	ol Dis	trict C	ode				
91	20	22	713		3/1	6/2022	Base: 6	55-0	0011	Af	filiate	ed:			Unif	ied:		
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	D	ate of S	ale Assessec	l Va	lue		4487			C	00	0	4002	25		001	000	0
Land		Imp	provements	Total					Date of Sale Property Classification Cod						Code			
	520		5,85	0		6,370	Status	F	roperty	ype	Zo	oning	Loca	tion	Cit	y Size	Parcel 8	Size
Assessor Lo	cation:	GUID	E ROCK	(GR)		A) 1	B)	01		(C)	1	D)	1	E)	7	F) 3	
	helijime i Silime					Residential		-					Com	nerc	ial			
	Mul	tiple Im	provements:	Mul	tiple. Impr	ovements.:			Multip	e. Imp	rovem	ents.:						
		Const	uction Date:	Con	struction D	ate: 19	05		Constru	ction	Date:							
			Floor:	Floc	or Sq. Ft. :	6:	24		Floor S	q. Ft.	:							
		Buildin	ıg Cost New:	Cost	t:	68,0	30		Cost:									
Single Family	Style:	101	. :	Res	idential (Condition: 20)		Comn	ercia	al Occ	upane	cy Code	:				
(100) □ Mc	bile Hon	ne		(10) 🗆 V	Vorn Out			Prima	y:		Ot	herl:		(Other2:		
(101) 🗷 On	e Story			(20) B E	adly Worn			Comn	ercia	al Con	ıstruc	tion Cla	iss:			_:	
(102) 🗆 Tw	o Story			(30) 🗆 A	verage			(1)	□ F	irepro	of Str	uctural :	Steel	Frame			
(103) 🗆 Spl	it Level			(40) 🗆 (food			(2)	□ R	einfor	rced C	oncrete	Fran	ne			
(104) 🗆 11	/2 Story			(50) □ Very Good					(3)	□ N	lasom	гу Веа	ring Wa	lls				
(111) □ Bi-	Level			(60) Excellent					(4)	υ 7	Vood	or Stee	el Frame	ed Ex	t. Wal	ls		
(106) □ Oth	ier								(5)	□ N	1etal F	rame	and Wa	11s				
Townhouse of	r Duplex	Style:		Res	idential	Quality: 30			(6)	□ P	ole Fr	ame						
(301) 🗆 On	e Story			(10) 🗆 L	ow			Cost I	ank:	:			Co	onditio	n:		
(302) 🗆 Tw	o Story			(20)) 🗆 F	air			(10)	<u> </u>	ow			(10	0) 🏻	Worn	Out	
(307) 🗆 11/	2 Story			(30)) H A	verage			(20)	□ A	verag	e		(26	0) 🗆	Badly	Worn	
(308) 🗆 Spl	it Level			(40)) 🗆 (food						Avera	ge	(30	0) 🗆	Avera	ge	
(309) 🗆 21/	2 Story			(50)	V 🗆 (ery Good			(40)	⊐ H	ligh			(49		Good	_	
(304) 🗆 On	e Story D	ouplex		(60) 🗆 E	xcellent								(50	<u> </u>	Very (
(305) 🗆 Tw	o Story I	Duplex												(60	0) 🗆	Excell	ent	
Assessor's						-):				• •								
Assessor Co	mment	s and F	Reason for A	djus	stment:													
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NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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

84

FORM **521**

 If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 2 County Number 3 Date of Sale/Transfer 1 County Name Yr. 26 3 Day 16 Webster Select County & County Number Day 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Street or Other Mailing Address Street or Other Mailing Address Zip Code Zip Code 00 Is the grantee a 501(c)(3) organization? Yes Phone Number Phone Number If Yes, is the grantee a 509(a) foundation? Yes 102-8 Email Address **Email Address** 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mineral Interests-Nonproducing State Assessed Mobile Home Single Family Industrial Improved Mineral Interests-Producing Exempt Multi-Family Agricultural Unimproved IOLL Commercial Recreational Partition Sheriff Other Distribution Land Contract/Memo 8 Type of Deed Conservator Personal Rep. Trust/Trustee X Bill of Sale Corrective Easement Lease Quit Claim Warranty Mineral Cemetery Death Certificate - Transfer on Death Executor Irrevocable Trust Revocable Trust Transfer on Death Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Trustee to Beneficiary Life Estate X Sale Gift Auction Easement Exchange) by buyer or seller? Other (Explain) Satisfaction of Contract Buyer Seller Partition X 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.) X. Yes No X 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 Spouse Grandparents and Grandchild 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? X No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 740 Pleasant St had or Krystal Wulf 1820 Rd J Guide Rock, NE 68942 Guide Rock, NE 68942 18b Vacant land 18a No address assigned 20 Legal Description (Attach additional pages, if needed.) Block 1 Roberts Edition 21 If agricultural, list total number of acres transferred in this transaction 22 23 Was non-real property included in the purchase? 23 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 0100 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. Print or Type Name of Grantee of Authorized Representative here 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 16 Yr. 22 27.00 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska ss. County of Webster

BOOK 2022 PAGE 713

Entered on the numerical index and filed for record in the Clerk's office of said county this 10th day of March A.D., 2022, at 2:25 o'clock P. M. Recorded in Book 2020 on Page 713-716 County Clerk \$28.00 Deputy Ind_Comp_Assessor_Carded_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-110-2032
By 0

RECORDING REQUESTED BY: Chad Stewart Wulf

INSTRUMENT PREPARED BY: Chad Stewart Wulf 2820 Rd J Guide Rock, Nebraska 68942

RETURN DEED TO: Chad Stewart Wulf 2820 Rd J Guide Rock, Nebraska 68942 (Above reserved for official use only)

SEND TAX STATEMENTS TO: Chad Stewart Wulf 2820 Rd J Guide Rock, Nebraska 68942

QUIT CLAIM DEED FOR NEBRASKA

STATE OF NEBRASKA COUNTY OF NEBRASKA

THIS DEED is made this day of March 16, 2022 by and between the "Grantor,"

Lee Meents, an unmarried individual residing at 11572 S. 150 Road, Wood River, Nebraska 68883

AND the "Grantees,"

Chad Stewart Wulf, a married individual residing at 2820 Rd J, Guide Rock, Nebraska 68942

Krystal Jo Wulf, a married individual residing at 2820 Rd J , Guide Rock , Nebraska 68942

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and



Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "Property"), together with all hereditaments and appurtenances belonging thereto, located in Nebraska county, Nebraska, subject to any restrictions herein:

Property Address: 740 Pleasant St, Guide Rock, Nebraska 68942

Legal Description: Lots 11-13 Block 1 Roberts Edition

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantees on March 16, 2022 (date).

Grantor (or authorized agent)

Print Name:

NOTARY ACKNOWLEDGMENT

NEBRASKA COUNTY OF WEBSTER

On <u>here lee Meents</u>, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GENERAL NOTARY - State of Nebraska

JENNIFER HERSH My Comm. Exp. August 25, 2024

WITNESS my hand and official seal.

Commission Expires: August 2,2034

Notary Public, Nebraska

Agricultural Land Sales Worksheet

			destruction destruction des								,					
Cnty No.	Book	Page	Sale	Date	School District Code											
91	2022	720	3/17	/2022	Base: 9	91-00	74	Af	ffiliated: Unified:							
Location ID	S	ale Number	Useability	& Code#	Parcel Number											
001702200)	85	1		GeoCde	Twn	Rng Sect Qrt Subdiv Area			BIK	Bik Parcel					
Date of Sale Assessed Value					4133	4133 4 10 4 0 00000 1				000	000 0000					
Land	Land Improvements Total				Date of Sale Property Classification Code											
705,2	705,255 705,255			705,255	Status	Pro	perty Ty	уре	7	Coning	Location	Cit	y Size	Par	Parcel Size	
	Irri	gation Type:	•		A) 2	B)	05		(7)	5	D) 3	E)	0	F)	10	
LCG		ACRES:	VAI	UE:		LCG		*****	m kanuu	ACR	ES:		VAL	UE:		
IRRIGATED	1A1				GR	ASSLA	AND 1	G1								
	1A	84.350	3	886,325	1G						0.210	295				
	2A1	48.310 221,260				2G1					0.040					
2A 7.110 31,07				31,070			1	2G								
	3A1						30	G1								
	3A						-	3G								
	4A1	4.090		17,300			40	G1								
	4A	0.840		3,555				4G								
DRYLAND	1D1				\$	Shelterb	elt/Timl	рег								
,	1D	5.280		14,495			Accreti	on.								
	2D1	6.680		18,335			Was	ste								
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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
Comments from	Comments:	
001702200		
		(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

FORM 521

	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 4 Date of Deed 4 Date of Deed 4 Date of Deed
WEBSTER - 91	1VIO Day 11 Wie Day 11
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) Jennifer R. Henderson
Street or Other Mailing Address	Street or Other Mailing Address 2481 Road 1625
City State Zip Code	City State Zip Code Blue Hill NE 68930
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes VNo 402-46-7-779 If Yes, is the grantee a 509(a) foundation? Yes VNo V
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	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family V Agricultural	Mineral Interests-Producing Exempt .
OLL Commercial Recreational	
	and Contract/Memo Partition Sheriff Other
Land Land	Personal RepTrust/Trustee
	ineral Quit Claim Warranty
kind exchange (I B C § 1031	closure Irrevocable Trust Revocable Trust Transfer on Death 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 use.)
V Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	atives? (If Yes, check the appropriate box.)
Yes ViNo Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Other Other
	and Grandchild Spouse
Ex-spouse Parents and C	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$1,325,396	Yes V No \$%
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Ruhter Auction & Realty No
✓ Yes ☐ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ Yes Ruhter Auction & Realty No 19 Name and Address of Person to Whom the Tax Statement Should be Sent
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18 Address of Property Agland 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 168.12+- 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Ves No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemptio Under penalties of law, I declare that I have examined this statement, and that I am duly authorized to sign this statement. Signature of Grantee or Authorized Representative Register of Deed's Use O	of the agent or title company contact.) Yes Ruhter Auction & Realty No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee 22 \$ 1,395,396,00 instructions) 23 \$ 70,000,00 24 \$ 1,325,396,00 n number ent and that it is, to the best of my knowledge and belief, true, complete, and Phone Number 31 12022 Title Date For Dept. Use Only

Michael Buschow P O Box 488 Blue Hill, NE 68930 402-460-0959

Keith Buschow P O Box 51 Blue Hill, NE 68930 402-984-3072

James Buschow 901 W Lancaster Blue Hill, NE 68930 462-984-0922

Roger Buschow PO Box 3533 Alpine, WY 83128 367-413-3408 Lot 2 in the Northeast Quarter, and the Northwest Quarter of Section Four (4), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, Except railroad right of way, AND EXCEPT a tract of land located in the Northwest Quarter and the Northeast Quarter of said Section 4, being described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence S 89°25'43"W (assumed bearing) on the North line of said Northwest Quarter, a distance of 7.09 feet to the west right-of-way line of County Road 1550, said line being 116.00 feet measured at a right angle to the centerline of the BNSF Railway, also being the point of beginning; thence S 05°46'04"E on said West right-of-way line, a distance of 326.00 feet; thence N 88°50'10"W, a distance of 298.88 feet; thence S 00°42'12"W, a distance of 272.00 feet; thence S 87°48'21"W, a distance of 431.00 feet; thence N 01°04'04"E, a distance of 600.00 feet to the North line of the Northwest Quarter of said Section 4; thence N 89°25'43"E, a distance of 688.93 feet to the point of beginning, subject to County road right-of-way

But including an easement described as: An easement located in the Northwest Quarter of said Section 4, being described as: Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence S89°25'43'W (assumed bearing) on the north line of said Northwest Quarter, a distance of 696.03 feet; thence S01°04'04"W, a distance of 166.66 feet to the point of beginning; thence continuing S01°04'04"W, a distance of 88.08 feet; thence N24°21'03"E, a distance of 95.89 feet; N88°55'56"W, a distance of 37.90 feet to the point of beginning

AND including, an easement described as: Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence S89°25'43"W (assumed bearing) on the North line of said Northwest Quarter, a distance of 696.03 feet; thence S01°04'04"W, a distance of 600.00 feet; thence N87°48'21"E, a distance of 237.54 fee to the point of beginning; thence continuing N87°48'21"E, a distance of 193.46 feet; thence N00°42'12"E, a distance of 201.21 feet; thence S43°11'06"W, a distance of 286.09 feet to the point of beginning.

2018 T L 7 tower pivot w/ electric wheel service T-L 6 tower center pivot w/ electric wheel service t-L 6 tower centr pivot w/electric wheel service

\$70,000.00

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/17/22 \$2983.50 By AS Bk 2022, Pg 720

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 March A.D., 2022, at 03:40 o'clock PM. Recorded in Book 2022 on Pages 720-723

Fee: \$28.00 By: AS Deputy Electronically Recorded

Return to: Southern Title, LLC 2837 W Hwy 6 #205 Hastings, NE 68901

WARRANTY DEED

Michael Buschow and Elizabeth L. Buschow, husband and wife; Keith Buschow and Patricia Buschow, husband and wife; James Buschow and Julie Buschow, husband and wife, and Roger Buschow, a married person and resident of Wyoming; Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Jennifer R. Henderson, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot 2 in the Northeast Quarter, and the Northwest Quarter of Section Four (4), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, Except railroad right of way, AND EXCEPT a tract of land located in the Northwest Quarter and the Northeast Quarter of said Section 4, being described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence S 89°25'43"W (assumed bearing) on the North line of said Northwest Quarter, a distance of 7.09 feet to the west right-of-way line of County Road 1550, said line being 116.00 feet measured at a right angle to the centerline of the BNSF Railway, also being the point of beginning; thence S 05°46'04"E on said West right-of-way line, a distance of 326.00 feet; thence N 88°50'10"W, a distance of 298.88 feet; thence S 00°42'12"W, a distance of 272.00 feet; thence S 87°48'21"W, a distance of 431.00 feet; thence N 01°04'04"E, a distance of 600.00 feet to the North line of the Northwest Quarter of said Section 4; thence N 89°25'43"E, a distance of 688.93 feet to the point of beginning, subject to County road right-of-way

But including an easement described as: An easement located in the Northwest Quarter of said Section 4, being described as: Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence S89°25'43'W (assumed bearing) on the north line of said Northwest Quarter, a distance of 696.03 feet; thence S01°04'04"W, a distance of 166.66 feet to the point of beginning; thence continuing S01°04'04"W, a distance of 88.08 feet; thence N24°21'03"E, a distance of 95.89 feet; N88°55'56"W, a distance of 37.90 feet to the point of beginning AND including, an easement described as: Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence S89°25'43"W (assumed bearing) on the North line of said Northwest Quarter, a distance of 696.03 feet; thence S01°04'04"W, a distance of 600.00 feet; thence N87°48'21"E, a distance of 237.54 fee to the point of beginning; thence continuing N87°48'21"E, a distance of 193.46 feet; thence N00°42'12"E, a distance of 201.21 feet; thence S43°11'06"W, a distance of 286.09 feet to the point of beginning.

Grantors covenant, jointly and severally, with Grantee that Grantors:

 are lawfully seised of such real estate and that it is free from encumbrances; have legal power and lawful authority to convey the same; warrant and will defend title to the real estate against the lawful claims of all persons.
Executed March 16, 2022.
Why Michael Buschow Elizabeth L. Buschow Elizabeth L. Buschow
STATE OF NEBRASKA)) ss. COUNTY OF ADams)
The foregoing instrument was acknowledged before me on March / , 2022 by Michael Buschow and Elizabeth L. Buschow, husband and wife.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025 Notary Public
Keith Buschow Patricia Buschow
STATE OF NEBRASKA)) ss. COUNTY OF ADAm 5)
The foregoing instrument was acknowledged before me on March / 6, 2022 by Keith Buschow and Patricia Buschow, husband and wife.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025 Notary Public

Junes Buschow Julie Buschow Julie Buschow
STATE OF NEBRASKA)) ss. COUNTY OF ADAMS) The foregoing instrument was acknowledged before me on March /6, 2022 by James
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025 Notary Public
STATE OF NEBRASKA)
COUNTY OF ADAMS) ss. The foregoing instrument was acknowledged before me on March /6 , 2022 by Julie
Buschow, a married person and wife of James Buschow. GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025 Notary Public

Roger Buschow

STATE OF Wyoning) ss.
COUNTY OF Lincoln)

The foregoing instrument was acknowledged before me on March 10, 2022 by Roger Buschow, a married person and resident of Wyoming.

