

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	547	2/28/2022	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001701600		63	4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	3	3	00000		000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
53,380		195,360		248,740		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 6				
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:			
IRRIGATED	1A1					GRASSLAND	1G1						
	1A						1G						
	2A1						2G1						
	2A						2G						
	3A1						3G1						
	3A						3G						
	4A1						4G1						
	4A						4G						
DRYLAND	1D1					Shelterbelt/Timber							
	1D					Accretion							
	2D1					Waste							
	2D					Other							
	3D1					AG LAND TOTAL							
	3D					Roads	0.230						
	4D1					Farm Sites	1.000			13,840			
	4D					Home Sites	5.660			39,540			
						Recreation							
	Dwellings			191,980		Other							
	Outbuildings			3,380		Non-AG TOTAL	6.890			53,380			

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)	

Real Estate Transfer Statement

63

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 02 Day 28 Yr. 2022	4 Date of Deed Mo. 02 Day 28 Yr. 2022
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kenneth E. Bonifas and Dianna Bonifas Street or Other Mailing Address 2422 Rd. 1625 City Blue Hill State NE Zip Code 68930 Phone Number (402) 461-1757 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) see Addendum Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

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

8 Type of Deed

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$228,095

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

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

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

18 Address of Property
2422 Rd. 1625
Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Kenneth & Dianna Bonifas
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 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

Michelle J. Oldham (402) 462-0300
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney 2/28/22
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 1 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2022, Pg 547	

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

Rorise Petsch County Clerk
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 68902-0309

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: February 28, 2022.

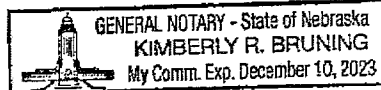
Kenneth E Bonifas
Kenneth E. Bonifas

Dianna Bonifas
Dianna Bonifas

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on February 28, 2022, by Kenneth E. Bonifas and Dianna Bonifas, husband and wife.

Kimberly R Bruning
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	558	3/2/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000102500		64		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371				00	0	10005		004	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
310		25,750		26,060		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL								
	3D					Roads								
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					25,750								
	Outbuildings													
						Non-AG TOTAL								

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

(Continue on back)

Real Estate Transfer Statement

64

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 3 Day 2 Yr. 2022	4 Date of Deed Mo. 3 Day 2 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kenneth L. Van Wey and Debra K. Van Wey Street or Other Mailing Address 941 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number n/a Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joseph J. McDole Street or Other Mailing Address 841 N Walnut St City Red Cloud State NE Zip Code 68970 Phone Number n/a Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$3,500

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

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

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

18 Address of Property
 446 N Webster St
 Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The West 64.8 feet of Lots One (1) and Two (2), Block Four (40, Original Town of Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	3,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
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 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.

Joseph J. McDole 402-746-2774
 Print or Type Name of Grantee or Authorized Representative Phone Number
3/2/2022
 Signature of Grantee or Authorized Representative Grantee Date

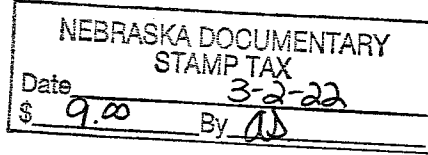
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 2 Yr. 22	27 Value of Stamp or Exempt Number \$ 9.00	28 Recording Data BK 2022, pg 558

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

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 558

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Mar A.D., 2022, at 3:46 o'clock PM. Recorded in Book 2022 on Page 558
Louise Petach County Clerk
AD Deputy
Ind Comp Assessor Carded



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.

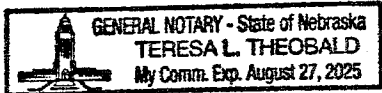
Executed March 2, 2022.

Kenneth L. Van Wey

Debra K. Van Wey

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on March 2, 2022 by Kenneth L. Van Wey and Debra K. Van Wey, husband and wife.



Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	565	3/7/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001002500		65		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	6	1	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
178,550		127,600		306,150		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	22.130		30,985				
	1A						1G							
	2A1	3.100		14,200			2G1	2.670		3,740				
	2A						2G							
	3A1						3G1	14.320		20,050				
	3A						3G							
	4A1						4G1	13.950		13,950				
	4A	1.200		5,075			4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	8.840		24,265		Accretion								
	2D1	6.910		18,970		Waste								
	2D					Other								
	3D1	3.260		7,875		AG LAND TOTAL		76.730		139,710				
	3D					Roads								
	4D1	0.070		120		Farm Sites		1.000		13,840				
	4D	0.280		480		Home Sites		1.000		25,000				
						Recreation								
	Dwellings			72,975		Other								
	Outbuildings			54,625		Non-AG TOTAL		2.000		38,840				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; SALE BETWEEN PARENT & CHILD	
Comments from	Comments:
001002500	
(Continue on back)	

Real Estate Transfer Statement

65

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>3</u> Day <u>7</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>3</u> Day <u>7</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Wendell Keller Ord and Patsy Ord Street or Other Mailing Address 1955 Hwy 136 City Guide Rock State NE Zip Code 68942		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Wendell J. Ord and Diana L. Ord Street or Other Mailing Address 1938 W Hwy 136 City Guide Rock State NE Zip Code 68942	
Phone Number (402) 746-0335		Phone Number (402) 257-7003	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address n/a		Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) <u>Taking over mortgage</u>

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

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

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

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

14 What is the current market value of the real property?
\$280,440

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ 129,999.25 3.75 %

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 Ssouthern Title, LLC No

18 Address of Property
**1955 Hwy 136
Guide Rock, NE 68942**

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 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 78.730+-

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

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.