JADE BAKER - NOTARY PUBLIC
County of State of Wyoming

My Commission Expires: October 13, 2023

Notary Pyblic

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	School District Code						School District Code											
91	20	22	724	3/17	/2022	Base: 91-0074 Aff				ffiliated:				Unified:									
Location	ID	Sale	Number	Useability	& Code#		Parcel Number					r											
0017022	201		86	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subd	iv	Area	Blk	Pa	rcel						
Date of Sale Assessed Value					0000			0	0	0	0000	00		000	00	00							
Land		Imp	provements	T	otal		D	ate of	Sale	e Pro	perty	Class	ifica	cation Code									
156	,535		77,440		233,975	Status	Pro	perty T	ype	Z	oning	Loca	ation	n City Size		Parce	el Size						
		Irrigat	ion Type:	-1		A) 1	B)	01		C) 5 D)		3	E)	0	F)	6							
LCG			ACRES:	VAI	LUE:		LCG				ACR	ES:	1		VAL	UE:							
IRRIGATE	D 1A1	1			· · · · ·	GR	RASSLA	ND 1	G1			9.19	0	96,86			865						
	1A								1G			9.50	0			13,	300						
	2A1							2	Gl	4.930			0	6,900			900						
	2A								2G														
	3A1						·	3	G1														
	3A								3G														
	4A1							4	G1														
	4A								4G						·								
DRYLANI	1D1		-			Š	Shelterbe	elt/Tim	ber														
	1D		0.170		465			Accreti	ion														
	2D1		0.060		165		Waste				$\overline{}$												
	2D						Other				······		10=110										
	3D1		<u>.</u>			AG L	AND T		_			3.85		±,	1	17,6	95						
	3 D					Roads						2.50				10	3.4.0						
	4D1					Farm Sites		4 000		1.000				13,840									
	4D	Contract of the		2.00 m 1 m 2 m 2 m 2 m 2 m 2 m 2 m 2 m 2 m 2		Home Sites							<u>'</u>	0 25,000			300						
	ta desalt ede	in the second			21 415	Recreation			-				-										
Dwellings 21,415 Outbuildings 56,025		Other Non-AG TOTAL 4.500 3				38,8	340																
Out	omornigs				30,023	140)	u-AG.	IVIA	ועצ			4.50	<u> </u>				7-7-0						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; SALE BETWEEN BROTHERS	
Comments from	Comments:
001702201 001707200	
	(Continue on back)

NEBRASKA

Real Estate Transfer Statement

86

FORM **521**

Good Life. Great Service

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

GOOG Eare: Great Scritce.	• 10 be filed with the Hegister of Deeds. • 1	nead instructions on reverse side.	<i>U &</i> 1
DEPARTMENT OF REVENUE		chment 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 Mo. 3 Day Yr. 2022 4 Date of Deed Mo. 3 Day	16 Yr. 2022
	WEBSTER - 91		
	s, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) See Attached		Grantee's Name (Buyer) Michael R. Buschow and Elizabeth L. Busch	ow
Street or Other Mailing Addr	ess	Street or Other Mailing Address P O Box 488	
City	State Zip Code	City State Blue Hill NE	Zip Code 6897(
Phone Number		Phone Number 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	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 Multi-Family Agricultural Commercial Recreational	Mineral Interests-Nonproducing □ State Assessed Mineral Interests-Producing □ Exempt	Mobile Home
8 Type of Deed Co	nservator Distribution II	Land Contract/Memo Partition Sheriff Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty	Other
	eller? Lasement Lasement Lasement	Life Estate 🗸 Sale 🗀 Tru	unsfer on Death istee to Beneficiary her (Explain) o, state the intended use
✓ Yes No_	Surfair. (arte, diplantate division)	Yes No	
✓ Yes No		., Partnership, or LLC Self Other ts and Grandchild Spouse Child Step-parent and Step-child	
4 What is the current marke	t value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and it	nterest rate.)
307,500		Yes	%
Does this conveyance divi	ide 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 Ruhter Au	(If Yes, include the name ction & Realty \sum \text{No.}
8 Address of Property	ad 1550	19 Name and Address of Person to Whom the Tax Statement St Grantee	hould be Sent
8a No address assigned	_		
O Legal Description (Attach a See Attached			
	ibei di ades transferied in tilis transaction	17 + -	
23 Was non-real property i	es, enter dollar amount and attach itemized list.) (se	e instructions)	307,500,00
4 Adjusted purchase price	ce paid for real estate (line 22 minus line 23)		367,50010
5 If this transfer is exem	pt from the documentary stamp tax, list the exemption	on number nent and that it is, to the best of my knowledge and belief, true, co	mplete, and
correct, and the Michael R	at I am duly authorized to sign this statement. Buschow		02-460-09
Print or Type N	Jame of Grantee or Authorized Representative		Phone Number

26 Date Deed Recorded

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

28 Recording Data

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

Grantee

3/16 12022

For Dept. Use Only

Date

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

Michael Buschow and Elizabeth PO Box 488 Blue Hill, NE 68930 402-460-0959

Keith Buschow and Patricia P O Box 51 Blue Hill, NE 68930 402-984-3072

James Buschow and Julie
901 W Lancaster
Blue Hill, NE 68930
402 - 984 - 0922

Roger Buschow
P 0 Box 3533
Alpine, WY 83128
307 - 413-3408

A tract of land located in the Northwest Quarter and the Northeast Quarter of said Section 4, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence S 89°25′43″W (assumed bearing) on the North line of said Northwest Quarter, a distance of 7.09 feet to the west right-of-way line of County Road 1550, said line being 116.00 feet measured at a right angle to the centerline of the BNSF Railway, also being the point of beginning; thence S 05°46′04″E on said West right-of-way line, a distance of 326.00 feet; thence N 88°50′10″W, a distance of 298.88 feet; thence S 00°42′12″W, a distance of 272.00 feet; thence S 87°48′21″W, a distance of 431.00 feet; thence N 01°04′04″E, a distance of 600.00 feet to the North line of the Northwest Quarter of said Section 4; thence N 89°25′43″E, a distance of 688.93 feet to the point of beginning, subject to County road right-of-way

Subject to Easements located in the Northwest Quarter of said Section 4, being described as: Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence S89°25'43'W (assumed bearing) on the north line of said Northwest Quarter, a distance of 696.03 feet; thence S01°04'04"W, a distance of 166.66 feet to the point of beginning; thence continuing S01°04'04"W, a distance of 88.08 feet; thence N24°21'03"E, a distance of 95.89 feet; N88°55'56"W, a distance of 37.90 feet to the point of beginning

AND described as: Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence S89°25'43"W (assumed bearing) on the North line of said Northwest Quarter, a distance of 696.03 feet; thence S01°04'04"W, a distance of 600.00 feet; thence N87°48'21"E, a distance of 237.54 fee to the point of beginning; thence continuing N87°48'21"E, a distance of 193.46 feet; thence N00°42'12"E, a distance of 201.21 feet; thence S43°11'06"W, a distance of 286.09 feet to the point of beginning.

AND

The South Half of the Southeast Quarter (S1/2SE1/4) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

Index	
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Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/17/22 \$ 693.00 By AS Bk 2022, Pg 724

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 March A.D., 2022, at 03:42 o'clock PM. Recorded in Book 2022 on Pages 724-727

Fee: \$28.00 By: AS Deputy Electronically Recorded

Return to: Southern Title, LLC 2837 W Hwy 6 #205 Hastings, NE 68901

WARRANTY DEED

Michael Buschow and Elizabeth L. Buschow, husband and wife; Keith Buschow and Patricia Buschow, husband and wife; James Buschow and Julie Buschow, husband and wife, and Roger Buschow, a married person and resident of Wyoming; Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Michael R. Buschow and Elizabeth L. Buschow, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Northwest Quarter and the Northeast Quarter of said Section 4, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence S 89°25'43"W (assumed bearing) on the North line of said Northwest Quarter, a distance of 7.09 feet to the west right-of-way line of County Road 1550, said line being 116.00 feet measured at a right angle to the centerline of the BNSF Railway, also being the point of beginning; thence S 05°46'04"E on said West right-of-way line, a distance of 326.00 feet; thence N 88°50'10"W, a distance of 298.88 feet; thence S 00°42'12"W, a distance of 272.00 feet; thence S 87°48'21"W, a distance of 431.00 feet; thence N 01°04'04"E, a distance of 600.00 feet to the North line of the Northwest Quarter of said Section 4; thence N 89°25'43"E, a distance of 688.93 feet to the point of beginning, subject to County road right-of-way

Subject to Easements located in the Northwest Quarter of said Section 4, being described as: Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence S89°25'43'W (assumed bearing) on the north line of said Northwest Quarter, a distance of 696.03 feet; thence S01°04'04"W, a distance of 166.66 feet to the point of beginning; thence continuing S01°04'04"W, a distance of 88.08 feet; thence N24°21'03"E, a distance of 95.89 feet; N88°55'56"W, a distance of 37.90 feet to the point of beginning

AND described as: Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence S89°25'43"W (assumed bearing) on the North line of said Northwest Quarter, a distance of 696.03 feet; thence S01°04'04"W, a distance of 600.00 feet; thence N87°48'21"E, a distance of 237.54 fee to the point of beginning; thence continuing N87°48'21"E, a distance of 193.46 feet; thence N00°42'12"E, a distance of 201.21 feet; thence S43°11'06"W, a distance of 286.09 feet to the point of beginning.

AND

The South Half of the Southeast Quarter (S1/2SE1/4) of Section Eleven (11), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

Grantors covenant, jointly and severally, with Grantees that Grantors:

- (1) are lawfully seised of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;

(3) warrant and will defend title to the real estate against the lawful claims of all persons.
Executed March 16, 2022.
Mendal Buschow Elizabeth L. Buschow
STATE OF NEBRASKA)) ss.
COUNTY OF ADAMS)
The foregoing instrument was acknowledged before me on March / , 2022 by Michael Buschow and Elizabeth L. Buschow, husband and wife.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025 Notary Public
Keith Buschow Patricia Buschow
STATE OF NEBRASKA)) ss.
COUNTY OF ADAMS)
The foregoing instrument was acknowledged before me on March / , 2022 by Keith Buschow and Patricia Buschow, husband and wife.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD GENERAL NOTARY - State of Nebraska Auditorial Auditoria Auditorial Auditorial Auditorial Auditorial Auditoria

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

Notary Public

James Presilen	Juli Bydson
Gámes Buschow	Julie Buschow
STATE OF NEBRASKA)) ss.
COUNTY OF)
The foregoing instrument was a Buschow, a married person and	acknowledged before me on March / , 2022 by James husband of Julie Buschow.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025	Dura H Throbald
	Notary Public
STATE OF NEBRASKA))
COUNTY OF) ss.)
The foregoing instrument was a Buschow, a married person and	cknowledged before me on March / 6, 2022 by Julie wife of James Buschow.
GENERAL NOTARY - State of Nebra	
TERESA L. THEOBAL My Comm. Exp. August 27, 20	1 3T 1 T 1 T 1 T 1

Roger Buschow

STATE OF Wyoming

) ss.

COUNTY OF London

The foregoing instrument was acknowledged before me on March Buschow, a married person and resident of Wyoming.

10

, 2022 by Roger

JADE BAKER - NOTARY PUBLIC

County of Lincoln

State of Wyoming

My Commission Expires: October 13, 2023

Votar√ Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code												
91	20	22	728	3/14	Base: 01-0123 Affiliated:					Unified:								
Location	ш	D Sale Number Useability & Code # Parcel Number																
0024112	200		87	4	05	GeoCde Twn Rng Sect Qrt Subdiv Area Blk						Parcel						
Date of Sale Assessed Value						4247	3	12	2	9	1	00000	1	000	0000			
Land		Imp	provements	To	otal		D	ate of	Sale	e Pr	operty	Classifi	cation Code					
1,304	,980			1,3	304,980	Status	Pro	perty Ty	ype	Zoning		Locatio	n Ci	ty Size	Parcel Size			
		Irrigat	tion Type:	·····		A) 2	B)	05		C)			E)	0	F) 9			
LCG		· .	ACRES:	VAL	UE:		LCG				ACR	ES:		VAL	UE:			
IRRIGATE	D 1A1					GF	RASSLA	ND 1	G1			2.000			2,800			
	1A		26.000	1	19,080				1G	71.000					99,400			
	2A1					2G1			G1	22.000			30,80					
	2A		20.000		87,400	2G			2G									
	3A1					30			G1	4.000					5,600			
	3A					3 G			3G									
	4A1		36.000	1	.52,280	4G1			G1									
	4A		50.000	2	211,500	4G			4G									
DRYLANI) 1D1		6.000		16,470	:	Shelterb	elt/Timl	ber									
	1D		165.000	4	52,925			Accreti	on									
	2D1							Wa	ste									
	2 D		***				Other		Other		Other							
	3D1		19.000		45,885	AG LAND TOTAL		AL 468.000		1,304		04,980						
	3D							Roa	ads		1	2.000						
	4D1		24.000		41,280		F	arm Si	tes									
	4D		23.000		39,560		Н	ome Si	tes									
38	-35	######################################		14			F	Recreati	on					·				
Ε	wellings					_		Otl						-A-T T	- 11-2			
Out	ouildings					No	n-AG	ГОТА	\mathbb{L}		1	2.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO LLC	
Comments from Con	nments:
002411200 002406200 002406300	
	(Continue on back)

NEBRASKA

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.

<u> </u>	it is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 03 Day 14 Yr. 22 Mo. 03 Day 14 Yr. 22
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. Day Yr. Mo. Day Yr.
Grantor's Name (Seller)	Grantee's Name (Buyer)
Allan Schmidt and Jeanie Schmidt Street or Other Malling Address	A&J Schmidt Farms, LLC Street or Other Mailing Address
PO Box 267	Street or Other Mailing Address PO Box 267
City State Zip Code Campbell NE 68932	City State Zip Code Campbell NE 68932
Phone Number	Phone Number Is the grantee a 501 (c)(3) organization? Yes No
NIA Email Address NA	N/A If Yes, is the grantee a 509(a) foundation? Yes VNo Email Address
N/A 7 Property Classification Number, Check one box in categories A and B. Check C [<u> </u>
	Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial ☐	Mineral Interests-Nonproducing State Assessed Mobile Home
☑ Unimproved ☐ Multi-Family ☑ Agricultural ☐	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
	nd Contract/Memo Partition Sheriff Other
	neral Quit Claim Warranty
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forec	osure Irrevocable Trust Revocable Trust Transfer on Death
9 Was transfer part of IRS like-kind exchange (LR.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary
Buyer Seller V No Court Decree Exchange Grant	or Trust Partition Satisfaction of Contract Other (Explain) Fund LLC
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)
✓ Yes No Aunt or Uncle to Niece or Nephew ✓ Family Corp., Family Co	eartnership, or LLC Self Other
Brothers and Sisters Grandparents	and Grandchild Spouse
Exspouse Parents and Cl	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
#4.40E.0E3	<u> </u>
\$1,105,657	Yes
	<u> </u>
16 Does this conveyance divide a current parcel of land? Yes Mo	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
16 Does this conveyance divide a current parcel of land? Yes Mo	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.)
16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property	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
16 Does this conveyance divide a current parcel of land? Yes V No 18 Address of Property 18a V No address assigned 18b Vacant 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
16 Does this conveyance divide a current parcel of land? Yes V No 18 Address of Property 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	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
16 Does this conveyance divide a current parcel of land? Yes V No 18 Address of Property 18a V No address assigned 18b Vacant 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
16 Does this conveyance divide a current parcel of land? Yes V No 18 Address of Property 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	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
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16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 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 400	Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 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 400 22 Total purchase price, including any flabilities assumed	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
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16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 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 400 22 Total purchase price, including any ilabilities assumed	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 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee 22 \$ 1,00 nstructions) 23 \$ 1,00 number 76-902 (5b) nt and that it is, to the best of my knowledge and belief, true, complete, and
16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 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 400 22 Total purchase price, including any ilabilities assumed	Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes // Yes // No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee 22 \$ 1,00 nstructions) 23 \$ 1,00 rumber 76-902 (5b) It and that it is, to the best of my knowledge and belief, true, complete, and (402) 834-3300
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16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 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 400 22 Total purchase price, including any itabilities assumed	The Yes No \$

20. Legal Description

The Northeast Quarter (NE ¼) of Section Twenty-Nine (29), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE $\frac{1}{2}$) of Section Eight (8), Township Three (3) North, Range Twelve (12) West of the 6^{th} P.M., Webster County, Nebraska; and

An undivided one-half interest in: The Northwest Quarter (NW ¼) of Section Eight (8), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.



Certificate of Exemption – Documentary Stamp Tax

• Documentary Stamp Tax - Neb. Rev. Stat. § 76-902(5)(b)

Is the conveyance between members of a family and a members of the same family or a partnership or limit owned by members of the same family family, and all of the partnership or limited liability company are fathe fourth degree of kindred?	ted liability company where all interest is a shareholders of the corporation or members mily members related to one another within	Yes No
If No, is conveyance between two family entities when owned by members of the same family and all owner within the fourth degree of kindred?	s are family members related to one another	Yes No
Note: An entity, as Grantor or Grantee, whose stoc another entity is not eligible for this exemption.	k or interest is owned in whole or in part by	
Grantors (If entity, provide name of entity and list all members in table by	pelow. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed M (see Table of Kin	
Allan Schmidt	Self	
Jeanie Schmidt	Self	
Grantees (If entity, provide name of entity and list all members in table i	nekw. If individuals, list all in table below.)	
A+J Schmidt Farm, LIC	7	
Members of Entity or Individuals	Relationship to First Listed M (see Table of Kin	
Allan Schmidt	Self	
Jeanie Schmidt	Self	
		W. N.
details of the conveyance information described above.	wided above is true, complete, and correct and that I am familian	
I further certify that does mentation that supports this ex	emption is available for inspection at any time by the Nebraska E	Department of Revenue.
sign / / E	Attorney	03/17/22
here Grantor of Grantor Representative	Title Attorney	Date 03/17/22
Grantee or Grantee Representative	Title	Date

This Certificate of Exemption is to be filed with the Real Estate Transfer Statement, Form 521, when exemption #5b is claimed in Item 25 on the Form 521.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/18/22 \$ Ex05b By AS Bk 2022, Pg 728

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 March A.D., 2022, at 10:03 o'clock AM. Recorded in Book 2022 on Pages 728-730

Fee: \$22.00 By: AS Deputy

Electronically Recorded

Return to: Skalka & Baack Law Firm, LLC., PO Box 907, Hastings, NE 68902-0907

WARRANTY DEED

Allan Schmidt and Jeanie Schmidt, also known as, Allan G. Schmidt and Jeanie M. Schmidt, husband and wife, *Grantor*, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, quitclaims to A&J Schmidt Farms, LLC, 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

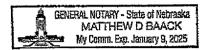
EXECUTED: March 14, 2022.

Allan Schmidt, Grantor

Jeanle Schmidt, Grantor

State of Nebraska)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me on this 14th day of March 2022, by Allan Schmidt and Jeanie Schmidt, husband and wife, *Grantors*.



Notary Public

EXHIBIT A

The Northeast Quarter (NE ¼) of Section Twenty-Nine (29), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE $\frac{1}{4}$) of Section Eight (8), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

An undivided one-half interest in: The Northwest Quarter (NW 1/4) of Section Eight (8), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code											
91	20	22	731	1/11	/2022	Base: \$	91-00	74	Affi	liate	ed:			Unif	řed:		
Location	ID	Sale	Number	Useability	& Code#					Pa	rcel N	Jumb	er				
0013093	301		88	4	05	GeoCde	Twn	Rng	Sec	ct	Qrt	Sub	div	Area	Blk	P	arcel
	D	ate of S	ale Assessed	Value		4135	4	9	19	9	0	000	00	1	000	00	000
Land		Imp	provements	Te	Date of Sale Property Classification Code									· · · · · · · · · · · · · · · · · · ·			
32	,390			32,390		Status	Pro	perty Ty	ре	Z	oning	Lo	cation	Cit	y Size	Parc	el Size
		Irrigat	ion Type:			A) 2	B)	05		C)	5	D)	3	E)	0	F)	7
LCG ACRES:				VAI	UE:		LCG				ACR	ES:		ar Segrera assett to	VAL	UE:	···
IRRIGATE		1	·			GR	LASSLA	ND I	G1						·		
	1 <i>A</i>								1G								
	2A1		3.250		14,885	2G1											
	2A							2	2G								
	3A1							30	G1								
	3A	<u> </u>						3	3G								
	4A1							40	G1								
	4A	1	0.730		3,090				4G								
DRYLANI		1				í	Shelterbe		-								
	1D	+	4 1 5 0		11 200			Accreti									
	2D1		4.150 0.150		11,390 360			Was	-						· · · · · · · · · · · · · · · · · · ·		
	2D 3D1	 	0.130		360	ACI	AND T	Oth	<u></u>			9.8	30		······	32,	390
	3D	 				AUL	. 11.	Roa			·	<i>-</i>				/	
-	4D1	·					F	arm Sit	-						<u></u>		
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	ouildings					No	n-AG	ГОТА	\mathbf{L}								

Assessor's Adjustmer	nt to Sale Pri	ce (+ or -):			Total Recapture Value:	
Assessor's Adjustment to Sale Price (+ or -): Assessor Comments and Reason for Adjustment: CUSTODIAN'S WD; TRANSFER FROM SELF DIRECTED IRA Comments from Comments from 001309301 (Continue on back)						
CUSTODIAN'S WD;	TRANSFER	FROM SELF	DIRECTED	IRA		
Comments from				Comi	nents:	
001309301						
						(Continue on back)

NEBRASKA Good Life. Great Service.

FORM 521

Real Estate Transfer Statement

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

	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	Mo Day	11 yr. 2627
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	Yr. 200
Grantor's Name (Seller)	Grantee's Name (Buyer)	
Five Points Bank, Custodian; Rodney W. Timm Self Directed I Street or Other Mailing Address	Rodney W. Timm Street or Other Mailing Address	
P.O. Box 1507	Street or Other Mailing Address 200 West J Street	
Grand Island State NE Zip Code 68802	City State NE	Zip Code 68901
Phone Number (308) 389-8817	Phone Number 3966 Is the grantee a 501(c)(3) organiza If Yes, is the grantee a 509(a) found	
Email Address theresa.starkey@5pointsbank.com	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C in	property is also a mobile home.	
) Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
✓ Unimproved	Mineral Interests-Producing Exempt	
	nd Contract/Memo Partition Sheriff	Other Custodian
	ase Personal Rep. Trust/Trustee	
	neral Quit Claim Warranty	
kind exchange (I.R.C. § 1031		nsfer on Death
Exchange) by buyer or seller?		stee to Beneficiary
Buyer Seller ✓ No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Months	er (Explain)
Yes No	Yes ☐ No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	_/	Self Direction
		out predict.
	and Grandchild Spouse	
Ex-spouse Parents and C		toroot rote \
14 What is the current market value of the real property? # 36, 379	15 Was the mortgage assumed? (If Yes, state the amount and in Yes No \$	iterest 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 V 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 Sh	ould be Sent
	Rodney W. Timm 200 West J Street	
18a ✓ No address assigned 18b Vacant land	Hastings, NE 68901	
20 Legal Description (Attach additional pages, if needed.)	3 SS	
SE1/4 SW 1/4 SE14 of Section 19, Township 4 North	h Range 9 West of the 6th P.M. Web	ster County
Nebraska, EXCEPT tract conveyed by Deed record	· · · · · · · · · · · · · · · · · · ·	otor oounty,
	ou 200 20, 1 ago 0 10	
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed	22 \$	
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)	24 [‡]	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 stateme		nplete, and
correct, and that I am duly authorized to sign this statement. Rodney W.Timm	4/1	41.2-29/010
Print or Type Name of Grantee or Authorized Representative	- tu	Phone Number
sign	Grantee	1-11-2022
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use Or	lly	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 3 Day 21 Yr. 20 \$ 83.25	BKacada 731	
lebraska Department of Revenue orm No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev	/. Stat. §§ 76-214, 77-1327(2)

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-21-22
\$ 83.25 By (1)

Return recorded document to: Brad Moncrief, L.L.C. 1239 N. Burlington Avenue, Suite 200 Hastings, NE 68901

CUSTODIAN'S WARRANTY DEED

FIVE POINTS BANK, CUSTODIAN OF THE RODNEY W. TIMM SELF DIRECTED IRA DATED JUNE 21, 2001, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEE, conveys to GRANTEE, RODNEY W. TIMM, a single person, Grantor's interest in the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The Southeast Quarter of the Southwest Quarter of the Southeast Quarter (SE ¼ SW ¼ SE ¼) of Section 19, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion thereof previously conveyed to The State of Nebraska, as shown by the Deed recorded in Book 29, Page 510.

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;
- (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.

GENERAL NOTARY - State of Nebraska TIA K PAZARENA My Comm. Exp. October 24, 2022

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date				S	Schoo	l Dis	trict Cod	е				
91	20	22	732	3/17	/2022	Base:	91-00	02	Aff	filiated	1:		Unit	fied:			
Location	D	Sale	Number	Useability	& Code#				× ,	Par	cel N	Tumber					
0022040	000	·	89	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Агеа	Blk	Parcel		
	D	ate of S	ale Assessed	Value		4493	1	12	2	:3	1 00000		1	000	0000		
Land		Imp	rovements	T	otal		D	ate of	Sale	e Proj	perty	Classific	ation Code				
219	,670			2	219,670	Status	Pro	perty Ty	уре	Zoi	ning	Locatio	n Cit	ty Size	Parcel Size		
		Irrigat	ion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) 9		
LCG ACRES:			ACRES:	VAI	LUE:		LCG				ACR	ES:		VAL	UE:		
IRRIGATE	IRRIGATED 1A1				GI	RASSLA	ND 1	G1		2	6.520		37,1				
	1A								1G			6.780	9,49				
	2A1					2G1			G1		2	8.600			40,040		
	2A								2G								
	3A1							3	Gl		9	5.010		1	33,015		
	3A								3G								
	4A1							4	G1								
	4A		4.4						4G								
DRYLANI) 1D1						Shelterb	elt/Timl	ber				<u> </u>		*		
	1D							Accreti	ion				ļ				
N/I	2D1	+						Wa				-	ļ				
	2D					10.	ABTEN	Of		711	1 -	C 010			19,670		
	3D1		**			AGI	AND		_			6.910 1.380			19,010		
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	wellings ouildings					No	n-AG	Otl TOT A				1.380					
Outi	- and is					110	1.75						<u> </u>				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
TRUSTEE'S DEED		
Comments from	Comments:	
002204000		
		(Continue on back)

Estate Transfer Statement

FORM

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

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

· If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 2 County Number 1 County Name 2022 3 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer Grantor's Name (Seller) Belle Fourche, LLC Kirk T.Rundle and Rebecca L. Rundle, Trustee Street or Other Mailing Address 7337 W 33rd Zip Code Zip Code 67205 City Wichita State Is the grantee a 501(c)(3) organization? Yes V No Phone Number (316) 841-2454 If Yes, is the grantee a 509(a) foundation? Yes Fmail Address Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mobile Home Improved Mineral Interests-Nonproducing State Assessed Single Family Industrial ✓ Agricultural Mineral Interests-Producing Exempt ✓ Unimproved Multi-Family Recreational IOLL Commercial Land Contract/Memo Partition Sheriff Other Distribution 8 Type of Deed Conservator Lease Personal Rep. Trust/Trustee Easement Bill of Sale Corrective Quit Claim Warranty Death Certificate - Transfer on Death Executor Mineral Cemetery Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Foreclosure Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Life Estate ✓ Sale Trustee to Beneficiary Gift Easement Exchange) by buyer or seller? Satisfaction of Contract Other (Explain) Partition Seller No Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use. 11 Was ownership transferred in full? (If No, explain the division.) V 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 Self Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Spouse Grandparents and Grandchild 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? V No \$378,000 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Grantee Ag Land 18b Vacant land 18a V No address assigned 20 Legal Description (Attach additional pages, if needed.) The Northeast Quarter (NE1/4) of Section Twenty-three (23), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 378.000¹.00 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? 23 Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) . 378,000,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct and that I am duly authorized to sign this statement. Cunningham, Member, Belle Fourche, LLC Print or Type Name of Grantee or Authorized Representative 3/ /2022 Grantee Date Title Signature of Grantee or Authorized Representative 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 2

KK adad

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 2 day of MAN A.D., 2022, at 100 o'clock A.M. Recorded in Book 2022 on Page 732-733

Description County Clerk 16.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date
S S S By ab

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

TRUSTEE'S DEED

Kirk T. Rundle and Rebecca L. Rundle, Trustees of the Kirk T. Rundle Revocable Trust, u/a/d August 16, 2007, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Belle Fourche, LLC, a Nebraska limited liability company, convey to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE1/4) of Section Twenty-three (23), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

Subject to easements and restrictions of record

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 any acts of the GRANTOR.

Executed March 14 , 2022

Kirk T. Rundle Revocable Trust, u/a/d August 16, 2007

By: Kirk T. Rundle, Trustee

By: Rebecca L. Rundle, Trustee

STATE OF Kansas)
)ss.
COUNTY OF Sedgwick)

The foregoing instrument was acknowledged before me on March 19th, 2022, by Kirk T. Rundle and Rebecca L. Rundle, Trustees of the Kirk T. Rundle Revocable Trust, u/a/d. August 16, 2007.

A JENNIFER C. SMITH
Notary Public - State of Kansas
My Appt. Expires 8 19 2024

Jeuiser C. Luice

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sal	le Date	School District Code										
91	20	22	740		3/23	3/2022	Base: 91-0002 Affiliated: Unified:										
Location	ID	Sale	Number	U	seability	% Code #					Pa	ircel N	Number				
0007033	300		90		1		GeoCde	Twn	Rng	s	ect	Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Val	ue		4369				00	0	60005		004	0000	
Land		Imp	provements		Γ	`otal		Date of Sale Property Classi						cation Code			
	240		1,630	5		1,870	Status	P	roperty Type Zoning			Location	Cit	City Size Parcel			
Assessor Lo	cation:	INAV	ALE (IN	7)			A) 1	B)	01		C)	5	D) 3	E)	9	F) 2	
				Residential					Commercial								
	Mul	tiple Im	provements:	Multiple. Improvements. :				Multipl	e. Imp	roven	nents.:						
		Constr	ruction Date:	Cons	truction D	ate: 19:	18		Constru	ction	Date :	:					
			Floor:	Floor	Sq. Ft. :		90		Floor S	q. Ft.	:						
		Buildin	ng Cost New:	Cost	:	83,6	30		Cost:								
Single Family	Style:	104		Resi	idential (Condition: 10)		Comn	ercia	al Oc	cupan	cy Code:				
(100) 🗆 Mo	(100) Mobile Home					om Out			Prima	y:		Ot	her1:		Other2:		
(101) 🗆 On	e Story			(20)	□В	adly Worn			Comn	ercia	al Cor	nstruc	tion Class:				
(102) 🗆 Tw	o Story			(30)	ПА	verage			(1) ☐ Fireproof Structural Steel Frame								
(103) □ Spl	it Level			(40) □ Good					(2) Reinforced Concrete Frame								
(104) 🗷 11/	2 Story			(50)	□ V	ery Good			(3)	□ N	lason	пу Веа	ring Walls			_	
(111) 🗆 Bi-l	Level			(60) Excellent					(4)	□ ∇	Vood	or Stee	el Framed I	xt. Wa	lls		
(106) □ Oth	ier										Ietal 1	Frame	and Walls				
Townhouse or	r Duplex	Style:		Residential Quality: 40						(6) □ Pole Frame							
(301) 🗆 One	e Story			(10) 🗆 Low					Cost I	ank:				Conditi	on:	<u> </u>	
(302) 🗆 Two	o Story			(20) □ Fair					(10)	ow		((10)				
(307) 🗆 11/	2 Story			(30)	□ A:	verage		_	(20) ☐ Average (20) ☐ Bad								
(308) 🗆 Spl	it Level			(40)	★ G	ood			(30) Above Average (30) Aver						Avera	ge	
(309) 🗆 21/	2 Story			(50)		ery Good											
(304) 🗆 One	Story D	ouplex		(60)	□ E:	kcellent							. (<u> </u>	Very		
(305) 🗆 Two	o Story I	Ouplex					·			W				60) 🗆	Excell	ent	
Assessor's):											
Assessor Co				djus	tment:												
WD; 1/:	2 INT	EREST	<u> </u>												<u></u>		
																	
			<u> </u>						_								
Comments 1	rom							Comn	nents:								
000703			****														
	*																
															(Conti	nue on back)	

NEBRASKA

Real Estate Transfer Statement

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

Good Life, Great Service • To be filed with the Register of Deeds. • Read instructions on reverse side. DEPARTMENT OF REVENUE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number WEBSTER - 91 Day 23 Yr. 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) Roni C. Jones Gary Cox Street or Other Mailing Address 403 Minnesota Avenue Street or Other Mailing Address 403 Minnesota Avenue City Inavale Zip Code 68952 Zip Code 68952 State **NE** Ĭnavale Is the grantee a 501(c)(3) organization? V No Phone Number (402) 746-2809 Yes Phone Number (402) 746-2809 ✓ No If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Mineral Interests-Nonproducing ✓ Improved ✓ Single Family Industrial State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational Sheriff Other Distribution Land Contract/Memo Partition 8 Type of Deed Conservator Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep Quit Claim Death Certificate - Transfer on Death Executor Mineral ✓ Warranty Was transfer part of IRS like-Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction **Easement** ✓ Gift Life Estate Sale Trustee to Beneficiary Satisfaction of Contract Seller V No Court Decree Partition Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) __ 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 Family Corp., Partnership, or LLC Other Aunt or Uncle to Niece or Nephew 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? 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.) 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 405 Minnesota Avenue, Inavale, NE 68952 Grantee 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) An undivided one-half (1/2) interest in Lots Seven (7), Eight (8) and Nine (9), Block Four (4), Original Town of Inavale, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 0.00 23 Was non-real property included in the purchase? 23 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-2809 Gary Cox Phone Number Print or Type Name of Grantee or Authorized Representative sign Grantee Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only

Day 20 Yr. 200

26 Date Deed Recorded

Nebraska Department of Revenue

27 Value of Stamp or Exempt Number

28 Recording Data

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 2rd day of March A.D., 2022, at 11:08 o'clock A.M. Recorded in Book 2022 on Page 740 County Clerk \$10.00 Own Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 03 32 32022 Sexempts By Out

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

WARRANTY DEED

Roni C. Jones, a single person, Grantor, in consideration of love and affection and other valuable consideration received from Grantee, Gary Cox conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half (1/2) interest in Lots Seven (7), Eight (8) and Nine (9), Block Four (4), Original Town of Inavale, Webster County, Nebraska

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

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

Executed March 23, 2022.

Roni C. Jones

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss:

The foregoing instrument was acknowledged before me on March 2, 2022 by Ron

C. Jones, a single person.

GENERAL NOTARY - State of Nebraska

DON E. THEOBALD

My Comm. Exp. October 28, 2024

lotary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	S	ale Date	Base: 91-0002 Affiliated: Unified:									
91	20	22	741	3/	14/2022	Base: 9	02	Aff	iliated:			Unif	ied:		
Location	ID	Sale	Number	Useabil	ity & Code #					Parce	١N	umber			
0018113	300		91	4	13	GeoCde	Twn	Rng	Se	ct Qr		Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value	A CONTRACTOR OF THE PROPERTY O	4491	1	11	3	0 2		00000	1	000	0000
Land		Imp	provements		Total		Sale	Prope	ty	Classifica	cation Code				
224	,000				224,000	Status	Prop	erty Ty	ре	Zonin	3	Location	Cit	y Size	Parcel Size
		Irrigat	ion Type:	·		A) 2	B)	05		c) 5		D) 3	B E) 0		F) 9
LCG			ACRES:	V	ALUE:		LCG			A	RI	ES:		VAL	u e:
IRRIGATE	D 1A1					GR	G1		1:	3.000			18,200		
	1A							1	ιG						
	2A1							20	G1			0.000	~		56,000
	2A					2G			2G	1	0.	7.000		1	49,800
	3A1							30	G1						
	3A							3	3G						
	4A1							40	G1						
	4A							4	4G						
DRYLANI) 1D1					S	helterbe	lt/Timb	ег						
	1D							Accretic	on						
	2D1							Was	ste						
	2D	ļ						Oth	-						
	3D1					AG L	AND T	OTA	\mathbf{L}	1	.6(0.000	-	2	24,000
	3D							Roa	ds						
	4D1						F	arm Sit	es						
TO SECURE SERVICE SERV	4D	The state of the s		15.00 (10.00)				ome Sit							
							R	ecreation	on						
	wellings							Oth	\rightarrow						
Outl	ouildings		· · · · · · · · · · · · · · · · · · ·	7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	a de star de sente de	Nor	ı-AG T	OTA	\mathbf{L}						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; CORRECTION ON SELLER	
Comments from	Comments:
001811300	
	(Continue on back)

Real Estate Transfer Statement

FORM

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Yr. 2022 3 Mo. __3_ 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) Tyler J. Vance and Tara L. Vance Grantor's Name (Seller) Deane R. Wehnes and Rivhard J. Wehnes Street or Other Mailing Address 526 Road M Street or Other Mailing Address 5740 M Street Zip Code 68510 City Lincoln State ^{City} Inavale State Zip Code 68952 Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 540-7774 Phone Number (402) 469-3116 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 Industrial State Assessed Mobile Home Single Family Mineral Interests-Nonproducing ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Recreational IOLL Commercial Sheriff Other Distribution Land Contract/Memo 8 Type of Deed Conservator Trust/Trustee Bill of Sale Personal Rep. ✓ Corrective Easement Lease Death Certificate - Transfer on Death Mineral Quit Claim Warranty Cemetery Executor Transfer on Death 9 Was transfer part of IRS like-Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Life Estate Sale Trustee to Beneficiary Auction Exchange) by buyer or seller? Other (Explain) Correct seller Seller V No Partition Satisfaction of Contract Buyer 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.) ✓ 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 Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC 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? \$200,000 ✓ 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 Southern Title, 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 22 22 Total purchase price, including any liabilities assumed 0.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 0,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-2246 Teresa Theobald Phone Number Print-or Type Name of Grantee or Authorized/Representative 3/22/2022 Title Agent Date Signature of Grantee or Authorized Representative here For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 03_{Day} <u>a</u> \$ exem

Nebraska Department of Revenue

State of Nebraska Sss. County of Webster
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this and day
of 1 Durch A.D., 20-22, at 11-95
o'clock A. M. Recorded in Book 2022
on Page 741
Louise Petsch County Clerk
5 ID. OO Deputy

Assessor___Carded_

BOOK 2022 PAGE 741

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

Comp_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-23-23
\$ exempt *4 By L/Z

CORRECTIVE JOINT TENANCY WARRANTY DEED

Deanne R. Wehnes and Richard J. Wehnes, wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Tyler J. Vance and Tara L. Vance, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The 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

Corrects Joint Tenancy Warranty Deed recorded in Book 2022, Page 430.