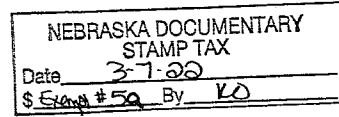
Wendell J. Ord (402) 257-7003
Print or Type Name of Grantee or Authorized Representative Phone Number

Wendell J. Ord Grantee 3/ /2022
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>7</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt</u> # <u>5a</u>	28 Recording Data <u>BL 2022 Pg 565</u>

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of March A.D., 2022, at 9:32 o'clock A. M. Recorded in Book 2006 on Page 565
Louise Petsch County Clerk
10.00 Deputy
ind Comp Assessor Carded



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

JOINT TENANCY WARRANTY DEED

Wendell Keller Ord and Patsy Ord, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Wendell J. Ord and Diana L. Ord, 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 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:

- (1) are lawfully seized 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.

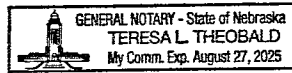
Executed March 7, 2022.

Wendell Keller Ord
Wendell Keller Ord

Patsy Ord
Patsy Ord

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on March 7, 2022 by Wendell Keller Ord and Patsy Ord, husband and wife.



Teresa L. Theobald
Notary Public

My commission expires: 8/27/2025

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	577	3/14/2022	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000107000		66		4	05	GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10005		013	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
415		17,395		17,810		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
Residential						Commercial								
Multiple Improvements:						Multiple Improvements. :								
Construction Date:						Construction Date : 1922								
Floor:						Floor Sq. Ft. : 762								
Building Cost New:						Cost : 96,270								
Single Family Style: 101						Residential Condition: 20								
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out								
(101) <input checked="" type="checkbox"/> One Story						(20) <input checked="" type="checkbox"/> Badly Worn								
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average								
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good								
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good								
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent								
(106) <input type="checkbox"/> Other														
Townhouse or Duplex Style:						Residential Quality: 30								
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low								
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair								
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input checked="" type="checkbox"/> Average								
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good								
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good								
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent								
(305) <input type="checkbox"/> Two Story Duplex														
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; BETWEEN PARENTS & CHILD														
Comments from						Comments:								
000107000														

(Continue on back)

Real Estate Transfer Statement

666

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>18</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>02</u> Day <u>18</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Donald D. Miner and Velma F. Miner Street or Other Mailing Address 245 S Walnut St			
City		State		City		State	
				Red Cloud		NE	
Zip Code		Zip Code		Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
		68970				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$17,810

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

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

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

18 Address of Property
**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) and Fifteen (15), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska

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

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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: **Bridget Daehling**

Signature of Grantee or Authorized Representative: *Bridget Daehling*

Title: **Real Estate Broker**

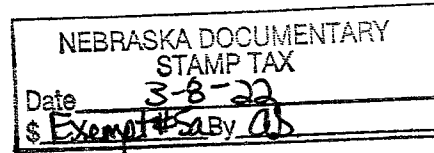
Phone Number: **402-746-2242**

Date: **3/18/2022**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>8</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt # 59	28 Recording Data BL 2022, Pg 577	

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 8 day
of MAR A.D., 2022, at 3:22
o'clock PM. Recorded in Book 2022
on Page 577-581
Yvonne Petach County Clerk
28.00 Deputy
Ind Comp Assessor Carded



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

QUITCLAIM DEED

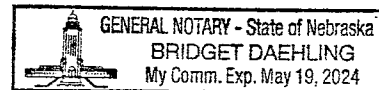
Steven A. Miner, a married person and resident of Kansas; Connie F. Miner, a single person; Duane R. Miner and Mary B. Miner, husband and wife; and Barbara S. McVicker, a single person, Grantors, in consideration love and affection, received from Grantee, Donald D. Miner and Velma F. Miner, husband and 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 March 14, 2022.

Steven A. Miner
Steven A. Miner

STATE OF Nebraska)
) ss.
COUNTY OF Webster)



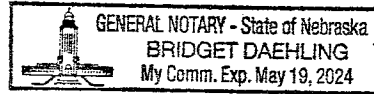
The foregoing instrument was acknowledged before me on March 14, 2022 by Steven A. Miner, a married person and resident of Kansas.

Bridget Daehling
Notary Public

Barbara S. McVicker

Barbara S. McVicker

STATE OF *Nebraska*)
) ss.
COUNTY OF *Webster*)



The foregoing instrument was acknowledged before me on *February 25*, 2022, by Barbara S. McVicker, a single person.

Bridget Daebling

Notary Public

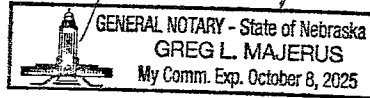
Duane R. Miner
Duane R. Miner

Mary B. Miner
Mary B. Miner

STATE OF NEBRASKA)
) ss.
COUNTY OF Severnd)

The foregoing instrument was acknowledged before me on February 26, 2022 by Duane R. Miner and Mary B. Miner, husband and wife.

Greg L. Majerus
Notary Public



Barbara S. McVicker

STATE OF Colorado)
) ss.
COUNTY OF Larimer)

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

Shayna L Mitchell
Notary Public

~~SHAYNA L MITCHELL
Notary Public
State of Colorado
Notary ID # 20034024343
My Commission Expires 08-09-2023~~

3

Connie F Miner
Connie F. Miner

STATE OF Colorado)
) ss.
COUNTY OF Larimer)

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

Shayna L Mitchell
Notary Public

SHAYNA L MITCHELL
Notary Public
State of Colorado
Notary ID # 20034024343
My Commission Expires 08-09-2023

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.	Book	Page	Sale Date	School District Code										
91	2022	582	3/8/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000107000		67		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		013	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
415		17,395		17,810		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements. :
Construction Date:		Construction Date : 1922	Construction Date :
Floor:		Floor Sq. Ft. : 762	Floor Sq. Ft. :
Building Cost New:		Cost : 96,270	Cost :
Single Family Style: 101		Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000107000	
(Continue on back)	

Real Estate Transfer Statement

67

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 03 Day 08 Yr. 2022		4 Date of Deed Mo. 02 Day 28 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donald D. Miner and Velma F. Miner Street or Other Mailing Address 245 S Walnut St City Red Cloud State NE Zip Code 68970 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gloria Whitehurst Street or Other Mailing Address 255 W 5th Avenue City Red Cloud State NE Zip Code 68970 Phone Number			
Email Address n/a				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$17,810