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

2022

- (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	3-14-22	, 2022.	3-14-	2 7	
Deanne R.	ne R. Wehnes Wehnes	_	Richard J. Wehnes	J. Wehne	
STATE OF	NEBRASKA)) ss.			
COUNTY	OF LANCASTER) 55.			
	e foregoing instrument was a canne R. Wehnes and Richar		0	d.	, march

GENERAL NOTARY-State of Nebraska SON NGUYEN My Comm. Exp. May 3, 2022

Notary Public

My commission expires: May 3, 2022

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	22	747	3/25	/2022	Base: 9	91-00	02	Aff	ĭliated:			Unif	řed:		
Location	ш	Sale	Number	Useability	& Code#			**************************************		Parce	ΙN	umber				
Location ID Sale Number Useability & Code # Parcel Number 001503200 92 1 GeoCde Twn Rng Sect Qrt Subdiv			Area	Blk	Parcel											
	D	ate of S	ale Assessed	Value		4373	2	10	3	0 4		00000	1	000	0000	
Land		Imp	rovements	To	otal	Date of Sale Property Classificat							ation (Code	in the state of th	
558	,150				558,150	Status Property Type		уре	Zonir	g	Location	Cit	y Size	Parcel Size		
Irrigat		ion Type:	1		A) 2	B)	05		c) 5		D) 3	E)	0	F) 9		
LCG	***************************************		ACRES:	VAI	LUE:		LCG			A	CRI	ES:	. ,	VAL	UE:	
IRRIGATI		T				GR	ASSLA	ND 1	G1			1.430			82,005	
	1A					1G			1G		2	0.980	29,3			
	2A1		19.890		70,110	2G1			G1		7:	1.330		99,860		
	2A		**						2G							
	3A1							3	G1							
	3A								3G							
	4A1			•				4	G1							
,	4A		2.010		6,310				4G							
DRYLANI		ļ			10 050	- 5	Shelterb		<u>_</u>							
	1D		4.390		12,050			Accreti	-			5.790			1 620	
	2D1	<u> </u>	3.930		9,490			Wa	-			5.790			1,620	
	2D 3D1		3.930		9,490	ACI	AND	Oti			35	7.270		5	58,150	
	3D					AUL	IZM NIV	Roa				5.920			,	
	4D1		18.890		32,490		Ţ	arm Si	-+							
	4D		8.630		14,845			ome Si								
	10000000	1						Recreati						•		
Control of the second	Dwellings		er er er i de entre skreptetskiet Great van 1800		her	4.010				'						
	ouildings					No	n-AG	ГОТА	\mathbf{L}			9.930				

Price (+ or -):	Total Reca	pture Value:	
Adjustment:			

* .			
	Comments:		
			(Continue on back)
	Adjustment:	Adjustment:	Adjustment:

NEBRASKA

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

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

	The deed will	not be recorded	unless this state	men					1.		
1 County Name		County Number			3 Date of Sale/Tran			4 Date of Deed			
	WEBSTER	R - 91			Mo. 3 Day 25 Yr. 22 Mo. 3 Day 12 Yr. 22						
5 Grantor's Name, Ad		ne (Please Print)			6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller Patrick F Kile ar	_{r)} nd Heidi Kile				Grantee's Name (B Rodney Timr	n´ ´					
Street or Other Mailing 4460 S 11th La	Address				Street or Other Ma 200 W J St	iling Address					
City		State	Zip Code	24	City Hastings			State N E		Zip Cod	901
Cortland Phone Number		NE	683	31	Phone Number	Is th	ne grantee	a 501(c)(3) organ	nization?		√ No
			The state of the s			If Ye	es, is the g	rantee a 509(a) fo	undation?	Yes	νNο
Email Address					Email Address						
7 Property Classifica	ation Number. Check	k one box in catego	ories A and B. Check	Vermon		nobile home.					
(A) Status			Palate V	(B)	Property Type	A trooperson send ourselesses				(C)	i i anno
Improved	Single Family		ustrial ·	Ļ	Mineral Interests-			State Assesse	ea [Mobile H	Home
✓ Unimproved IOLL	Multi-Family Commercial	= -	icultural creational	L	Mineral Interests-	Producing		Exempt			
8 Type of Deed	Conservator		Distribution	Lar	nd Contract/Memo	Partition		Sheriff	Other_		
Bill of Sale	Corrective		Easement	Lea	ase	Personal R	Rep.	Trust/Trustee			
Cemetery	Death Certificate -	Transfer on Death	Executor	Mir	neral	Quit Claim	✓ \	Warranty			
9 Was transfer par kind exchange (I.	t of IRS like- 10	Type of Transfer	Distribution F	orecl	osure Irrevocab	ole Trust Re	evocable T		Transfer on		
Exchange) by buye	r or seller?	Auction		iift	Life Estat	=		=	Trustee to E		
	Seller No	Court Decree		iranto	or Trust Partition			of Contract I for same use? (I	Other (Exp		d uso)
11 Was ownership trans	No	explain the division.)			✓ Yes	No	nor same use: (i	i ivo, state	ine intended	
13 Was the transfer bet	tween relatives, or if to	o a trustee, are the t	rustor and beneficiar	/ rela	tives? (If Yes, check	the appropriate	e box.)	_			
☐ Yes ✓	No Aunt or Ur	ncle to Niece or Nep	hew 🔲 Family Co	rp., F	artnership, or LLC	Self			ther		
	Brothers a	and Sisters	= .		and Grandchild	Spouse					
	Ex-spouse		Parents ar	nd Ch			arent and S				
14 What is the current r		al property?			15 Was the mortga		(If Yes, sta	ite the amount an	d interest ra	ate.)	,
\$524,600	786,900				Yes ✓ No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name						
16 Does this conveyand		rcei of land?			of the agent or title company contact.) ves Agri-Affiliates						
18 Address of Property				-	19 Name and Address of Person to Whom the Tax Statement Should be Sent						
Rural Red Cloud,		NE			same as Grantee						
_	-	1									
18a ✓ No address as		Vacant land									
20 Legal Description (A											
An undivided 2/3	interest in: See	attached									
21 If agricultural, list total	al number of acres tra	ansferred in this tran	saction366 -	-/-							
			7					22 \$ 10/		04.000	
22 Total purchase pr			a				******	22 784	2,900 -	24,600¦	30
23 Was non-real prop	berty included in the to (if Ves, enter doll a	purchase? ar amount and atta	ach itemized list.) (:	see i	instructions)			23	•	i	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 24 3 3 4 3 4 5 4 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6						24,600 (00				
25 If this transfer is exempt from the documentary stamp tax, list the exemption number											
Un	nder penalties of law	v. I declare that I ha	ve examined this sta	teme	nt and that it is, to the	ne best of my	· knowledge	and belief, true,	complete,	and	
correct, a	and that I am duly aut J McCracken	thorized to sign this	statement.							2) 746-36	613
Print or	Type Name of Grante	e or Authorized Bep	resentative		N.IL	() = : 1			Phon	e Number	_
Signature of Grantee or Authorized Representative Title					Title	ney				D) 12	1
here Signatur	liele .										
	10-		ster of Deed's Us	e Or	•	<u>.</u>			For E	Dept. Use C	nly
26 Date Deed Recorded		Value of Stamp or I			28 Recording Data	12 D	716	1			
Mo	Yr. ad	\$ 1181.	~		DNZO	xa, ra	14	A. Ab animad by NI-1	2 4=40	S 76 014 77 1	1007/0\

The East Half of the Southeast Quarter (E½SE¼) of Section Thirty (30), and the East Half (E½) of Section Thirty-one (31), all in Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract conveyed to the State of Nebraska for public highway by deed recorded in Book 29, page 549, and EXCEPT a tract in the Southeast Quarter (SE¾) of said Section Thirty-one (31), more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter (SE¾) of Section Thirty-one (31), thence North along the West line of said quarter section to the North boundary line of Highway 136, said point being the point of beginning; thence North along the West line of said Southeast Quarter (SE¾) of said Section Thirty-one (31), to the South boundary line of a tract conveyed to the United States of America for irrigation facilities; thence Southeasterly along the South boundary line of said irrigation facility right-of-way to a point 352 feet East of the West line of said quarter section; thence Southerly in an existing fence line a distance of 1059 feet to a corner post consisting of a railroad tie; thence Easterly 642 feet to an existing fence; thence Southerly in said fence line a distance of 841 feet to the North boundary line of Highway 136; thence West along the North line of said highway 1061 feet to the point of beginning.

State of Nebraska 7	
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 35 day of Wan A.D., 2022, at 11.3 o'clock a.M. Recorded in Book 2022 on Page 747-748

Out to Petro County Clerk 16.20 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
_ STAMP TAX
Date <u> 3-25-22</u>
\$_1181.35By@

WARRANTY DEED

Patrick F. Kile and Heidi Kile, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Rodney Timm, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided two-thirds interest in:

The East Half of the Southeast Quarter (E½SE¼) of Section Thirty (30), and the East Half (E½) of Section Thirty-one (31), all in Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract conveyed to the State of Nebraska for public highway by deed recorded in Book 29, page 549, and EXCEPT a tract in the Southeast Quarter (SE1/4) of said Section Thirty-one (31), more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter (SE1/4) of Section Thirty-one (31), thence North along the West line of said quarter section to the North boundary line of Highway 136, said point being the point of beginning; thence North along the West line of said Southeast Quarter (SE1/4) of said Section Thirty-one (31), to the South boundary line of a tract conveyed to the United States of America for irrigation facilities; thence Southeasterly along the South boundary line of said irrigation facility right-of-way to a point 352 feet East of the West line of said quarter section; thence Southerly in an existing fence line a distance of 1059 feet to a corner post consisting of a railroad tie; thence Easterly 642 feet to an existing fence; thence Southerly in said fence line a distance of 841 feet to the North boundary line of Highway 136; thence West along the North line of said highway 1061 feet to the point of beginning.

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

GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
 - (2) has legal power and lawful authority to convey the same;

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

Patrick F. Kile

Heidi Kile

STATE OF NEBRASKA, COUNTY OF Lancaster) ss.

The foregoing instrument was acknowledged before me on March 12th, 2022, by Patrick F. Kile and Heidi Kile, husband and wife.

State of Nebraska – General Notary EMILY A POST My Commission Expires July 5, 2023

Comm. expires U

Emily a 108

Notary Públic

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	e Date	Se				School District Code							
91	20	22	749	3/25	/2022	Base: 91-000			Affi	liated:		τ	Unified:				
Location	ID	Sale	Number	Useability	& Code#					Parcel Number							
0015032	200		93	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Aı	rea	Blk	Pa	rcel	
	D	ate of S	ale Assessed	Value		4373	2	10	30) 4	00000) :	1	000	00	00	
Land		Imp	provements	T	otal		D	ate of	Sale	Property	y Classif	icati	on C	ode			
106	,835				106,835	Status	Pro	perty Ty	тре	Zoning	Locati	on	City	Size	Parce	el Size	
		Irrigat	ion Type:	•		A) 2	B)	05		c) 5	D) 3		E)	0	F)	9	
LCG			ACRES:	VAI	LUE:		LCG			ACF	ES:			VAL	UE:		
IRRIGATI	ED 1A1					GR	ASSLA	ND 1	G1	4	7.260				66,	165	
	lA								1G								
	2A1							2	G1	28.330					39,	660	
	2A								2G								
	3A1							3	G1			ļ. <u>.</u>					
	3A								3G								
	4A1								G1			-					
	4A	 							4G								
DRYLANI		-					Shelterb							<u>-</u>			
	1D	<u> </u>						Accreti		2 612						01.0	
· · ·	2D1	 			-			Wa			3.610				Τ,\	010	
	2D 3D1					ACT	A NID '	Oti				+		1	06,8	835	
	3D1					AG LAND TOTAL					2.020				,		
	4D1	 				Roads Farm Sites						-					
-	4D1 4D					Home Sites			-			+					
	4D					Recreation			-			\top					
т) Wellings							Oti	_			1					
	buildings	-				Non-AG TOTAL 2.020											
								TC . T		· · · · · · · · · · · · · · · · · · ·	¥7 I				······		

Total Recapture Value:
1
Comments:
(Continue on back)

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

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

	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. 3 Day 25 Yr. 22 Mo. 3 Day 12 Yr. 22					
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)					
Lorri R Kile Koperski and Mike Koperski	Rodney Timm					
Street or Other Mailing Address 89022 167th St	Street or Other Mailing Address 200 W J St					
City State Zip Code Omaha NE 68136	City State Zip Code Hastings NE 68901					
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes 1/2 No					
Email Address	Email Address					
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.					
(A) Status (B)	Property Type (C)					
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home					
✓ Unimproved	Mineral Interests-Producing Exempt					
IOLL Commercial Recreational	nd Contract/Memo Partition Sheriff Other					
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea						
Cemetery Death Certificate – Transfer on Death Executor Mir						
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust Transfer on Death					
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.)	r Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)					
Yes NoNo	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						
Ex-spouse Parents and Cr 14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)					
\$262,300 — —	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 Agri-Affiliates No					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent					
Rural Red Cloud, Webster County, NE	same as Grantee					
18a 🗸 No address assigned 18b 🗍 Vacant land						
20 Legal Description (Attach additional pages, if needed.)						
An undivided 1/3 interest in: See attached						
All undivided 1/5 interest in. 666 attached						
21 If agricultural, list total number of acres transferred in this transaction366 +/-						
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 i	\$					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						
25 If this transfer is exempt from the documentary stamp tax, list the exemption number						
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and					
Kory J McCracken	(402) 746-3613					
Print or Type Name of Grantee or Authorized Representative Phone Number						
sign	15torney 3/25/22					
here Signature of Grantee or Authorized Representative Title						
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	ly For Dept. Use Only 28 Recording Data					
0 - 1 - 1 - 1 - 1 - 1 - 1	RK2022 P 749					
Mo. 3 Day 25 Yr. 32 \$ \$91. 75 Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)					

The East Half of the Southeast Quarter (E½SE¼) of Section Thirty (30), and the East Half (E½) of Section Thirty-one (31), all in Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract conveyed to the State of Nebraska for public highway by deed recorded in Book 29, page 549, and EXCEPT a tract in the Southeast Quarter (SE¼) of said Section Thirty-one (31), more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter (SE¼) of Section Thirty-one (31), thence North along the West line of said quarter section to the North boundary line of Highway 136, said point being the point of beginning; thence North along the West line of said Southeast Quarter (SE¼) of said Section Thirty-one (31), to the South boundary line of a tract conveyed to the United States of America for irrigation facilities; thence Southeasterly along the South boundary line of said irrigation facility right-of-way to a point 352 feet East of the West line of said quarter section; thence Southerly in an existing fence line a distance of 1059 feet to a corner post consisting of a railroad tie; thence Easterly 642 feet to an existing fence; thence Southerly in said fence line a distance of 841 feet to the North boundary line of Highway 136; thence West along the North line of said highway 1061 feet to the point of beginning.

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 35 day of Wan A.D., 2022, at 11:35 o'clock AM. Recorded in Book 2023 on Page 749-750 County Clerk 16.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-25-22
\$ 591.75 By ab

WARRANTY DEED

Lorri R. Kile Koperski and Mike Koperski, wife and husband, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Rodney Timm, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-third interest in:

The East Half of the Southeast Quarter (E½SE¼) of Section Thirty (30), and the East Half (E½) of Section Thirty-one (31), all in Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract conveyed to the State of Nebraska for public highway by deed recorded in Book 29, page 549, and EXCEPT a tract in the Southeast Quarter (SE¹/₄) of said Section Thirty-one (31), more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter (SE¼) of Section Thirty-one (31), thence North along the West line of said quarter section to the North boundary line of Highway 136, said point being the point of beginning; thence North along the West line of said Southeast Ouarter (SE½) of said Section Thirty-one (31), to the South boundary line of a tract conveyed to the United States of America for irrigation facilities; thence Southeasterly along the South boundary line of said irrigation facility right-of-way to a point 352 feet East of the West line of said quarter section; thence Southerly in an existing fence line a distance of 1059 feet to a corner post consisting of a railroad tie; thence Easterly 642 feet to an existing fence; thence Southerly in said fence line a distance of 841 feet to the North boundary line of Highway 136; thence West along the North line of said highway 1061 feet to the point of beginning.

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

GRANTEES that GRANTOR:

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

Lorri R. Kile Koperski

Mike Kopersk

STATE OF NEBRASKA, COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me on March 12, 2022, by Lorri R. Kile Koperski and Mike Koperski, wife and husband.

Comm. expires <u>Apr.</u> 12, 2024

Notary Public

State of Nebraska – General Notary KYLE LEONARD My Commission Expires April 12, 2024

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	S				School District Code						
91	20	22	760	12/1	7/2021	Base: 91-0074 Aff			Aff	iliated:			Unified:			
Location	Ю	Sale	Number	Useability	& Code#	Parcel Number										
0017020	004		94	1		GeoCde	Twn	Rng	Se	ct Qr		Subdiv	Area	Blk	P	arcel
	D	ate of S	ale Assessed	Value		4133	4	10	3	3		00000		000	00	000
Land		Imp	provements	Т	otal		D	ate of	Sale	Proper	ty	Classifica	tion (Code		
	800				800	Status	Proj	erty Ty	ре	Zonin	3	Location	Cit	y Size	Parc	el Size
-		Irrigat	tion Type:			A) 2	B)	01		c) 1		D) 2	E)	0	F)	2
LCG			ACRES:	VA	LUE:		LCG			AC	RI	ES:		VAL	UE:	
IRRIGATE	ED 1A1					GR	ASSLA	ND 10	G1							
	1A	-						1	1G							
	2A1							20	G1							
	2A							2	2G							
	3A1							30	G1						_	
	3A	-						3	3G							
	4A1							4(G1							
	4A								4G							
DRYLANI) 1D1					\$	Shelterbe	lt/Timb	рег			_				
	1D							Accretion	on							
	2D1							Was	ste							
	2D							Oth						••		
	3D1					AG LAND TOTAL			\mathbf{T}				-			
	3D					Roads			ıds			0.050				
	4D1					Farm Sites			tes							
	4D	1	o na minosistro (1975 en 1975		en ang mga ang nga ang mga ang ang ang mga ang ang ang ang ang ang ang ang ang a	Home Sites					(0.310				965
			Topic 121	ericania References		-	R	Lecreation	on					,		
	wellings	 						Oth						-:		
Out	buildings			 		No	n-AG	ГОТА	\mathbf{T}			0.360				965

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	·
WD	
Comments from	Comments:
001702004	
	(Continue on back)

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

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 approximation 	plicable item number.
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The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 1 County Name 2 County Number 2021 2021 Mo. 12 Day _ Mo. 12 Day _ 17 WEBSTER - 91 Yr. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard J. Brehm and Sharon K. Brehm Grantor's Name (Seller) Kennart L. and Janice K. Zimmerman Street or Other Mailing Address Street or Other Mailing Address 1628 Road Z 4304 Pony Express Road Zip Code 68930 Zip Code 68847 State City Kearney State NE Blue Hill Phone Number (402) 469-1733 Is the grantee a 501(c)(3) organization? Phone Number (308) 440-7158 If Yes, is the grantee a 509(a) foundation? Email Address N/A Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mobile Home Mineral Interests-Nonproducing State Assessed Improved √ Single Family Industrial Agricultural ☐ Exempt Unimproved Multi-Family Mineral Interests-Producing Recreational Commercial Other Distribution Land Contract/Memo Partition Sheriff 8 Type of Deed Conservator Personal Rep. Trust/Trustee ☐ Bill of Sale Corrective Easement Lease ✓ Warranty Quit Claim Cemetery Cemetery Death Certificate - Transfer on Death Executor Mineral Was transfer part of IRS like-Revocable Trust Transfer on Death Irrevocable Trust 10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? **✓** Sale Trustee to Beneficiary Auction Easement Life Estate Satisfaction of Contract Other (Explain) Texchange **Grantor Trust** Partition Seller No Court Decree Buyer 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 Self Yes Grandparents and Grandchild Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$ \$11,000 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.) ✓ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 1628 Rd. Z 4304 Pony Express Road Richard J. & Sharon K. Brehm Blue H: 11, NE Kearney, NE 68847 4304 Pony Express Road Kearney, NE 68847 18b X Vacant land 18a No address assigned 20 Legal Description (Attach additional pages, if needed.) See Attached 21 If agricultural, list total number of acres transferred in this transaction 22 23 Was non-real property included in the purchase? 23 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) -0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 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) 519-2777 Adam D. Pavelka Phone Number Print or Type Name of Grantee or Authorized Representative Attorney Mar. 22, 2022 Date Title Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only Value of Stamp or Exempt Number Recording Data 26 Date Deed Recorded 160 Day 25 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

Exhibit A

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE½SW½) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE¼SW¼) of Section Three (3), Township Four (4) North, Range Ten (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 to the point of beginning; thence N01°40′30″W a distance of 232.89 feet, thence N83°09′40″E a distance of 69.12 feet, thence S00°00′05″W a distance of 241.02 feet, to the south line of said Southwest Quarter, thence S90°00′00″W along the south line of the Southwest Quarter a distance of 61.82 feet to the point of beginning, subject to public road right of way.

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 35 day of Man A.D., 20 22, at 12:38 o'clock P.M. Recorded in Book 2022 on Page 160-162 County Clerk 22.2 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date <u>子 み</u>テーシュ \$ コリ、コム By

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

WARRANTY DEED

KENNARD L. AND JANICE K. ZIMMERMAN, HUSBAND AND WIFE, Grantor (whether one or more), in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee (whether one or more), conveys to Grantee, RICHARD J. BREHM AND SHARON K. BREHM, HUSBAND AND WIFE, as joint tenants with right of survivorship and not as tenants in common following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

SEE ATTACHED EXHIBIT A

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

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

STATE OF NEBRASKA	
COUNTY OF Adams) ss
The foregoing instrument w 20 Z1, HUSBAND AND WIFE, Grantor.	as acknowledged before me on the
GENERAL NOTARY - State of Nebraska ADAM D. PAVELKA My Comm. Exp. November 23, 2025	Notary Public

Exhibit A

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE½SW½) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE½SW½) of Section Three (3), Township Four (4) North, Range Ten (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 to the point of beginning; thence N01°40′30″W a distance of 232.89 feet, thence N83°09′40″E a distance of 69.12 feet, thence S00°00′05″W a distance of 241.02 feet, to the south line of said Southwest Quarter, thence S90°00′00″W along the south line of the Southwest Quarter a distance of 61.82 feet to the point of beginning, subject to public road right of way.

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	9		Sale	Date	ate					School District Code								
91	20	2022 763			3/25/2022				Base: 91-0002 Affiliated: Unified:												
Location ID Sale Number				Useab	& Code#				Parcel Nu					umber							
000106900 95				1			GeoCde	Tw	n R	ng	Sect	t Q	rt	S	Subdiv	Area BI		Blk	P	arcel	
Date of Sale Assessed					l Value			4371			T	00)	1(0005		T	013	00	000
Land Improvements				ts		otal			Date	of S	ale l	Prop	erty	C	lassific	atio	n C	ode			
415 3,06				60	3,475			Status		Propert	operty Type Zoning				Location		City Size		Parcel Size		
Assessor Location: RED CLOUD ((RC)	C)			A) 1 B)		3) (01		C) 1		I	D) 1		E) 6		F) 1	
							Residential								C	ommer	cial				
	Mul	tiple Im	provement	s: Mu	ıltiple. Ir	nprov	rements.:			Mult	iple. I	mpro	vemen	ts. :							
		Constr	uction Dat	e: Co	nstructio	n Da	te: 18	73		Cons	tructi	on Da	ate:								
			Floo	r: Flo	or Sq. F	t. :	1,2			Floor	Sq. I	Ft. :									
		Buildin	ig Cost Nev	w: Co	st:		134,6	45		Cost	:										
Single Family	Style:	104		Re	sidenti	al C	ondițion: 10)		Con	mer	cial (Оссиј	oanc	y (Code:					
(100) 🗆 Mo	bile Hon	1e		(1	(10) 🗷 Wom Out					Prim	агу:			Ot	her	:1:		0	ther2:		
(101) 🗆 One	e Story			(2	(20) ☐ Badly Worn					Con	Commercial Construction Class:										
(102) 🗆 Tw	o Story			(3	(30) Average						(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	it Level			(4	(40) Good						(2) Reinforced Concrete Frame										
(104) 🗷 11/	2 Story			(5	(50) U Very Good					(3)	(3) Masonry Bearing Walls										
(111) □ Bi-Level				(6	(60) 🗆 Excellent					(4)	(4) D Wood or Steel Framed Ext. Walls										
(106) □ Oth	ıer										(5)										
Townhouse or	r Duplex	Style:		Re	Residential Quality: 30						(6) 🗆 Pole Frame										
(301) ☐ One Story				(1	(10) □ Low					Cost	Cost Rank:					(Cond				
(302) Two Story				(2	(20) □ Fair					(10)	(10) 🗆 Low				(
(307) 🗆 1 1/2 Story				(3	(30) 🗷 Average					(20)	(20) Average					((20) Badly Won			Worr	1
(308) 🗆 Split Level				(4	(40) □ Good								ove A	vera	ge	()	30)		Averag	ge	
(309) 🗆 2 1/2 Story				(5	(50) U Very Good					(40)		Hig	h			(-	(40) □ Good				
(304) One Story Duplex				(6	(60) Excellent					_	-				· · · · · · · · · · · · · · · · · · ·				l Very Good		
(305) □ Two Story Duplex																(60)		Excelle	ent	
Assessor's):									· · · - -					
Assessor Co	mment	s and R	teason for	·Adju	ıstmer	ıt:															
WD			***													-					
										-										-	
								- Lugaria													
Comments from Comments:																					
Comments from 000106900							. •	<u>`</u>	- Ju		-										
									-												
																			(Conti	nue or	ı back)

Real Estate Transfer Statement

FORM

Good Life. Great Service.

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

 If additional space is needed 	d, 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 WEBSTER - 91	3 Date of Sale/Transfer Mo. 03 Day 25 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Todd A Brown and Cody Carson-Brown	Grantee's Name (Buyer) Devon Cox
Street or Other Mailing Address 836 N Minnesota Ave	Street or Other Mailing Address 615 N Elm St
City State Zip Code	City State Zip Code
Hastings NE 68901	Red Cloud NE 68970 Phone Number Is the grantee a 501(c)(3) organization? Yes ✓N
(402) 460-7047 Email Address	(402) 831-9001 If Yes, is the grantee a 509(a) foundation? Yes N
7 Property Classification Number. Check one box in categories A and B. Check C (A) Status (E	Property Type (C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural DILL Commercial Recreational	Mineral Interests-Producing Exempt
Bill of Sale Corrective Easement Le	Ind Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee Ineral Quit Claim Varranty
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Truste to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	
	Partnership, or LLC
Ex-spouse Parents and C	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$3,475	Yes 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? ☐ Yes ✓ No	of the agent or title company contact.)
18 Address of Property 506 N Seward St	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Red Cloud, NE 689770	same as Grantee
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	(45) District (40) Original Trans of Dad Claud Webster
The West Half (W1/2) of Lots Thirteen (13), Fourteen (14), and Fifte County, Nebraska.	en (15), Block thirteen (13), Original Town of Red Cloud, Webster
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	9,950,00
23 Was non-real property included in the purchase? ☐ Yes ☐ No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0.050.00
25 If this transfer is exempt from the documentary stamp tax, list the exemptio	n number
Under penalties of law, I declare that I have examined this statement	ent and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement. Kory J McCracken	(402) 746-3613
Sign Print or Type/Name of Grantee or Authorized Representative	Phone Number 03-25-2022
here Signature of Grantee of Authorized Representative	Title Date
Register of Deed's Use O	nly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 20 SO	BK 2022 & 763
Mo. Day XX Y.A. Day XX Y.A. 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	nis document for your records.

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 35 day of Man A.D., 2032, at 3.50 o'clock M. Recorded in Book 2023 on Page County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-25-22
\$ 2250 By 0 D

WARRANTY DEED

Todd A. Brown and Cody J. Carson-Brown, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Devon Cox, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W½) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed March 18, 2022.

Todd A Brown

Cody J. Carson-Brown

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 10, 2022, by Todd A. Brown and Cody J. Carson-Brown, husband and wife.

Comm. expires

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok]	Page		-	Sale	Date	School District Code												
91	20	22	•	768	3/24/2022 Base: 91-0							0074 Affiliated: Unified:									
Location ID Sale Number				ber	Useability & Code #					Parce					rcel N	Number					
000321300 96						4		05	GeoCde	1	Cwn	Rng	Se	ect	Qrt	S	Subdiv	Area	Blk	I	Parcel
Date of Sale Assesse					d Va	lue			4133					0	0	2	0020		003	0	000
Land		Imp	proven	nents	Total					Date of Sale Property Class						lassific	ation	Code			
5,015 27,44				7,44	32,460				Status		Pr	Property Type Zoning				Location	tion City Size			cel Size	
Assessor Location: BLUE HILL (L (BH)	3H)			A) 1		B)	01		C)	1]	D) 1	E)	6	F)	3
								Residential		- !				*		C	ommer	cial	'-		
	Mul	tiple Im	proven	nents:	Mu	ltiple. In	ıprov	ements.:				Multiple.	Impr	roveme	ents. :						
		Constr	ruction	Date:	Cor	structio	n Dat	e: 18	90			Construct	ion I	Date:							
				Floor:	Floo	or Sq. Ft	. ;	1,2	07	_		Floor Sq.	Ft.:	;							
		Buildin	ig Cost	New:	Cos	it:		108,7	85			Cost:									
Single Family	Style:	101			Re	sidenti	al Co	ondition: 2	0			Comme	rcia	I Occ	upan	су (Code:				
(100) □ Mo	bile Hon	ne			(10)) 🗆	Wo	orn Out				Primary: Other1: Other2:									
(101) 🗷 On	e Story				(20) 🗷 Badly Worn							Commercial Construction 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) U Very Good							(3) Masonry Bearing Walls									
(111) 🗆 Bi-l	Level				(60) □ Excellent							(4) Uwood or Steel Framed Ext. Walls									
(106) □ Oth	er										_	(5)									
Townhouse or	r Duplex	Style:			Residential Quality: 30							(6) Pole Frame									
(301) 🗆 On	e Story				(10) □ Low						Cost Ra	nk:		•			ondit	ion:			
(302) Two Story					(20) □ Fair						(10) □ Low					(l0) [] Worn	Out		
(307) 🗆 1 1/2 Story					(30) 🗷 Average						_	(20) ☐ Average					(2	20) E	l Badly	Wor	n
(308) Split Level					(40) □ Good							(30)	Al	bove 1	Avera	ge	(3	30) E			
(309) 🗆 2 1/2 Story					(50) Very Good					4	(40)] Good			
(304) 🗆 One Story Duplex					(60) Excellent									· .			(50) Uery Good				
(305) 🗆 Two	o Story I	Duplex															(6	50) E	l Excel	ent	
Assessor's	Adju	stment	t to S	ale P	rice	e (+ o	r -)	•													
Assessor Co	mment	s and R	Reason	for A	dju	stmen	t:														
WD; BE	WD; BETWEEN PARENT & CHILD																				
Comments from Comments:																					
Comments 1 000321:										_OI	um	tents:									
000321.																					
	1.1.																				
																			(Cont	inue o	n back)

NEBRASKA

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

FORM 521

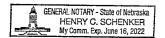
	nt is signed and items 1-25 are accurately completed	•								
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 03 24 2022									
WEBSTER - 91	Mo. 03 Day 24 Yr. 2022 Mo. 03 Day 24 Yr. 2022									
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)									
Kenneth Paul Klein and Joann Klein, husband and wife	David A. Klein									
Street or Other Mailing Address 70780 Hunter Dr	Street or Other Mailing Address 1789 Rd 1800	7: 0								
City State Zip Code Republican City NE 68971	City State NE	Zip Code 68930								
Phone Number (402) 469-3213	Phone Number (402) 469-2393 Is the grantee a 501(c)(3) organi If Yes, is the grantee a 509(a) for									
Email Address	Email Address									
7 Property Classification Number. Check one box in categories A and B. Check C in	f property is also a mobile home.									
(A) Status (B) Property Type	(C)								
✓ Improved ✓ Single Family Industrial [Unimproved Multi-Family Agricultural [IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	d Mobile Home								
Bill of Sale Corrective Easement Le	nd Contract/Memo	Other								
kind exchange (I.R.C. § 1031 Auction Easement Gift Buyer Seller No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale	Transfer on Death Trustee to Beneficiary Other (Explain) No, state the intended use.)								
✓ Yes No										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. ✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., I		her								
	and Grandchild Spouse	, 1								
☐ Ex-spouse ✓ Parents and C										
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	I interest rate.)								
\$32,460	☐ Yes	%								
16 Does this conveyance divide a current parcel of land? Yes ✓ No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	y? (If Yes, include the name ✓ No								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement	Should be Sent								
510 South Williams Street	David A. Klein 1789 Rd 1800									
Blue Hill, NE 68930	Blue Hill, NE 68930									
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	*									
	00 \$									
22 Total purchase price, including any liabilities assumed		0,00								
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	000								
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5(a) Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and										
correct, and that I am duly authorized to sign this statement. Henry C. Schenker	and that it is, to the best of my knowledge and belief, these,	(308) 425-6273								
Print or Type Name of Grantee or Authorized Representative	1.00	Phone Number								
sign Thence	Attorney	3/24/2022 								
here Signature of Grantee or Authorized Representative	THE									
Register of Deed's Use O		For Dept. Use Only								
26 Date Deed Recorded Mo. 3 Day 28 Yr. 23	28 Recording Data TA TA TA TA TA TA TA TA TA T	2								
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)								

Lots Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Three (3), Morey's Addition to the Village of Blue Hill, Webster County, Nebraska; EXCEPT: A plot of ground described as follows: Beginning at a point 40 feet South of the Southeast corner of Lot 12, Block 3, Morey's Addition to the Village of Blue Hill; thence West to the CB & Q Railroad right-of-way; thence Northerly to the Southwest corner of said Lot 8, in Block 3, of Morey's Addition; thence East to the Southeast corner of said Lot 12, in Block 3 of Morey's Addition; thence South to the point of beginning.

BUUK SUKKA MEL	воок <u>2022</u>	PAGE_	768
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	Nebraska }ss. BOOK <u>2022</u> PAGE <u>76</u> 8
numeri Clerk's of	Entered on the al index and filed for record in the office of said county this 26 day A.D., 20 aa at 10:25 A.M. Recorded in Book 20aa
on Page	NEBRASKA DOCUMENTARY STAMP TAX Date 3-28-22 Comp_Assessor_Carded_ NEBRASKA DOCUMENTARY STAMP TAX STAMP TAX Date 3-28-22 \$ Lyenoffsey ob
	the second of th
DUNG DAAI P. O. I	recording is complete return to: AN, WALKER, SCHENKER & E, P.C., L.L.O. sox 207 n, NE 68939
	WARRANTY DEED
KEN more	NETH PAUL KLEIN and JOANN KLEIN, husband and wife, Grantor, whether one or
in con	sideration of One and no/ 100 (\$1.00) Dollar, Love and Affection, receipt of which is acknowledged, conveys to
DAV §76-2	D A. KLEIN, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 01) in Webster County, Nebraska:
	Lots Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Three (3), Morey's Addition to the Village of Blue Hill, Webster County, Nebraska; EXCEPT: A plot of ground described as follows: Beginning at a point 40 feet South of the Southeast corner of Lot 12, Block 3, Morey's Addition to the Village of Blue Hill; thence West to the CB & Q Railroad right-of-way; thence Northerly to the Southwest corner of said Lot 8, in Block 3, of Morey's Addition; thence East to the Southeast corner of said Lot 12, in Block 3 of Morey's Addition; thence South to the point of beginning.
Granto	Grantor covenants (jointly and severally, whether one or more) with the Grantees that r:
(1)	is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record;
(2)	has legal power and lawful authority to convey the same; and
(3)	warrants and will defend the title to the real estate against the lawful claims of all persons.
Execut	ed: March 24, 2022.
) Kenne	reth Paul Aller Johnn Klein. Johnn Klein.

The foregoing instrument was acknowledged before me on March 24, 2022 by Kenneth Paul Klein and JoAnn Klein, husband and wife.