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

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

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

18 Address of Property
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) and Fifteen (15), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska

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

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

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

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

Print or Type Name of Grantee or Authorized Representative: Gloria Whitehurst
Signature of Grantee or Authorized Representative: Bridget Deon
Title: Real Estate Grantee Broker
Phone Number: 402-746-2242
Date: 3/8/2022

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 8 Yr. 22	27 Value of Stamp or Exempt Number \$ 56.25	28 Recording Data BL 2022, Pg 582	

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 8 day of Mar A.D., 2022, at 3:24 o'clock P.M. Recorded in Book 2022 on Page 582
Louis Patrick County Clerk
10-00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-8-22
\$ 56.25 By LD

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

WARRANTY DEED

Donald D. Miner and Velma F. Miner, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Gloria Whitehurst, 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

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

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

Executed February 28, 2022.

Donald D. Miner
Donald D. Miner

Velma F. Miner
Velma F. Miner

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

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

The foregoing instrument was acknowledged before me on February 28, 2022 by Donald D. Miner and Velma F. Miner, husband and wife.

Bridget Daehling
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	583	1/24/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001409100		68		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	22	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
162,570				162,570		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	43.070		60,300				
	1A						1G	36.920		51,690				
	2A1						2G1	6.640		9,295				
	2A						2G							
	3A1						3G1	16.690		23,365				
	3A						3G	2.410		3,375				
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste		51.940		14,545				
	2D					Other								
	3D1					AG LAND TOTAL		157.670		162,570				
	3D					Roads		2.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		2.000						

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

Real Estate Transfer Statement

68

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, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone

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

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

9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer: Distribution, Auction, Court Decree, Easement, Exchange, Foreclosure, Gift, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?

14 What is the current market value of the real property?, 15 Was the mortgage assumed?

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?

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

20 Legal Description: The Northwest Quarter (NW1/4) of Section Twenty-two (22), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

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

Table with 2 columns: Question (22-24) and Amount (\$). 22 Total purchase price, 23 Was non-real property included, 24 Adjusted purchase price.

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

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

Register of Deed's Use Only: 26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data. For Dept. Use Only

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of Mar A.D., 2022, at 11:13 o'clock a M. Recorded in Book 2022 on Page 583
Chaise Petach County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-9-22
\$ 454.50 By AB

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. Schriener, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW¼) 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
Serena Fern Boner, Trustee

Glenda Marie Tietjen
Glenda Marie Tietjen, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on February 10th, 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 10-22-2022

David S. Rowland
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	603	3/4/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001106701		69		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	14	4	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
295,715				295,715		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	84.750		232,640		Shelterbelt/Timber								
	1D					Accretion								
	2D1	0.880		2,415		Waste	23.610					6,610		
	2D	5.850		14,130		Other								
	3D1					AG LAND TOTAL	138.300					295,715		
	3D					Roads	0.750							
	4D1					Farm Sites								
	4D	23.210		39,920		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL	0.750							

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

69

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

1 County Name Webster		2 County Number 91	3 Date of Sale/Transfer Mo. 03 Day 04 Yr. 2022	4 Date of Deed Mo. 03 Day 28 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Thatcher E. Hilyard and Jessie L. Hilyard, husband and wife Street or Other Mailing Address 12577 Oakridge Ct City Council Bluffs State IA Zip Code 51503			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael L. Hynek, a married person Street or Other Mailing Address 1058 RD 2300 City Guide Rock State NE Zip Code 68942	
Phone Number NA			Phone Number 402-257-2200	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address dwiebe@charter-title.net			Email Address dwiebe@charter-title.net	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 132,000.00

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company 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
Guide Rock, NE 68942**

18a No address assigned 18b Vacant Land

20 Legal Description
SEE ATTACHED EXHIBIT "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	132,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	132,000.00

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

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

sign here

Michael L. Hynek
Print or Type Name of Grantee or Authorized Representative

Michael L. Hynek
Signature of Grantee or Authorized Representative

402-257-2200
Phone Number

March 4, 2022
Date

Grantee or Authorized Representative
Title

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 9 Yr. 22	27 Value of Stamp or Exempt Number \$ 297.00	28 Recording Data BKad22,fg 603	

EXHIBIT "A"

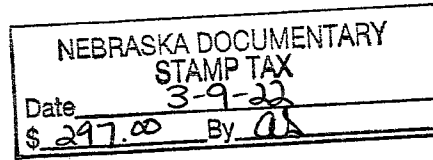
All of our one-fourth interest in and to the Southeast Quarter (SE1/4) of Section 14, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska, EXCEPT:

A tract of land comprising a part of the Southeast Quarter (SE1/4) 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 (SE1/4); thence running southerly on the east line of said Southeast Quarter (SE1/4), 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 (SE1/4); thence running N89°54'32"E, on the north line of said Southeast Quarter (SE1/4), 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 }

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of Mar A.D., 20 22, at 3:35 o'clock PM. Recorded in Book 2022 on Page 603-604
Louise Petach County Clerk
16.00 AS Deputy
Ind _____ Comp _____ Assessor _____ Carded _____



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 consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Michael L. Hynek, a ~~single~~ ^{married} 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 seized 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 25 day of February, 2022.

Thatcher E. Hilyard

Jessie L. Hilyard

STATE OF Iowa
COUNTY OF Pottawattamie

The foregoing instrument was acknowledged before me this 25th day of February, 2022 by Thatcher E. Hilyard and Jessie L. Hilyard, husband and wife.