STATE OF NEBRASKA

COUNTY OF HARLAN

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale				School District Code									
91	20	22	770	3/25	Base: S	91-00	74	Affi	liated:		Unified:						
Location ID Sale Number Useability & Code #					Parcel Number												
0017035	500	,	97	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Value		4133	4	10	6	0	00000	1	000	0000			
Land		Im	provements	To	otal	and the	D	ate of	Sale	Property	Classific	ation (Code				
3,921	,030			3,9	21,030	Status	Pro	perty Ty	тре	Zoning	Location	Cit	y Size	Parcel Size			
		Irrigat	tion Type:	1		A) 2	B)	05		c) 5	D) 3	E)	0	F) 10			
LCG	•		ACRES:	VAL	UE:		LCG			ACR	ES:		VAL	UE:			
IRRIGATE		7	91.880	T	20,810	GR	ASSLA	ND 1	G1		4.400						
	1 <i>A</i>		279.530	1,2	80,250	1G			IG	1	17.800 24			24,825			
	2A1		34.050	1	.55,950	2G1			G1	5	5.200	74,79					
	2A		23.000	1	.00,505	2G			2G								
	3A1		1.850		7,880	3G1			G1				215				
	3.A		1.000		4,260			3	3G								
	4A1		70.600	2	98,640			40	Gl		2.040	570					
	4A		72.730	3			4G 79.000			9.000)		79,000				
DRYLANI) 1D1		34.220		93,935	5	Shelterbelt/Timber										
	1D	1	125.580	3	44,715	·		Accreti	on								
wa	2D1		64.130		76,035			Was	ste		7.020	1,965					
	2D		100.190		41,960			Otl	<u>-</u> -								
	3D1		12.650		30,550	AG LAND TOTAL			\mathbf{L}		8.650	3,909,600					
	3D					Roads					1.430		· · ·				
	4D1		27.780		47,780	Farm Sites			tes		1.000			11,430			
	4D	a Westers and the	33.230		57,155		Н	ome Si	tes								
							F	Recreati	on.								
	wellings						··	Otl						44 400			
Outl	ouildings					No	n-AG	ГОТА	<u>L</u>	3	2.430			11,430			

Assessor's Ad	justment to S	ale Price (+ o	or -):		Fotal Recapti	ıre Value:	
Assessor Comme	ents and Reason	for Adjustment	•				
WD; TRANSI	FER BETWEEN	N SELF WROS	3				
						-	
		40-7		· · ·			
			-				
Comments from				Comme	nts:		
001703500	001905100	001905500	002100000	002106100	002109500	002109600	
							(Continue on back)

NEBRASKA

Real Estate Transfer Statement

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

The deed will not be recorded unless this 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	25 2022						
WEBSTER - 91	Mo. 03 Day 25 Yr. 2022 Mo. 03 Day 25 Yr. 2022							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Michael R. Karr and Diane R. Karr Street or Other Mailing Address	Grantee's Name (Buyer) Michael R. Karr and Diane R. Karr Street or Other Mailing Address							
6480 W Blue Valley Road	6480 W Blue Valley Road							
City State Zip Code NE 68930	City Blue Hill State NE	Zip Code 68930						
Phone Number (402) 756-3190	Phone Number (402) 756-3190 Is the grantee a 501(c)(3) organiza If Yes, is the grantee a 509(a) found							
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.							
	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						
		Other						
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	Application of the Control of the Co							
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecle	osure Irrevocable Trust Revocable Trust Tra	nsfer on Death						
kind exchange (I.R.C. § 1031	Life Estate Sale Tru	stee to Beneficiary						
		ner (Explain) JTWROS to TIC						
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No Yes No No No No	o, state the intended use.)						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)							
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Othe	r						
Brothers and Sisters Grandparents a								
Ex-spouse Parents and Ch								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	200.00. 2 002 000 000 000 000 000 000 00						
\$3,795,990 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.)	√ No						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement St	nould be Sent						
	Same as #6 above.							
18a No address assigned 18b 🗸 Vacant land								
20 Legal Description (Attach additional pages, if needed.)								
See attached.								
dee allached.								
1 001 47								
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 V No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	0,00						
	\$	0100						
24 Adjusted purchase price paid for real estate (line 22 millios line 25)								
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	number 70-302 (3)(a) .	molete and						
correct, and that I am duly authorized to sign this statement.	It and that it is, to the best of my knowledge and belief, thee, eo							
Michael R. Karr		(402) 756-3190 Phone Number						
Sign Print or Type Name of Grantee or Authorized Representative	Grantee	03/25/2022						
here Signature of Grantee or Authorized Representative Title Date								
Register of Deed's Use Or	nly	For Dept. Use Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data							
Mo. 3 Day ab yidd \$ Exempt# Sa	DKalldata 110	Ot-1 66 011 100-1						
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)						

W½ of Section 6, Township 4 North, Range 10 West of the 6th P.M., Webster County Nebraska, EXCEPT that portion conveyed in the Deed recorded in Book 90, Page 47 in the records of Webster County, Nebraska; AND

All that portion of BNSF Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) 100 foot wide Blue Hill to Bladen, Nebraska Branch Line right of way, now discontinued, being 50 feet wide on each side of said Railway Company's Main Track centerline, as originally located and constructed upon, over and across the S½SW¼ of Section 6, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, bounded on the East and West by the East and West lines of said S½SW¼ of Section 6; AND

SE¼ of Section 5, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska; AND

E½ of Section 8, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska; AND

NE¼ and the E½SE¼ of Section 1. Township 4 North. Range 11 West of the 6th P.M.. Webster County, Nebraska, which includes the abandoned BNSF Railway located in the SE1/SE1/4 of said Section; EXCEPT a tract of land located in the NE1/4 of said Section 1; described as follows: Beginning at a point 1740.0 feet North of the Southeast corner of said NE1/4; thence West at a right angle with the approximate East line of said NE1/4 a distance of 497.0 feet to a point; thence Northerly at a deflection angle of 89°38' Right with the described line a distance of 303.0 feet to a point; thence Easterly at a deflection angle of 87° 033' Right with the last described line a distance of 160.0 feet to a point; thence southerly at a deflection angle of 92°52' Right with the last described line a distance of 94.0 feet to a point; thence Easterly at a deflection angle of 90°00' Left with the last described line a distance of 337.00 feet to a point on the approximate East line of said NE1/4; thence South along the approximate East line of said NE1/4 a distance of 225.0 feet to the point of beginning; AND EXCEPT a tract of land in the SE1/4SE1/4 of said Section 1, more particularly described as follows: A tract of land in said Section commencing at a point 33 feet North and 33 feet West of the Southeast corner of said Section; thence S89°11'20"W a distance of 160.02 feet to a point 33 feet North of the South line of said Section; thence North 266.16 feet to a point 50.21 feet South of the center line of the former Chicago Burlington & Quincy RR tracts; thence north 85°46'00"East a distance of 160.67 feet to a point 50.21 feet South of said former RR tracks and 33.14 feet West of the East line of said section as measured on said last described course, thence South 278.54 feet to the point of beginning; AND

That portion of a tract of land located in Government Lot 4 of the fractional NW1/4 of Section 1, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska more particularly described as follows: Beginning at the Northwest corner of said Government Lot 4 and the Northwest corner of said Section 1; thence N89°36'35"E (assumed bearing) on the North line of said Government Lot 4, a distance of 1146.00 feet to the Southwest corner of Section 36, Township 5 North, Range 11 West of the 6th P.M., Adams County, Nebraska; thence N89°48'54:E on said North line, a distance of 184.70 feet to the Northeast corner of said Government Lot 4; thence S00°09'03"W on the East line of said Government Lot 4, a distance of 875.29 feet;

thence S89°33'27"W parallel with the South line of said Government Lot 4, a distance of 420.00 feet; thence S00°09'03"W parallel with the East line of said Government Lot 4, a distance of 565.00 feet to the South line of said Government Lot 4; thence S89°33'27"W a distance of 907.61 feet to the southwest corner of said Government Lot 4; thence N00°00'13"E on the West line of Government Lot 4 and on the West line of said Section 1, a distance of 1442.13 feet to the Point of Beginning; AND

Government Lot 3; and that part of Government Lot 4, described as beginning at the Northeast corner of said Government Lot 4, thence S00°09'13"W along the East line of said Government Lot 4, a distance of 875.32 feet to the point of beginning thence S89°33'36"W 420.02; thence S00°09'12"W 565.01 feet to a point on the South line of said Government Lot 4: thence N89°33'27"E 420.00 feet, more or less, along the south line of Said Government Lot 4. to the Southeast corner of said Government Lot 4. thence N00°09'13"E 565.00 feet to the point of beginning, all in the NW1/4 of Fractional Section 1, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT that part described as follows: A tract of land located in Government Lots 3 and 4 of said NW1/4 of Fractional Section 1, described as: Beginning at the Southeast corner of Government Lot 3, as surveyed by Krueger in 2015, in said NW1/4, thence N00°18'09"E (assumed bearing) on the East line of said Government Lot 3, a distance of 267.00 feet; thence S88°33'54"W, a distance of 774.00 feet: thence N78°35'11"W. a distance of 259.88 feet: thence N05°19'34"W. a distance of 259.00 feet; thence S89°33'36"W, a distance of 275.00 to a point on the West line of Government Lot 3, also being the East line of Government Lot 4, thence continuing S89°33'36"W 420.02 feet to a point; thence S00°09'12"W 335.01 feet to a point; thence S69°34'21"E 555.96 feet to a point, thence S88°56'49"E a distance of 1226.24 to the point of beginning subject to county road right of way on the north; and SUBJECT TO easement for access over that portion of Government Lot 3 in the NW1/4 of Fractional Section 1, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Northwest corner of said Government Lot 3, thence N89°49'05"E (assumed bearing) on the North line of said Government Lot 3, a distance of 60.00 feet; thence S00°09'13"W, Parallel with the West line of said Government Lot 3, a distance of 875.03 feet; thence S89°33'36"W, a distance of 60.00 feet to said West line of Government Lot 3; thence N00°09'13"E on said West line a distance of 875.32 feet to the point of beginning; AND

E½SE¼ of Section 12, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

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 28 day of MAT A.D., 20 3, at 10:38 o'clock A.M. Recorded in Book 20 3 on Page 100-11 County Clerk 16.00 Deputy Ind Comp Assessor Carded



RETURN TO: Thomas M. Fehringer, Fehringer & Mielak, LLP, PO Box 400, Columbus, NE 68602-0400

WARRANTY DEED

GRANTOR, Michael R. Karr and Diane R. Karr, husband and wife, in consideration of \$1 and other valuable consideration received from GRANTEE, Michael R. Karr and Diane R. Karr, husband and wife, conveys to GRANTEE, as tenants in common, any and all interest GRANTOR has in the following-described real estate (as defined in Neb.Rev.Stat. §76-201):

W½ of Section 6, Township 4 North, Range 10 West of the 6th P.M., Webster County Nebraska, EXCEPT that portion conveyed in the Deed recorded in Book 90, Page 47 in the records of Webster County, Nebraska; AND

All that portion of BNSF Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) 100 foot wide Blue Hill to Bladen, Nebraska Branch Line right of way, now discontinued, being 50 feet wide on each side of said Railway Company's Main Track centerline, as originally located and constructed upon, over and across the S½SW¼ of Section 6, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, bounded on the East and West by the East and West lines of said S½SW¼ of Section 6; AND

SE¼ of Section 5, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska; AND

E½ of Section 8, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska; AND

NE1/4 and the E1/2SE1/4 of Section 1, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, which includes the abandoned BNSF Railway located in the SE1/4SE1/4 of said Section; EXCEPT a tract of land located in the NE1/4 of said Section 1; described as follows: Beginning at a point 1740.0 feet North of the Southeast corner of said NE1/4; thence West at a right angle with the approximate East line of said NE1/4 a distance of 497.0 feet to a point; thence Northerly at a deflection angle of 89°38' Right with the described line a distance of 303.0 feet to a point; thence Easterly at a deflection angle of 87° 033' Right with the last described line a distance of 160.0 feet to a point; thence southerly at a deflection angle of 92°52' Right with the last described line a distance of 94.0 feet to a point; thence Easterly at a deflection angle of 90°00' Left with the last described line a distance of 337.00 feet to a point on the approximate East line of said NE1/2; thence South along the approximate East line of said NE¼ a distance of 225.0 feet to the point of beginning; AND EXCEPT a tract of land in the SE1/4SE1/4 of said Section 1, more particularly described as follows: A tract of land in said Section commencing at a point 33 feet North and 33 feet West of the Southeast corner of said Section; thence S89°11'20"W a distance of 160.02 feet to a point 33 feet North of the South line of said Section; thence North 266.16 feet to a point 50.21 feet South of the center line of the former Chicago Burlington & Quincy RR tracts; thence north 85°46'00"East a distance of 160.67 feet to a point 50.21 feet South of said former RR tracks and 33.14 feet West of the East line of said section as measured on said last described course, thence South 278.54 feet to the point of beginning; AND

That portion of a tract of land located in Government Lot 4 of the fractional NW¼ of Section 1, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska more particularly described as follows: Beginning at the Northwest corner of said Government Lot 4 and the Northwest corner of said Section 1; thence

N89°36'35"E (assumed bearing) on the North line of said Government Lot 4, a distance of 1146.00 feet to the Southwest corner of Section 36, Township 5 North, Range 11 West of the 6th P.M., Adams County, Nebraska; thence N89°48'54:E on said North line, a distance of 184.70 feet to the Northeast corner of said Government Lot 4; thence S00°09'03"W on the East line of said Government Lot 4, a distance of 875.29 feet; thence S89°33'27"W parallel with the South line of said Government Lot 4, a distance of 420.00 feet; thence S00°09'03"W parallel with the East line of said Government Lot 4, a distance of 565.00 feet to the South line of said Government Lot 4; thence S89°33'27"W a distance of 907.61 feet to the southwest corner of said Government Lot 4; thence N00°00'13"E on the West line of Government Lot 4 and on the West line of said Section 1, a distance of 1442.13 feet to the Point of Beginning; AND

Government Lot 3; and that part of Government Lot 4, described as beginning at the Northeast corner of said Government Lot 4, thence S00°09'13"W along the East line of said Government Lot 4, a distance of 875.32 feet to the point of beginning thence S89°33'36"W 420.02; thence S00°09'12"W 565.01 feet to a point on the South line of said Government Lot 4; thence N89°33'27"E 420.00 feet, more or less, along the south line of Said Government Lot 4, to the Southeast corner of said Government Lot 4, thence N00°09'13"E 565.00 feet to the point of beginning, all in the NW1/4 of Fractional Section 1, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT that part described as follows: A tract of land located in Government Lots 3 and 4 of said NW1/4 of Fractional Section 1, described as: Beainning at the Southeast corner of Government Lot 3, as surveyed by Krueger in 2015, in said NW1/2, thence N00°18'09"E (assumed bearing) on the East line of said Government Lot 3, a distance of 267.00 feet; thence S88°33'54"W, a distance of 774.00 feet; thence N78°35'11"W, a distance of 259.88 feet; thence N05°19'34"W, a distance of 259.00 feet; thence S89°33'36"W, a distance of 275.00 to a point on the West line of Government Lot 3, also being the East line of Government Lot 4, thence continuing S89°33'36"W 420.02 feet to a point; thence S00°09'12"W 335.01 feet to a point; thence S69°34'21"E 555.96 feet to a point, thence S88°56'49"E a distance of . 1226.24 to the point of beginning subject to county road right of way on the north; and SUBJECT TO easement for access over that portion of Government Lot 3 in the NW1/4 of Fractional Section 1, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Northwest corner of said Government Lot 3, thence N89°49'05"E (assumed bearing) on the North line of said Government Lot 3, a distance of 60.00 feet; thence S00°09'13"W, Parallel with the West line of said Government Lot 3, a distance of 875.03 feet; thence S89°33'36"W, a distance of 60.00 feet to said West line of Government Lot 3; thence N00°09'13"E on said West line a distance of 875.32 feet to the point of beginning; AND

E%SE% of Section 12, Township 4 North, Range 11 West of the 6^{th} P.M., 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, except easements, covenants and restrictions of record;

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.

DATE: March 25, 2022.

Michael R. Karr, husband

Diane R. Karr, wife

STATE OF NEBRASKA; County of Platte) ss.

Acknowledged before me on March 25, 2022, by Michael R. Karr and Diane R. Karr, husband and wife.

GENERAL NOTARY - State of Nebraska
THOMAS M. FEHRINGER
My Comm. Exp. September 21, 2024

Notary Public

Agricultural Land Sales Worksheet

Cnty No. Be	ook	Page	Sale	Date			School District Code									
91 20	22	788	3/28	3/28/2022			L23	Αfl	iliated:			Unified:				
Location ID	ntion ID Sale Number Useability & Code #			Parcel Number												
002100900		98	1	·	GeoCde	Twn	Rng	Se	ect Qr		Subdiv	Area	Blk	Pa	rcel	
I	ate of S	ale Assessed	Value		4131	4	11		5 0	ı	00000	1	000	00	95	
Land	Imp	provements	Te	otal	**************************************	Ε	ate of	Sal	e Proper	ty	Classifica	tion (Code			
984,855		13,745	9	98,600	Status	Pro	perty Ty	уре	Zonin	g .	Location	Cit	y Size	Parce	l Size	
	Irrigat	tion Type:	-1		A) 2	B)	05		c) 5		D) 3	E)	0	F)	9	
LCG		ACRES:	VAI	.UE:		LCG			AC	RE	es:	S. 100 1141	VAL	UE:		
IRRIGATED 1A	1	108.200	4	195,555	GR	ASSLA	AND 1	GI		48	3.000			67,2	200	
12	A.				1G			1G								
2A	1	1.000		4,580	2G1			G1					,			
2.	4				2G			2G								
3A	1				3G1			G1								
3/	¥				3 G			3G								
4A	1	28.000	1	18,440			4	G1								
4,								4G								
DRYLAND 1D	1	58.000]	59,210		Shelterb	elt/Tim	-								
11	+	18.000		49,410			Accreti	ion				2 22			\ <u>\</u>	
2D		3.000		8,235			Wa			10	0.800			3,0	125	
21					ACC T	A NID		her		112	3.000		0	71,0	115	
3D	_				AG LAND TOTAL			-			3.000		9	11,	110	
31		13.000		22,360	Roads			-+			.000			13,8	840	
4D		25.000		43,000	Farm Sites Home Sites			-								
41		23.000		43,000		-,-	Recreati									
D11i								her	···-					-		
Dwelling Outbuilding				13,745	No	n-AG	TOTA			9	0.000			13,8	340	
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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	·
Assessor Comments and Reason for Adjustment:		
TRUSTEE'S DEED		
Comments from	Comments:	and the second s
002100900 002107300		
		W alls
		(Continue on back)

Real Estate Transfer Statement

98

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

	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. 3 Day 28 Yr. 2023 Mo. 3 Day 28 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Richard D. Heinrich, Trustee Richard D Heinrich Rev. Trust	Grantee's Name (Buyer) Rodney W. Timm
Street or Other Mailing Address 402 South Shore Drive	Street or Other Mailing Address 200 West J Street
City State Zip Code Hastings NE 68901	City State Zip Code 68901
Phone Number 4-9984	Phone Number Ho 2 761 - 2 946 Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B)	Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial ✔ Unimproved ☐ Multi-Family ✔ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
	d Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecl Auction Easement Gift	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary
	r Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) 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., F	artnership, or LLC Self Other
Brothers and Sisters Grandparents	and Grandchild Spouse
Ex-spouse Parents and Cl	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$1,400,000	Yes V No \$
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ Yes Southern Title, LLC No
16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property	 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC No 19 Name and Address of Person to Whom the Tax Statement Should be Sent
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16 Does this conveyance divide a current parcel of land? Yes V No 18 Address of Property Ag Land 18a No address assigned 18b V Vacant land 20 Legal Description (Attach additional pages, if needed.)	 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC No 19 Name and Address of Person to Whom the Tax Statement Should be Sent
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16 Does this conveyance divide a current parcel of land? Yes ✓ No 18 Address of Property Ag Land 18a ✓ No address assigned 18b ✓ Vacant land 20 Legal Description (Attach additional pages, if needed.) The East Half of the North Half (E½N½) of Section Five (5), Township Four (4 AND The Southeast Quarter (SE¾) of Section Five (5), Township Four (4) North, R 21 If agricultural, list total number of acres transferred in this transaction 320+- 22 Total purchase price, including any liabilities assumed	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; ange Eleven (11) West of the 6th P.M., Webster County, Nebraska 22 \$ 1,400,000.00 Instructions) 23 \$ 1,400,000.00 Instructions) 10 The Address of Person to Whom the Tax Statement Should be Sent Grantee 11 The Address of Person to Whom the Tax Statement Should be Sent Grantee 12 The Address of Person to Whom the Tax Statement Should be Sent Grantee 13 The Address of Person to Whom the Tax Statement Should be Sent Grantee 14 The Address of Person to Whom the Tax Statement Should be Sent Grantee 15 The Address of Person to Whom the Tax Statement Should be Sent Grantee 16 The Address of Person to Whom the Tax Statement Should be Sent Grantee 17 The Address of Person to Whom the Tax Statement Should be Sent Grantee 18 The Address of Person to Whom the Tax Statement Should be Sent Grantee 19 The Address of Person to Whom the Tax Statement Should be Sent Grantee 19 The Address of Person to Whom the Tax Statement Should be Sent Grantee 19 The Address of Person to Whom the Tax Statement Should be Sent Grantee 10 The Address of Person to Whom the Tax Statement Should be Sent Grantee 10 The Address of Person to Whom the Tax Statement Should be Sent Grantee 10 The Address of Person to Whom the Tax Statement Should be Sent Grantee 10 The Address of Person to Whom the Tax Statement Should be Sent Grantee 11 The Address of Person to Whom the Tax Statement Should be Sent Grantee 12 The Address of Person to Whom the Tax Statement Should be Sent Grantee 13 The Address of Person to Whom the Tax Statement Should be Sent Grantee 14 The Address of Person to Whom the Tax Statement Should be Sent Grantee 15 The Address of Person to Whom the Tax Statement Should be Sent Grantee 16 The Address of Person
18 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property Ag Land 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The East Half of the North Half (E½N½) of Section Five (5), Township Four (4 AND The Southeast Quarter (SE½) of Section Five (5), Township Four (4) North, R 21 If agricultural, list total number of acres transferred in this transaction 320+- 22 Total purchase price, including any liabilities assumed 33 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see 1) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement. Rodney W. Timm Print or Type Name of Grantee of Authorized Representative	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; ange Eleven (11) West of the 6th P.M., Webster County, Nebraska 22 \$ 1,400,000.00 Instructions) 23 \$ 1,400,000.00 Instructions) 10 North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska 11 North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska 12 \$ 1,400,000.00 13 \$ 1,400,000.00 14 Address of Person to Whom the Tax Statement Should be Sent Grantee 15 North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (11) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (11) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (11) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (11) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (11) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (11) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (11) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (11) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (11) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (11) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (11) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (11) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (12) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (12) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (12) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (12) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (12) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (12) West of the 6th P.M., Webster County, Nebraska; Angel Eleven (12) West of the 6th P.M., Webster County, Nebraska; Angel Ele
18 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property Ag Land 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The East Half of the North Half (E½N½) of Section Five (5), Township Four (4 AND The Southeast Quarter (SE¼) of Section Five (5), Township Four (4) North, R 21 If agricultural, list total number of acres transferred in this transaction 320+- 22 Total purchase price, including any liabilities assumed 330+- 24 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see in the second of the purchase price paid for real estate (line 22 minus line 23)	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; ange Eleven (11) West of the 6th P.M., Webster County, Nebraska 22 \$ 1,400,000.00 nstructions) 23 \$ 1,400,000.00 number nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 462-2966 Phone Number 3/28/2022 Date
18 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property Ag Land 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The East Half of the North Half (E½N½) of Section Five (5), Township Four (4 AND The Southeast Quarter (SE¼) of Section Five (5), Township Four (4) North, R 21 If agricultural, list total number of acres transferred in this transaction 320+- 22 Total purchase price, including any liabilities assumed	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; ange Eleven (11) West of the 6th P.M., Webster County, Nebraska 22 \$ 1,400,000.00 Instructions) 23 \$ 1,400,000.00 number
18 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; ange Eleven (11) West of the 6th P.M., Webster County, Nebraska 22 \$ 1,400,000.00 Instructions) 23 \$ 1,400,000.00 Instructions At and that it is, to the best of my knowledge and belief, true, complete, and (402) 462-2966 Phone Number 3/28/2022 Title Iy For Dept. Use Only

·	BOOK 8000 PAGE 188
State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of Warch A.D., 20 22, at 8.24 o'ctock M. Recorded in Book 2020 on Page 188 LOUIS PETCH County Clerk 10.00 VD Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 3-29-22 \$ 3150-00 By VO
Return to: Southern Title, LLC 2837 W Hwy 6 #205 Hastings, NE 6801	
TRUSTEE'S DEE	D
Richard D. Heinrich, Trustee; Richard D. Heinrich Revoca	able Trust, GRANTOR, in consideration
of One Dollar (\$1.00) and other valuable consideration rec	ceived from GRANTEE, Rodney W.
Timm, conveys to GRANTEE, the following described re	al estate, (as defined in Neb. Rev. Stat.
76-201):	
The East Half of the North Half (E½N½) of Section Five Eleven (11) West of the 6th P.M., Webster County, Nebra The Southeast Quarter (SE½) of Section Five (5), Townst Eleven (11) West of the 6th P.M., Webster County, Nebra	hip Four (4) North, Range
Subject to easements and restrictions of record	
GRANTOR covenants with GRANTEE that GRANTOR	
(1) is lawfully seised of such real estate and	
(2) has legal power and lawful authority to c(3) warrants and will defend title to the real	
(3) warrants and will defend title to the real of GRANTOR.	estate against they work on any
Executed <u>Mach</u> 28 , 2022.	
Richard D. Heinrich, Trustee	
STATE OF NEBRASKA	

))ss.) COUNTY OF ADAMS The foregoing instrument was acknowledged before me on Man by Richard D. Heinrich, Trustee; Richard D. Hinrich Revocable Trust.

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

Notary Public

My Commission Expires:

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sale	Date	School District Code											
91	20	22	812	3/29	Base:	65-00)11	Afl	filiat	ed:			Unified:				
Location ID Sale Number Useability & Code #					Parcel Number												
0011146	500		99	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	,	Area	Blk	P	ırcel
Date of Sale Assessed Value					4375	2	9	3	4	2	0000	0	1	000	17	15	
Land		Imp	orovements	Te	otal		Ι	ate of	Sal	e Pr	operty	Classi	fica	tion (Code	;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;	
495	,060			4	195,060	Status	Pro	perty T	ype	Z	Coning	Locat	ion	Cit	y Size	Parc	el Size
		Irrigat	ion Type:	1		A) 2 B) 05				C)	5	D) 3	3	E)	0	F)	9
LCG		1	ACRES:	VAI	.ÚE:		LCG				ACR	ES:			VAL	UE:	
IRRIGATE	D 1A1		5.200		23,815	GI	RASSLA	AND 1	G1			2.000)	2,800			
	1A		52.300	2	239,535	1G			1G		0.400				560		
	2A1		7.400		33,890	2G1			G1			2.300)			3,	220
	2A		10.100		44,140	2G			2G								
	3A1					3G1			G1								
	3A							·	3G								
	4A1							4	G1								
	4A		20.000		84,600				4G								
DRYLANI) 1D1						Shelterb	elt/Tim	ber								
	1D							Accreti	ion								
	2D1		13.700		37,605			Wa	ste		3	2.400)	9,070			
	2D					<u></u>		Ot	her								
	3D1					AG LAND TOTAL			Γ			5.000			4	95,	060
	3D					Roads			ads			5.000)				
	4D1		3.500		6,020	Farm Sites			ites								
	4D		5.700		9,805	Home Sites			ites								
	#1.40 3.50			Approximation of the]	Recreati	ion								
	wellings			-				<u>-</u>	her								
Outl	ouildings					No	n-AG	TOTA	$ \mathbf{T} $			5.000)	1 9 8			-
								TC - 4 - 1			4	Y/alaa					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
TRUSTEE'S DEED		
Comments from	Comments:	
001114600		
	(Con	tinue on back)

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

Good Life. Great Service.

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

FORM 521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 3 Day 27 Yr. 2022 4 Date of Deed Mo. 3 Day 25 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)
Bonnie J. Vontz, Trustee Vontz Family Irrev Trust Street or Other Mailing Address	Donald Duffy Street or Other Mailing Address Control of the Indian Address Control o
452 W 70th Terrace	2392 Road H 3452 160ad F
City State Zip Code Kansas City MO 64113	Guide Rock NE 68942
Phone Number (816) 668-6663	$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$
Email Address n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B)	Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial ☐ ☑ Unimproved ☐ Multi-Family ☑ Agricultural ☐ ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Exempt
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other
	Personal Rep. VTrust/Trustee
	neral Quit Claim Warranty Osure Irrevocable Trust Revocable Trust Transfer on Death
9 Was transfer part of IRS like-kind exchange (IR.C. § 1031 Fychange) by buyer or seller?	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary
Exchange, by buyer of seller:	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No. explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
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	
Ex-spouse Parents and Cl	-
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$%
\$910,000 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.) Yes Agri Affiliates, Inc. No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Ag Land	Grantee
18a 🗸 No address assigned 18b 🗸 Vacant land	
20 Legal Description (Attach additional pages, if needed.)	11 T (0) N 11 D N (0) N 11 - 5 H - CH D M
The Northwest Quarter (NW1/4) of Section Thirty-four (34), To Webster County, Nebraska, EXCEPT tract conveyed to The S	tate of Nebraska in Deed Book 35, Page 244.
21 If agricultural, list total number of acres transferred in this transaction160+-	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	instructions)
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	\$ 040,000,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 910,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number ent and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement.	(402) 469-3927
Donald Duffy Print or Type Name of Grantee or Authorized Representative	Phone Number
sign Sign	Grantee $3-29-22$
here Signature of Grantee or Authorized Represonlative	Title Date
Register of Deed's Use Or	nly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 3 Day 39 Yr. 32 \$ 2047.50	BK 2022 & 812
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BOOK <u>2022</u> PAGE <u>812</u>

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-29-22
\$ 2042 SO By (1)

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

TRUSTEE'S DEED

Bonnie J. Vontz, Trustee of the Vontz Family Irrevocable Trust dated December 27,2012, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Donald Duffy, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW1/4) of Section Thirty-four (34), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to The State of Nebraska in Deed Book 35, Page 244.

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEE that GRANTOR:

2/1-

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

Executed
Bonnie J. Vontz, Truster
STATE OF Missouri))ss.
COUNTY OF Jackson) ss.
The foregoing instrument was acknowledged before me on March 25, 2022 by Bonnie J. Vontz, Trustee of the Vontz Family Irrevocable Trust dated December 27 2012.

DONALD TAFFE JR Notary Public - Notary Seal Jackson County - State of Missouri Commission Number 19897272 My Commission Expires May 28, 2023

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	le Date			School District Code												
91	20	22	823		3/1	6/2022	Base: 6	55-C	0011 Affiliated: Unified:												
Location	ID	Sale	Number	U	seabilit	y & Code#					Pa	rcel N	vumber								
0006009	900	:	100		1		GeoCde	Twr	Rng	Se	ct	Qrt	Subdiv	Aı	rea	Blk	Parcel				
	D	ate of S	ale Assessec	l Val	ue		4487			0	0	0	40005			003	0000				
Land Improvements					,	Cotal		Date of Sale Property Classif							cation Code						
	385					385	Status	P	roperty T	ре	Zo	oning	Locati	on	City	/ Size	Parcel Size				
Assessor Lo	Assessor Location: GUIDE ROCK						A) 2	B)	01	01		1	D) 1		E) 7		F) 3				
						Residential			Commercial												
	Mul	tiple Im	provements:	Mult	iple. Impr	ovements.:			Multiple. Improvements. :												
		Constr	uction Date:	Cons	struction D	ate:			Construction Date :												
			Floor:	Floor	r Sq. Ft. :				Floor Sq. Ft. :												
		Buildin	g Cost New:	Cost	:		- ,		Cost:												
Single Family	Style:			Residential Condition:						Commercial Occupancy Code:											
(100) □ Mo	bile Hon	ne		(10) Wom Out						Primary: Other1: Other2:											
(101) 🗆 One				(20) □ Badly Worn						Commercial Construction Class:											
(102) □ Tw				(30) Average						(1) ☐ Fireproof Structural Steel Frame											
(103) 🗆 Spl				(40)						(2) ☐ Reinforced Concrete Frame (3) ☐ Masonry Bearing Walls											
(104) 🗆 11/				(50)		ery Good															
(111) □ Bi-l				(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) □ Low					Cost Ra		Condition:										
(302) 🗆 Two				(20)					(10)					(10)	<u> </u>						
(307) 🗆 1 1/				(30) Average					(20)			4.	(20)	,							
(308) 🗆 Spl				(40)							Avera	ge	(30)	<u> </u>							
(309) 🗆 21/			-	(50) Uery Good					(40) □	gh			(40)								
(304) □ One				(60)) <u> </u>	xcellent								(50)		Very C					
(305) □ Two	o Story E	Ouplex												(60)	ᆜ	Excelle	ent				
Assessor's						-):															
Assessor Co	mment	s and R	leason for A	djus	tment:																
JTWD																					
					·		·-									_	W-11				
										-											
Comments 1	rom							Comm	nents:												
000600																					
																(Conti	nue on back)				

Good Life. Great Service.

Real Estate Transfer Statement

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

FORM

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.										
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 3 Day 12 Yr. 2022 4 Date of Deed Mo. 3 Day	/ _ \(\(\begin{pmatrix} \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)										
Grantor's Name (Seller) Samuel Sheltrown	Grantee's Name (Buyer) Philip L & Charlene M Troudt										
Street or Other Mailing Address 1773 Rd 2000	Street or Other Mailing Address 450 Republican St										
Blue Hill State NE State State 68930	Guide Rock NE	Zip Code 68942									
Phone Number	Phone Number (402) 257-7591 Is the grantee a 501 (c)(3) organiz										
Email Address	Email Address										
7 Property Classification Number. Check one box in categories A and B. Check C in	property is also a mobile home.										
) Property Type	(C)									
Improved ✓ Single Family Industrial ✓ Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home									
	nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee	Other									
	neral Quit Claim Warranty										
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (E											
11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No	12 Was real estate purchased for same use? (If N	No, state the intended use.)									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		NO RESIDENCE TO SERVICE SERVIC									
	Partnership, or LLC Self Source and Grandchild Spouse	er									
Ex-spouse Parents and C											
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)									
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.) Yes	No									
210 E Grant ST Guide Rock, NE 68942	19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee										
18a No address assigned 18b Vacant land											
20 Legal Description (Attach additional pages, if needed.) Lots Nineteen (19) and Twenty (20), Block Three (3 Nebraska.), Original Town of Guide Rock, Webs	ter County,									
21 If agricultural, list total number of acres transferred in this transaction											
22 Total purchase price, including any liabilities assumed		500,00									
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)		500 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 eignthis statement. Philip D Troudt	nt and that it is, to the best of my knowledge and belief, true, co	mplete, and 405-746-7617									
Sign Print of Type Name of Grantee of Authorized Representative	Phone Number Grantee										
	Title	Date									
Register of Deed's Use Or		For Dept. Use Only									
26 Date Deed Recorded Mo. 3 Day 29 Yr. 22 \$ 27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data										
Mo. 3 Day 29 Yr. 22 \$ 2.25	BK2022 Fg 823	DV Stat SS 76 014 77 1007(0)									

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 39 day of MUT A.D., 2033, at 4:00 o'clock D.M. Recorded in Book 203 on Page 23 County Clerk 10.00 Deputy Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

Samuel Sheltrown, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Philip L. Troudt and Charlene M. Troudt, husband and wife, as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nineteen (19) and Twenty (20), Block Three (3), Original Town of Guide Rock, Webster County, Nebraska.

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

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

Executed March /6, 2022.

Samuel Sheltrown

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 4, 2022, by Samuel Sheltrown, a single person.