Notary Public

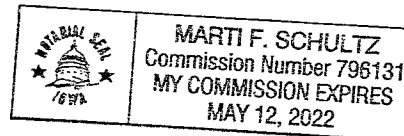


EXHIBIT "A"

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 (SE1/4) 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 (SE1/4); thence running southerly on the east line of said Southeast Quarter (SE1/4), 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 (SE1/4); thence running N89°54'32"E, on the north line of said Southeast Quarter (SE1/4), 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;

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	605	3/4/2022	Base: 65-0011		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001106701		70	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	14	4	00000	1	000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
295,715				295,715		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9				
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:			
IRRIGATED	1A1					GRASSLAND	1G1						
	1A						1G						
	2A1						2G1						
	2A						2G						
	3A1						3G1						
	3A						3G						
	4A1						4G1						
	4A						4G						
DRYLAND	1D1	84.750		232,640		Shelterbelt/Timber							
	1D					Accretion							
	2D1	0.880		2,415		Waste	23.610				6,610		
	2D	5.850		14,130		Other							
	3D1					AG LAND TOTAL	138.300				295,715		
	3D					Roads	0.750						
	4D1					Farm Sites							
	4D	23.210		39,920		Home Sites							
						Recreation							
	Dwellings					Other							
	Outbuildings					Non-AG TOTAL	0.750						

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

(Continue on back)

70

Real Estate Transfer Statement

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 03 Day 04 Yr. 2022		4 Date of Deed Mo. 03 Day 28 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Duane A. Hilyard and Louise E. Hilyard, husband and wife Street or Other Mailing Address 68475 Oxford Rd City Cumberland State IA Zip Code 50843				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael L. Hynek, a married person Street or Other Mailing Address 1058 RD 2300 City Guide Rock State NE Zip Code 68942			
Phone Number NA		Phone Number 402-257-2200		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
~~\$264,981.00~~ **132,981.00**

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company 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
Guide Rock, NE 68942

18a No address assigned 18b Vacant Land

20 Legal Description
SEE ATTACHED EXHIBIT "A"

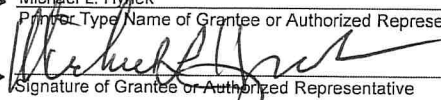
21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	264,981.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0.00 132,981.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	264,981.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____		132,981.00

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

sign here

▶ **Michael L. Hynek**
Print or Type Name of Grantee or Authorized Representative

▶ 
Signature of Grantee or Authorized Representative

402-257-2200
Phone Number

March 4, 2022
Date

Grantee or Authorized Representative
Title

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 9 Yr. 22	27 Value of Stamp or Exempt Number \$ 299.25	28 Recording Data BK2022, Pg 605	

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 (SE¼) 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 (SE¼); 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 (SE¼); thence running N89°54'32"E, on the north line of said Southeast Quarter (SE¼), 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 }
County of Webster } ss.

BOOK 2022 PAGE 605

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 9 day
of Mar A.D., 2022, at 3:39
o'clock P.M. Recorded in Book 2022
on Page 605-606
Louise E. Hilyard County Clerk
16.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-9-22
\$ 299.25 BLD

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 ^{married} ~~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 28th day of February, 2022.

Duane A. Hilyard
Duane A. Hilyard

Louise E. Hilyard
Louise E. Hilyard

STATE OF IOWA
COUNTY OF CASS

The foregoing instrument was acknowledged before me this 28th day of February, 2022 by Duane A. Hilyard and Louise E. Hilyard, husband and wife.

Jennifer L. Holste
Notary Public Jennifer L. Holste

JENNIFER L. HOLSTE
Commission Number 180104
My Commission Expires 2022

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 (SE1/4) 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 (SE1/4); thence running southerly on the east line of said Southeast Quarter (SE1/4), 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 (SE1/4); thence running N89°54'32"E, on the north line of said Southeast Quarter (SE1/4), 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;

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	619	3/8/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001702001		71		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	3	3	00000		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
38,840		150,005		188,845		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 01	C) 5	D) 2	E) 0	F) 4			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL								
	3D					Roads		0.080						
	4D1					Farm Sites		0.330		13,840				
	4D					Home Sites		1.000		25,000				
						Recreation								
	Dwellings			148,320		Other								
	Outbuildings			1,685		Non-AG TOTAL		1.410		38,840				

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)	

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

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

1 County Name Webster, 2 County Number 91, 3 Date of Sale/Transfer Mo. 3 Day 8 Yr. 22, 4 Date of Deed Mo. 2 Day 3 Yr. 22, 5 Grantor's Name NEI Global Relocation Company, 6 Grantee's Name Chris P. Kriz and Shari L. Kriz, 7 Property Classification Number, 8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives, 14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent, 18a No address assigned, 18b Vacant land, 20 Legal Description, 21 If agriculture, list total number of acres transferred in this transaction.

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

8 Type of Deed: Bill of Sale, Cemetery, Death Certificate, Conservator, Distribution, Easement, Executor, Land Contract/Memo, Lease, Mineral, Partition, Sheriff, Warranty, Other. 9 Was transfer part of IRS like-kind exchange? 10 Type of Transfer: Auction, Court Decree, Exchange, Distribution, Foreclosure, Grantor Trust, Irrevocable Trust, Partition, Revocable Trust, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other. 11 Was ownership transferred in full? 12 Was real estate purchased for same use?

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

14 What is the current market value of the real property? \$365,000.00. 15 Was the mortgage assumed? No. 16 Does this conveyance divide a current parcel of land? No. 17 Was transfer through a real estate agent or a title company? Yes Stewart Title. 18 Address of Property: 2404 Road 1625, Blue Hill, NE 68930. 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Same as #6 above. 18a No address assigned, 18b Vacant land.

20 Legal Description (Attach additional pages, if needed.) See Exhibit "A" attached hereto and made a part hereof. 21 If agriculture, list total number of acres transferred in this transaction. 22 Total purchase price, including any liabilities assumed: \$365,000.00. 23 Was non-real property included in the purchase? No. 24 Adjusted purchase price paid for real estate (line 22 minus line 23): \$365,000.00. 25 If this transfer is exempt from the documentary stamp tax, list the exemption number.

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

sign here: Chris P. Kriz, Print or Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, Grantee, Title, 402-469-2054, Phone Number, 3/8/2022, Date.

Register of Deed's Use Only: 26 Date Deed Recorded Mo. 3 Day 10 Yr. 22, 27 Value of Stamp or Exempt Number \$ 821.25, 28 Recording Date BK 2022, 619. For Dept. Use Only.

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

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 10 day of March A.D., 2022, at 12:43 o'clock PM. Recorded in Book 2022 on Pages 619-621

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

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

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 unto **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, 2022

NEI Global Relocation Company, a Nebraska Corporation

Lauree D. Hamilton
By: Lauree D. Hamilton
Title: Operations Act. Mgr.

State of Nebraska

County of Douglas

The foregoing instrument was acknowledged before me this 3rd day of February, 2022 by Lauree D. Hamilton as Ops Act + Mgr of NEI Global Relocation Company, a Nebraska Corporation.

Kathleen K. Sass
Notary Public:
My Commission Expires: 9-2-24

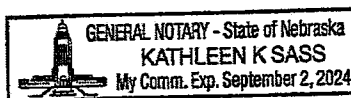


EXHIBIT "A"
LEGAL DESCRIPTION

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.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	640	3/10/2022	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000129800		72	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		016	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
830		5,045		5,875		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1910	Construction Date :
Floor:	Floor Sq. Ft. : 2,138	Floor Sq. Ft. :
Building Cost New:	Cost : 250,190	Cost :
Single Family Style: 101	Residential Condition: 10	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 50	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input checked="" type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000129800	
(Continue on back)	

Real Estate Transfer Statement

12

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

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

1 County Name WEBSTER - 91, 2 County Number, 3 Date of Sale/Transfer Mo. 3 Day 10 Yr. 22, 4 Date of Deed Mo. 3 Day 7 Yr. 22, 5 Grantor's Name, Address, and Telephone (Please Print) Thomas Reese Gallagher, 6 Grantee's Name, Address, and Telephone (Please Print) John A Yost and Gary Wade Leak, 7 Property Classification Number.

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

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

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

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

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

14 What is the current market value of the real property? \$5,875; 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) No

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

18 Address of Property 937 North Cedar Street, 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.) 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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$0.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$0.00.

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

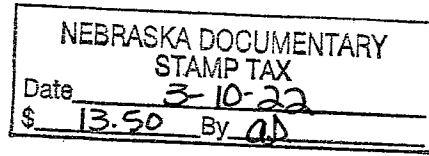
John A Yost, Print or Type Name of Grantee or Authorized Representative, 917 375-1308 Phone Number, Signature of Grantee or Authorized Representative, Title, Date

Register of Deed's Use Only: 26 Date Deed Recorded Mo. 3 Da 9 Yr. 22, 27 Value of Stamp or Exempt Number \$ 13.50, 28 Recording Data BK 2022, Pg 640; For Dept. Use Only

State of Nebraska }
County of Webster } ss.

BOOK 2022 PAGE 640

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of Mar A.D., 2022, at 1:39 o'clock P M. Recorded in Book 2022 on Page 640
Louise Peter County Clerk
AD Deputy
Ind Comp Assessor Carded



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

JOINT TENANCY WARRANTY DEED

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

Lots Three (3) Four (4) and Five (5), Block Sixteen (16), Smith & Moore's Addition to the City of Red Cloud, Webster County, Nebraska.

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

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

Executed March 7, 2022.

Thomas Reese Gallagher
Thomas Reese Gallagher

STATE OF NEW YORK, COUNTY OF NEW YORK) ss.

The foregoing instrument was acknowledged before me on MARCH 7th, 2022 by Thomas Reese Gallagher, a single person.

Jennifer Ro
Notary Public

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	641	3/10/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002107500		73		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	6	0	00000	1	000	0120		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,402,645		129,950		1,532,595		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	145.950	668,450	GRASSLAND	1G1	36.870	51,615							
	1A	3.910	17,910		1G	24.090	32,200							
	2A1				2G1	1.680	2,350							
	2A	13.910	60,790		2G									
	3A1				3G1									
	3A				3G									
	4A1	25.650	108,500		4G1	0.840	235							
	4A	11.180	47,290		4G	41.250	11,550							
DRYLAND	1D1	76.000	208,620	Shelterbelt/Timber										
	1D	42.000	115,290	Accretion		5.830								
	2D1			Waste										
	2D			Other										
	3D1	3.000	7,245	AG LAND TOTAL		465.160	1,388,805							
	3D			Roads		11.920								
	4D1	33.000	56,760	Farm Sites		1.000	13,840							
	4D			Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings		129,950	Non-AG TOTAL		12.920	13,840							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
SPECIAL WD; TRANSFER PROPERTY TO LLC	
Comments from	Comments:
002107500 002115200	
(Continue on back)	

Real Estate Transfer Statement

13

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

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

1 County Name 2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>3</u> Day <u>10</u> Yr. <u>22</u>		4 Date of Deed Mo. <u>3</u> Day <u>7</u> Yr. <u>22</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached. Street or Other Mailing Address 1601 Dodge Street, Suite 3700 City Omaha State NE Zip Code 68102 Phone Number Email Address			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Fairacre Farms, LLC Street or Other Mailing Address 1601 Dodge Street, Suite 3700 City Omaha State NE Zip Code 68102 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address		

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

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

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

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

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Family 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 relatives? (If Yes, check the appropriate box.)
 Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property?
\$1,478,060

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

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

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

18 Address of Property
NA - Rural

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

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 478.08

22 Total purchase price, including any liabilities assumed	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	0.00
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 exemption number 5b

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

sign here **Thomas J. Kelley** (402) 341-3070
Print or Type Name of Grantee or Authorized Representative Phone Number
Thomas J. Kelley Attorney 3-9-2022
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>10</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK 2022 Pg 641</u>

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 ½), 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 corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred? Yes No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred? Yes No

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.

Grantors (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)


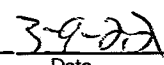
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)

Grantees (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
James J. Niemeier	James and Cathy: Brother/Sister
Cathy A. Ringler	

Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all of the relevant details of the conveyance information described above.