Comm. expire

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

Notary/Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	Sale Date					School District Code												
91	20:	22	824		3/2	24/2022	Base: 9	1-0	0002 Affiliated: Unified:												
Location	ID	Sale	Number	Us	eabil	ity & Code#						Parcel I	Number								
0001332	00	:	101		4	05	GeoCde	Twn	Rı	ng	Sect	t Qrt	Subdiv	Area	Blk	Parcel					
	Da	ate of S	ale Assessed	l Valı	ie .		4371				00	0	10020		021	0000					
Land		Imp	provements			Total	<u> </u>	J	Date of Sale Property Classification Code												
1,285 56,40						57,685	Status	s Property Type Zoning Location City S							ity Size	Parcel Size					
Assessor Lo	cation:	RED	CLOUD (I	RC)			A) 1	B)	0	1		C) 1	D) 1	E)	6	F) 2					
						Residential						. 1	Commer	cial							
	provements:	Multip	ole. Imp	provements.:			Multiple. Improvements. :														
		Constr	uction Date:	Const	ruction	Date: 19.	55		Const	tructi	on Da	ite :									
	-		Floor:	Floor	Sq. Ft.	: 1,1	78		Floor	Sq. 1	Ft. :										
		Buildin	ig Cost New:	Cost:		125,8	70		Cost:												
Single Family	Style:	101		Resi	dentia	Condition: 30)		Commercial Occupancy Code:												
(100) □ Mo	bile Hon	ie		(10)		Worn Out			Primary: Other1: Other2:												
(101) 🗷 One	Story			(20) □ Badly Worn					Commercial Construction Class:												
(102) 🗆 Two	Story			(30) 🗷 Average						(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame											
(103) □ Spli	t Level			(40)		Good			(2)		Rei	nforced C	Concrete Fra	me							
(104) 🗆 1 1/	2 Story			(50)		Very Good			(3)		Mas	sonry Bea	ring Walls								
(111) 🗆 Bi-I	Level			(60)		Excellent			(4)				el Framed F	xt. W	alls						
(106) 🗆 Oth	er									(5) Metal Frame and Walls											
Townhouse or	Duplex	Style:		Residential Quality: 20						(6) □ Pole Frame											
(301) 🗆 One	Story			(10)					Cost					Condition:							
(302) □ Two				(20) 🗷 Fair					(10) 🗆 Low] Worn						
(307) 🗆 1 1/				(30) Average				\dashv	(20)		Ave				·						
(308) □ Spli	t Level			(40) Good					(30)			ove Avera			·						
(309) 🗆 2 1/3				(50) U Very Good					(40)		High	h	· • · · · · · · · · · · · · · · · · · ·								
(304) 🗆 One				(60)		Excellent	- 	-							Very						
(305) □ Two	Story D	ouplex											(60) [Excel	ent					
Assessor's																					
Assessor Co																					
QCD; TH	ERMIN	ATE I	IFE EST	ATE,	BE	TWEEN PARE	ENT &	CHII	<u>D</u>		_										
	•																				
Comments f						· · · · · · · · · · · · · · · · · · ·		Comm	ante.												
0001332						-		\AIIII	ients.	•											

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															(Cont	inue on back)					

NEBRASKA Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

101

FORM **521**

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

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.										
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed 03 Day 24 Vs 2022										
	Mo Day Yr Mo 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).										
Valerian Kucera	Grantee's Name (Buyer) Patricia Ohmstede										
Street or Other Mailing Address 1040 S Wabash Ave	Street or Other Mailing Address 515 East 47th Street										
City State Zip Code Hastings NE 68901	City State Zip Code Kearney NE 68847										
Phone Number (972) 310-9713	Phone Number (402) 469-9132 Is the grantee a 501(c)(3) organization? Yes V No										
Email Address N/a	Email Address n/a	V V									
7 Property Classification Number. Check one box in categories A and B. Check C											
	3) Property Type	(C)									
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home									
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt										
IOLL Commercial Recreational											
	and Contract/Memo Partition Sheriff Other										
	ease Personal Rep. Trust/Trustee lineral Quit Claim Warranty										
9 Was transfer part of IBS like- 10 Type of Transfer Distribution Fore	closure Irrevocable Trust Revocable Trust Transfer	on Death									
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift		Beneficiary									
	tor Trust Partition Satisfaction of Contract Other (Ex	oplain)									
11 Was ownership transferred in full? (If No, explain the division.) Yes No Terminate life estate	12 Was real estate purchased for same use? (If No, stat	e the intended use.)									
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 Other Other										
	and Grandchild Spouse										
Ex-spouse Parents and											
14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)											
\$46,000											
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 of the agent or title company contact.)	, include the name									
Yes No 18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should b										
1017 N Elm	Same as Grantee										
Red Cloud, NE 68970											
18a No address assigned 18b Vacant land											
20 Legal Description (Attach additional pages, if needed.)	(8) Block Twenty one (21) Smith and Mo	ore's									
Lots Four (4), Five (5), Six (6), Seven (7) and Eight Addition to Red Cloud, Webster County, Nebraska	(0), block twenty-one (21), Similit and Mo	0163									
Addition to Ned Glodd, Webster County, Nebrasia											
21 If agricultural, list total number of acres transferred in this transaction											
21 if agricultural, list out number of acres dansiered in the numbered.	\$	ماء -									
22 Total purchase price, including any liabilities assumed		0,00									
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	0,00									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	000									
	F(a)	•									
25 If this transfer is exempt from the documentary stamp tax, list the exemptic	ent and that it is, to the best of my knowledge and belief, true, complete	e, and									
correct, and that I am duly authorized to sign this statement. David B. Garwood		02) 746-3613									
Print or Type Name of Grantee or Authorized Representative	V	one Number									
sign Afairl & Mund	Attorney Ma	March 39 ,2022									
here Signature of Grantee of Authorized Representative	Title Dat	e									
Register of Deed's Use C	inly	Dept. Use Only									
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data										
Mo. 3 Day 29 Yr. 22 \$ Exempt # Sa	BK2022 to 624	and the state of t									
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 2 day of	NEBRASKA DOCUMENTARY STAMP TAX Date 3-29-22 \$ Exempt 5 By ab
Q	UITCLAIM DEED
person, GRANTOR, in consideration other valuable consideration, receip conveys to Patricia Ohmstede, a sin estate (as defined in Neb. Rev. Stat. Lots Four (4), Five (5), Six (21), Smith and Moore's Add Nebraska. THE INTENT HEREIN IS TO T	spouse of Virginia Gilbert Kucera and still a single on of ONE AND NO/100 DOLLARS (\$1.00) and of of which is hereby acknowledged, quitclaims and agle person, GRANTEE, the following described real at 76-201): (6), Seven (7) and Eight (8), Block Twenty-one dition to Red Cloud, Webster County, ERMINATE THE LIFE ESTATE OF GRANTOR.
Executed March $\frac{24}{}$, 2022	
	Valerian Kucera Valerian Kucera
STATE OF NEBRASKA, COUNT	.Ul
The foregoing instrument wa by Valerian Kucera, a single person	as acknowledged before me on March, 2022,
GENERAL NOTARY - Sta MARY KE My Comm. Exp. Nov	ENLEY vember 20, 2024
Comm. expires	Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sale	Date	School District Code													
91	20	22	827	3/29/2022 Base: 91-0002 Affiliated:							Unified:									
Location	D	Sale	Number	י	Useability	& Code#		Parcel Number												
0001370	000		102		1		GeoCde	Twi	n Rng	Se	ct Q1	t	Subdiv	Area	Blk	Parcel				
	D	ate of S	ale Assessec	ΙVε	lue		4371			0	0 0		10025		003	0000				
Land Improvements					Te	otal			Date of Sale Property Classification Code											
	830 21,15					21,985	Status	P	roperty Ty	ре	Zonir	g	Location	ı Ci	ty Size	Parcel Size				
Assessor Location: RED CLOUD (A) 1	B)	01	-	ර ව		D) 1	E) 6		F) 2				
						Residential			Commercial											
	Mul	tiple Im	provements:	Mu	ltiple. Improv	rements.:	· · · -		Multiple. Improvements. :											
		Constr	uction Date:	Cor	nstruction Da	te: 19	09		Construc	tion I	Date:									
			Floor:	Flo	or Sq. Ft. :	9	90		Floor Sq	Ft.:										
		Buildin	g Cost New:	Cos	st:	105,5	10		Cost:											
Single Family	Style:	101		Re	sidential C	ondition: 20)		Comme	rcia	Оссир	anc	y Code:							
(100) 🗆 Mo	bile Hon	ne		(10) 🗆 W	om Out			Primary: Other1: Other2:											
(101) 🗷 One	e Story			(20) 🗷 Badly Wom						Commercial Construction Class:										
(102) 🗆 Two	o Story			(30) □ Average						(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	it Level			(40)) □ Go	od			(2)	(2) Reinforced Concrete Frame										
(104) 🗆 11/	2 Story	-		(50) 🗆 Ve	ry Good			(3)	I M	asonry I	3eai	ing Walls							
(111) 🗆 Bi-l	Level	·		(60)) 🗆 Ex	cellent			(4)	l W	ood or S	stee	l Framed E	xt. Wa	lls					
(106) □ Oth	er					(5)	(5) Metal Frame and Walls													
Townhouse or	Duplex	Style:		Re	sidential Q	(6) □ Pole Frame														
(301) 🗆 One	Story			(10) □ Low					Cost Ra				Conditi	on:						
(302) 🗆 Two	Story	e w.		(20) 🗆 Fair					(10) □	w		((10) U Worn Out							
(307) 🗆 11/	2 Story			(30) 🗷 Average					(20) □	легаде		(20) 🛘 Badly Worn							
(308) 🗆 Spli	t Level			(40) □ Good					(30) □	At	ove Av	erag	ge ((30) Average						
(309) 🗆 21/	2 Story			(50) U Very Good					(40) □	Hi	gh		((40) 🗆 Good						
(304) 🗆 One	Story D	uplex		(60) Excellent									(.	50) 🗆	Very (Good				
(305) 🗆 Two	Story I	Duplex				enni orioni na eserci eserci						-i	(60) 🗆	Excell	ent				
Assessor's						5							·	· · · · · · · · · · · · · · · · · · ·						
Assessor Co	mment	s and R	eason for A	dju	stment:									· - · · · · · · · · · · · · · · · · · ·						
WD																				
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Comments f							<u> </u>	omn	nents:											
0001370							<u></u>				•		· · · · · · · · · · · · · · · · · · ·							
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															(Conti	nue on back)				

NEBRASKA

Real Estate Transfer Statement

FORM

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

521

мо. <u>3</u> рау <u>30 үг. ад</u> \$ 33.75	BK2022, Kg 827	Rev. Stat. §§ 76-214, 77-1327(2)									
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data RK 2022 P										
Register of Deed's Use		For Dept. Use Only									
here Signature of Grantee or Authorized Representative		Jane 7 / 5									
sign	Attorney Title	- 3/50/12									
Print or Type Name of Grantee or Authorized Representative	Attorney	Phone Number									
Kory J McCracken		(402) 746-3613									
Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement.	ement and that it is, to the best of my knowledge and belief, true, or										
25 If this transfer is exempt from the documentary stamp tax, list the exempt	tion number	omplete and									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		13,000,00									
	\$	15,000,00									
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (s	ee instructions)	1									
22 Total purchase price, including any liabilities assumed		15,000,00									
21 If agricultural, list total number of acres transferred in this transaction	· I I f										
to Red Cloud, Webster County, Nebraska.											
The South Half (S1/2) of Lot Two (2) and All of Lot Three (3), LeD	uc's Addition										
20 Legal Description (Attach additional pages, if needed.)											
18a No address assigned 18b Vacant land											
533 N Chestnut St Red Cloud, NE 68970	Same as Grantee	Same as Grantee									
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent									
Yes V No	of the agent or title company contact.) Yes	V No									
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?										
\$18,695	☐ Yes	%									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)									
☐ Brothers and Sisters ☐ Grandpare ☐ Ex-spouse ☐ Parents an	ACTION OF THE PROPERTY OF T										
	p., Partnership, or LLC Self Strand Grandchild Spouse	er									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary											
✓ Yes No	7 Yes										
Buyer Seller No Court Decree Exchange G 11 Was ownership transferred in full? (If No, explain the division.)	rantor Trust Partition Satisfaction of Contract Of 12 Was real estate purchased for same use? (If N	ther (Explain) No, state the intended use.)									
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		ustee to Beneficiary									
	preclosure Irrevocable Trust Revocable Trust Tr	ansfer on Death									
Cemetery Death Certificate – Transfer on Death Executor	Mineral Quit Claim ✓ Warranty										
8 Type of Deed Conservator Distribution Bill of Sale Corrective Easement	Lease Personal Rep. Trust/Trustee	Other									
IOLL Commercial Recreational] Out ==									
Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt											
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home									
(A) Status	(B) Property Type	(C)									
7 Property Classification Number. Check one box in categories A and B. Check	C if property is also a mobile home										
(402) 746-2782 Email Address	(617) 515-8850 If Yes, is the grantee a 509(a) four Email Address	ndation? Yes Vo									
Phone Number	Phone Number Is the grantee a 501(c)(3) organiz	ation? Yes ✓ No									
City State Zip Code Red Cloud NE 6897	City State CA	Zip Code 91001									
Street or Other Mailing Address 58 N Chestnut St	Street or Other Mailing Address 972 Alta Vista Dr										
Grantor's Name (Seller) Mary Jane Reibold	Grantee's Name (Buyer) Cornelia Livingston										
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)										
WEBSTER - 91	Mo. 3 Day 29 Yr. 32 Mo. 3 Day	,29 yr. 22									
1 County Name 2 County Number	nent is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed	- 0									
	agent is signed and items 1 OF are assurately seems at a										

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of Mar A.D., 20 32, at 9:33 o'clock A.M. Recorded in Book 30 on Page 82 County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-30-22
\$ 33-75 By 45

WARRANTY DEED

Mary Jane Reibold, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Cornelia Livingston, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) of Lot Two (2) and all of Lot Three (3), Block Three (3), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed March 29 2022

Mary Jane Reibold

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date				School District Code										
91	20	22	863		3/26	5/2022	Base:	91-	0002	2	Affi	iliate	d:		Į	Jnifi	ied:			
Location	Ю	Sale	Number	U	seability	& Code#		Parcel Number											·	
0007010	000	:	105 .		4	05	GeoCde	Tw	vn F	Ring	Sec	ct	Qrt	Subdiv	Aı	rea	Blk	P	arcel	
	Da	ate of S	ale Assessed	l Val	ue		4369				00	0	0	60010			001	00	000	
Land Improvements					T	otal			Date of Sale Property Classification Code											
10,655 2,79						13,445	Status]	Proper	ty Typ	ре	Zo	Zoning Loca		on	n City Size		Parcel Size		
Assessor Location: INAVALE (IN							A) 1	E	3) (01		C)	1	D) 3	:	E)	9	F)	3	
						Residential								Comm	ercia	l				
	Mul	tiple Im	provements:	Multi	ple. Impro	vements.:			Mul	Multiple. Improvements. :										
		Constr	uction Date:	Cons	truction Da	ate: 19	66		Con	structi	ion D	ate :								
			Floor:	Floor	Sq. Ft. :	4	60		Floo	or Sq. :	Ft.:									
		Buildin	g Cost New:	Cost	:	22,5	90		Cost	Cost:										
Single Family	Style:	100		Resi	dential C	Condition: 1	0		Cor	Commercial Occupancy Code:										
(100) 🗷 Mo	bile Hon	ne		(10)	★ <i>W</i>	om Out			Prin	Primary: Other1: Other2:										
(101) 🗆 One	e Story			(20) 🗆 Badly Worn						Commercial Construction Class:										
(102) 🗆 Two	o Story			(30)	(1)	(1) ☐ Fireproof Structural Steel Frame														
(103) □ Spli	it Level			(40)	(2)	(2) ☐ Reinforced Concrete Frame (3) ☐ Masonry Bearing Walls														
(104) 🗆 1 1/				(50)		ery Good			(3)											
(111) □ Bi-l				(60) Excellent										l Framed		Wall	ls			
(106) □ Oth					+ ` `	(5) Metal Frame and Walls														
Townhouse or		Style:		Residential Quality: 10						(6) Pole Frame Cost Rank: Condition:										
(301) 🗆 One				(10) E Low					_	Cost Rank:										
(302) Two				(20)					+	` /						O) U Worn Out				
(307) 🗆 11/				(30) Average					+	(20)						(20) Badly Worn				
(308) □ Spli				(40) Good					`	(30) Above Average						(30) Average				
(309) 🗆 21/				(50) Uery Good					(40)	(40) □ High						(40)				
(304) 🗆 One				(60)	□ E2	cellent			+			-			(50)		Very C			
(305) 🗆 Two	o Story L	ouplex										مست			(60)	Ш	Excelle	ent		
Assessor's):														
Assessor Co											<u> </u>	-								
JTWD; I	BETWE.	EN BR	OTHER &	SIS	STERS							· · · · · · ·								
Comments f							(Com	ments	ş:										
0007010	000	02206	100			- 14.														
														-						
																	(Contin	nue or	back)	

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

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

105

FORM **521**

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

• If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name WEBSTER - 91 Day 40 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Stephen R. Deisley See Attached Street or Other Mailing Address Street or Other Mailing Address PO Box 41 City Wolbach Zip Code 68882 State Zip Code State **NE** Is the grantee a 501(c)(3) organization? Phone Number Yes V No Phone Number (308) 750-4034 ✓ No 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. (B) Property Type (C) (A) Status Improved Industrial Mineral Interests-Nonproducing State Assessed ✓ Mobile Home Single Family ✔ Agricultural Mineral Interests-Producing Exempt **W** Unimproved Multi-Family IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Conservator Bill of Sale Easement Lease Personal Rep. Trust/Trustee Corrective Quit Claim ✓ Warranty Death Certificate - Transfer on Death Executor Mineral Cemetery Revocable Trust Transfer on Death Was transfer part of IRS like-10 Type of Transfer Foreclosure Irrevocable Trust Distribution kind exchange (I.R.C. § 1031 Sale Trustee to Beneficiary Life Estate Auction Easement ✓ Gift Exchange) by buyer or seller? Satisfaction of Contract Other (Explain) Buyer Seller V No Court Decree Exchange Grantor Trust Partition 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 Adding sisters as owners. ✓ 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 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self ✓ Yes ✓ Brothers and Sisters Grandparents and Grandchild 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? No \$9,065 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 Jennine Schneider, 501 North Seward Street, Red 110 Maine, Inavale, NE 68952 Cloud, NE 68970 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 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 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. (303) 304-4722 Jennine Schneider Phone Number Print or Type Name of Grantee or Au horized Representative sign Grantee Date Title ature of Grantee or Authorized Representative here For Dept. Use Only Register of Deed's Use Only 28 Recording Data 26 Date Deed Recorded 27 Value of Stamp or Exempt Number

One (1), Two (2), Three (3) and Four (4), Block Twenty (20), Sawyer's Addition to Inavale, Webster County, Nebraska; and

All that portion of Lot Two (2) in the Northwest Quarter (NW1/4) of Section Two (2), Township One (1) North, Range Twelve (12), lying West of the East bank of Spring Creek, also known as the West six (6) acres of said lot, all West of the 6th P.M., Webster County, Nebraska. (2/3 interest)

Grantees

Stephen R. Deisley PO Box 41 Wolbach, NE 68882 308 750-4034

Jennifer Cottrell 15942 E. Rice Plaza #A Aurora, CO 80015 720 425-3078

Jennine Schneider 501 North Seward Street Red Cloud, NE 68970 303 304-4722 State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of Man A.D., 2022, at 2000 o'clock P.M. Recorded in Book 2022 on Page 1863

County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
3-31-22
S 22.50 By 00

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

JOINT TENANCY WARRANTY DEED

Stephen R. Deisley, a single person, Grantor, in consideration for love and affection to Grantees, Stephen R. Deisley, Jennifer Cottrell and Jennine Schneider, 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 One (1), Two (2), Three (3) and Four (4), Block Twenty (20), Sawyer's Addition to Inavale, Webster County, Nebraska; and

All that portion of Lot Two (2) in the Northwest Quarter (NW1/4) of Section Two (2), Township One (1) North, Range Twelve (12), lying West of the East bank of Spring Creek, also known as the West six (6) acres of said lot, all West of the 6th P.M., 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 March 26, 2022.

Stephen R. Deisley

STATE OF NEBRASKA, COUNTY OF WEBS TELL) ss.

The foregoing instrument was acknowledged before me on March 26, 2022 by Stephen, R. Deisley, a single person.

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

Notary Public