I further certify that documentation that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue.

sign here  _____ **Attorney**  _____
 Grantor or Grantor Representative Title 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 }
County 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

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

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

SPECIAL WARRANTY DEED

JAMES J. NIEMEIER, along with his spouse, JON ANN NIEMEIER, and CATHY A. RINGLER, along with her spouse, MIKE RINGLER (collectively, "Grantor"), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby convey to FAIRACRE FARMS, LLC, a Nebraska limited liability company ("Grantee"), the following real estate in Webster County, Nebraska:

South One-half (S ½), Section Six (6), Township Four (4) North, Range Eleven (11), West of the Sixth (6th) P.M., Webster County, Nebraska; AND the Northwest Quarter of Section 32, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

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

The Grantor covenants with the Grantee that the Grantor:

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

Executed: March 7, 2022.

GRANTOR:

[Signature]
JAMES J. NIEMEIER

[Signature]
JON ANN NIEMEIER

STATE OF NEBRASKA)
COUNTY OF Douglas) ss.

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

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

[Signature]
NOTARY PUBLIC

[Second Signature Page Follows]


GRANTOR:

Cathy A. Ringler
 CATHY A. RINGLER

Michael W. Ringler
 MIKE RINGLER

STATE OF NEBRASKA)
) ss.
 COUNTY OF Douglas)

The foregoing instrument was acknowledged before me on March 4, 2022, by CATHY A. RINGLER and MIKE RINGLER.

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

Caleb Wismont
 NOTARY PUBLIC

[Second Signature Page]

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	660	3/11/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001503500		74		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	31	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
221,415				221,415		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	112.010		156,810				
	1A						1G	0.820		1,150				
	2A1						2G1	45.310		63,435				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste		0.080		20				
	2D					Other								
	3D1					AG LAND TOTAL		158.220		221,415				
	3D					Roads		2.010						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		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)

Real Estate Transfer Statement

74

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 03 Day 11 Yr. 2022
4 Date of Deed Mo. 03 Day 08 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Kandy Sue Kohn Williams and Donald Williams
6 Grantee's Name, Address, and Telephone (Please Print) Irene S Kohn
Street or Other Mailing Address 1082 Road 3400
City Superior State NE Zip Code 68978
Street or Other Mailing Address 3064 Hwy 136
City Superior State NE Zip Code 68978
Phone Number (402) 879-3156
Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No
Email Address

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

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

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

11 Was ownership transferred in full? (If No, explain the division.) Yes, No undivided one-third (1/3) interest
12 Was real estate purchased for same use? (If No, state the intended use.) Yes, No

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

14 What is the current market value of the real property? 68,335 for 1/3 value
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes, No \$ %

16 Does this conveyance divide a current parcel of land? Yes, No
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes, No

18 Address of Property Rural Webster County, Nebraska
19 Name and Address of Person to Whom the Tax Statement Should be Sent 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

Table with 2 columns: Question number and Amount. Row 22: Total purchase price, including any liabilities assumed \$ 0.00. Row 23: Was non-real property included in the purchase? \$ 0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00.

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

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

Signature block for David H. Fisher, Closing Attorney/Attorney for Grantee, (402) 463-1383, Phone Number, 03/11/2022, Date

Register of Deed's Use Only: 26 Date Deed Recorded Mo. 3 Day 14 Yr. 22, 27 Value of Stamp or Exempt Number \$ Exempt #5a, 28 Recording Data BK2022, Pg 660

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/14/22
\$ Ex05a By AS

Bk 2022, Pg 660

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 14 day
of March A.D., 2022, at 10:03
o'clock AM. Recorded in Book 2022
on Page 660

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

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

WARRANTY DEED

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: March 8, 2022.

Kandy Sue Kohn Williams
KANDY SUE KOHN WILLIAMS

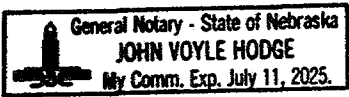
Donald Williams
DONALD WILLIAMS

STATE OF NEBRASKA)
) ss:
COUNTY OF Nuckolls)

The foregoing instrument was acknowledged before me on March 8, 2022, by
KANDY SUE KOHN WILLIAMS and DONALD WILLIAMS, wife and husband.

John Voyle Hodge
Notary Public

2726134



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	661	3/11/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001503500		75		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	31	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
221,415				221,415		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	112.010		156,810				
	1A						1G	0.820		1,150				
	2A1						2G1	45.310		63,435				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste		0.080		20				
	2D					Other								
	3D1					AG LAND TOTAL		158.220		221,415				
	3D					Roads		2.010						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		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)

Real Estate Transfer Statement

75

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 03 Day 11 Yr. 2022		Mo. 02 Day 08 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Kitty Jo Kohn-Nemechek and Jesse Joe Nemechek				Grantee's Name (Buyer) Irene S Kohn			
Street or Other Mailing Address 71216 633 Drive				Street or Other Mailing Address 3064 Hwy 136			
City Humboldt		State NE		Zip Code 68376		City Superior	
		State NE		Zip Code 68978			
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization?	
				(402) 879-3156		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address		If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No Undivided one-third (1/3) interest

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

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

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

14 What is the current market value of the real property?
 68,335 for 1/3 value

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

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

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

18 Address of Property
 Rural Webster County, Nebraska

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

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

David H. Fisher (402) 463-1383

Print or Type Name of Grantee or Authorized Representative Phone Number

David H. Fisher Closing Attorney/Attorney for Grantee 03/11/2022

Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 3 Day 14 Yr. 22	\$ Exempt #5a	BK 2022 Pg 661	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/14/22
\$ Ex05a By AS

Bk 2022, Pg 661

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

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

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

WARRANTY DEED

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.

Kitty Jo Kohn Nemecek
KITTY JO KOHN-NEMECHEK

Jesse Joe Nemecek
JESSE JOE NEMECHEK

STATE OF NEBRASKA)
) ss:
COUNTY OF Richardson

The foregoing instrument was acknowledged before me on February 8, 2022, by KITTY JO KOHN-NEMECHEK and JESSE JOE NEMECHEK, wife and husband.

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

Tana J. Brown
Notary Public

2726151

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	678	3/14/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001908301		76		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	18	2	00000	1	000	8575		
Land		Improvements		Total		Date of Sale Property Classification Code								
623,555				623,555		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		2.000		2,800				
1A		48.000		219,840		1G		3.000		4,200				
2A1						2G1		1.000		1,400				
2A		15.000		65,550		2G		1.000		1,400				
3A1						3G1								
3A						3G								
4A1		21.000		88,830		4G1								
4A		45.000		190,350		4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		9.000		24,705		Accretion								
2D1						Waste								
2D		8.000		19,320		Other								
3D1						AG LAND TOTAL		156.000		623,555				
3D						Roads		4.000						
4D1						Farm Sites								
4D		3.000		5,160		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		4.000						

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

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>03</u> Day <u>14</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>03</u> Day <u>14</u> Yr. <u>2022</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Troy and Tracy Lammers and Tamara and Douglas Woellhof Street or Other Mailing Address 1006 North Franklin Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4587 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) 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 City Kenesaw State NE Zip Code 68956 Phone Number (402) 984-9062 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	
--	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
Rural Webster County, Nebraska

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Northwest Quarter (NW¼) 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 160+-.

22 Total purchase price, including any liabilities assumed	22	\$	1,075,000.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	35,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,040,000.00

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

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

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

_____ Attorney
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>14</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>2340.⁰⁰</u>	28 Recording Data <u>BK2022-1678</u>

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

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of Mar A.D., 2022, at 3:30 o'clock P.M. Recorded in Book 2022 on Page 678
Laurie Petrich County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-14-22
\$ 2340.00 By AB

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 (NW¼) 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 14th, 2022.

Douglas Woellhof
Douglas Woellhof

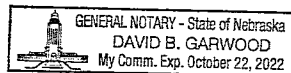
Tamara Woellhof
Tamara Woellhof

Troy Lammers
Troy Lammers

Tracy Lammers
Tracy Lammers

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 14th, 2022, by Troy Lammers and Tracy Lammers, husband and wife; and by Tamara Woellhof and Douglas Woellhof, wife and husband.



Comm. expires 10-22-2022

David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	679	3/14/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000123300		77		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371				00	0	10020		005	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
720		1,635		2,355		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000123300	
(Continue on back)	

Real Estate Transfer Statement

77

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>3</u> Day <u>14</u> Yr. <u>22</u>		4 Date of Deed Mo. <u>3</u> Day <u>14</u> Yr. <u>22</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Travis Kennedy and Kristy Kennedy Street or Other Mailing Address 205 East 7th Avenue City Red Cloud State NE Zip Code 68970				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) John A Yost and Gary Wade Leak Street or Other Mailing Address 39 East 19th Street, Floor 6 City New York State NY Zip Code 10003-1334			
Phone Number <u>402-746-0000</u>		Email Address NA		Phone Number (917) 375-1308		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$7,000

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

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

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

18 Address of Property

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 North Fifteen feet (N15') of Lot Twenty-one (21), Block Five (5), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

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

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

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

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

Don E. Theobald (402) 746-2774
Print or Type Name of Grantee or Authorized Representative Phone Number

Don E. Theobald Attorney 3/14/22
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>15</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>15.75</u>	28 Recording Data <u>BK2022, pg 679</u>

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of Mar A.D., 2022, at 9:54 o'clock A.M. Recorded in Book 2022 on Page 679
Louise Patock County Clerk
10.60 ab Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-15-22
\$ 15.75 By ab

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.

Executed March 14, 2022.

[Signature]
Travis Kennedy

[Signature]
Kristy Kennedy

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 14, 2022 by Travis Kennedy and Kristy Kennedy, a married couple.

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

[Signature]
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	680	3/15/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001814200		78		4 03		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491	1	11	16	4	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
65,250				65,250		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1		8.000		11,200				
2A						2G		19.000		26,600				
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1		6.000		16,470		Shelterbelt/Timber								
1D						Accretion								
2D1		4.000		10,980		Waste								
2D						Other								
3D1						AG LAND TOTAL		37.000		65,250				
3D						Roads		3.000						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		3.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
COUNTY COMMISSIONER'S DEED; SOUTH SECTION LINE ROAD D & 1000	
Comments from	Comments:
001814200	
(Continue on back)	

Real Estate Transfer Statement 78

FORM
521

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

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

1 County Name Webster	2 County Number Select County & County Number 91	3 Date of Sale/Transfer Mo. 3 Day 15 Yr. 22	4 Date of Deed Mo. 3 Day 15 Yr. 22
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) County of Webster Street or Other Mailing Address 621 N Cedar City Red Cloud State NE Zip Code 68970 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Thomas R. Pawley Street or Other Mailing Address 6107 Quail Ridge Ave City Hastings State NE Zip Code 68901 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
Road D + 1000

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

18a No address assigned 18b Vacant land

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:

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

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

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

sign here

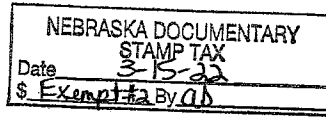
Print or Type Name of Grantee or Authorized Representative Paul Stone	Phone Number 3-15-22
Signature of Grantee or Authorized Representative	Date
Title Road Supervisor	

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 15 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK2022 Pg 680

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of Mar A.D., 2022 at 10:35 o'clock am. Recorded in Book 2022 on Page 680
Louise Petsch County Clerk
nc ds Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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

By: TJ Vance
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: Sept 28, 2024 Abbey Harig
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	681	3/15/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001814600		79		4 03		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491	1	11	21	1	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
289,610		3,325		292,935		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	41.770		58,480				
	1A						1G							
	2A1						2G1	7.650		10,710				
	2A						2G	29.260		40,965				
	3A1						3G1							
	3A						3G	5.110		7,155				
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	16.450		45,155		Accretion								
	2D1	30.710		84,300		Waste								
	2D					Other								
	3D1					AG LAND TOTAL		155.860		289,610				
	3D					Roads		2.650						
	4D1	8.070		13,880		Farm Sites								
	4D	16.840		28,965		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			3,325		Non-AG TOTAL		2.650						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
COUNTY COMMISSIONER'S DEED; N SECTION LINE ROAD D & 1000	
Comments from	Comments:
001814600	
(Continue on back)	

Real Estate Transfer Statement

79

FORM
521

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

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

1 County Name Webster		2 County Number Select County & County Number 91		3 Date of Sale/Transfer Mo. 3 Day 15 Yr. 22		4 Date of Deed Mo. 3 Day 15 Yr. 22	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) County of Webster Street or Other Mailing Address 621 N Cedar City Red Cloud State NE Zip Code 68970 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Thomas R. Paulsey Street or Other Mailing Address 6107 Quail Ridge Ave City Hastings State NE Zip Code 68901 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
Road D ≈ 1000

18a No address assigned 18b Vacant land

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

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

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

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

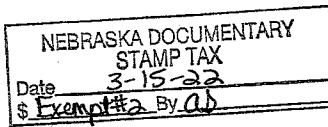
sign here

Print or Type Name of Grantee or Authorized Representative: **Paul Stone** Phone Number: **3-15-22**

Signature of Grantee or Authorized Representative: _____ Title: **Road Supervisor** Date: _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 15 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK 2022, Pg 681

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 Mar A.D., 2022 at 10:33
o'clock AM. Recorded in Book 2022
on Page 681
Louise Petsch County Clerk
nc Deputy
Ind Comp 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
Louise Petsch, County Clerk, Clerk of the
County Board of Commissioners of
The County of Webster, State of Nebraska

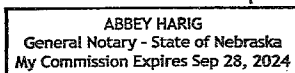
By: TJ Vance
TJ Vance, duly qualified and acting Chairman of the
County Board of Commissioners of
The County of Webster, State of Nebraska

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: Sept. 28, 2024 Abbey Harig
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	684	2/16/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002106800		80		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	3	0	00000	1	000	0045		
Land		Improvements		Total		Date of Sale Property Classification Code								
709,195				709,195		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	95.300	436,475	GRASSLAND	1G1									
	1A	24.300	111,295		1G									
	2A1	7.000	32,060		2G1									
	2A				2G									
	3A1				3G1									
	3A	0.200	850		3G									
	4A1	16.000	67,680		4G1									
	4A	5.900	24,955		4G									
DRYLAND	1D1			Shelterbelt/Timber										
	1D	9.800	26,905	Accretion										
	2D1	1.500	4,120	Waste										
	2D			Other										
	3D1	0.800	1,930	AG LAND TOTAL		162.500		709,195						
	3D			Roads		4.000								
	4D1	1.700	2,925	Farm Sites										
	4D			Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			Non-AG TOTAL		4.000								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S WD OF DISTRIBUTION; BETWEEN PARENT & CHILD	
Comments from	Comments:
002106800	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name	2 County Number Select County & County Number	3 Date of Sale/Transfer Mo. 02 Day 16 Yr. 2022	4 Date of Deed Mo. 02 Day 16 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) PAUL D. KRUEGER, TRUSTEE Street or Other Mailing Address 202 S HICKORY ST City BLUE HILL State NE Zip Code 68930 Phone Number (402) 469-4442 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) PEGGY SLOEY Street or Other Mailing Address 7723 W 19TH ST City GREELEY State CO Zip Code 80634 Phone Number (402) 580-9001 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N/A	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$966,000

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

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

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

18 Address of Property
1036 Z ROAD BLUE HILL NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent (SAME AS GRANTEE)

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 The Northwest Quarter (NW¼) of Section Three (3), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

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

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

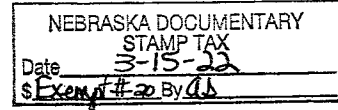
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20.

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

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Attorney Title March 14, 2022 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 15 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt #20	28 Recording Data BK2022, Pg 684

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 15 day
 of Mar A.D., 2022, at 3:50
 o'clock P.M. Recorded in Book 2022
 on Page 684
Yvonne Petrich County Clerk
10.00 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 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.

Executed February 16, 2022.

Paul D. Krueger, Trustee
 Paul D. Krueger, Trustee

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.

Comm. expires 10-22-2022

David B. Garwood
 Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	685	2/16/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002107200		81		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	4	0	00000	1	000	7008		
Land		Improvements		Total		Date of Sale Property Classification Code								
642,700				642,700		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	89.100	408,080			GRASSLAND	1G1							
	1A	26.400	120,910				1G							
	2A1						2G1							
	2A	1.600	6,990				2G							
	3A1						3G1							
	3A						3G							
	4A1	10.800	45,680				4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	17.600	48,310			Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		152.900	642,700					
	3D					Roads		4.000						
	4D1	7.400	12,730			Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S WD OF DISTRIBUTION, BETWEEN PARENT & CHILD	
Comments from	Comments:
002107200	
(Continue on back)	

Real Estate Transfer Statement

81

FORM
521

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

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

1 County Name	2 County Number <u>Select County & County Number</u>	3 Date of Sale/Transfer Mo. <u>02</u> Day <u>16</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>02</u> Day <u>16</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) PAUL D. KRUEGER, TRUSTEE Street or Other Mailing Address 202 S HICKORY ST City BLUE HILL State NE Zip Code 68930 Phone Number (402) 469-4442 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) NANCY CURRY Street or Other Mailing Address P O BOX 305 City BLUE HILL State NE Zip Code 68930 Phone Number (402) 756-2268 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$872,000

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

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

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

18 Address of Property
1036 Z ROAD BLUE HILL NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent (SAME AS GRANTEE)

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Southwest Quarter (SW¼) of Section Four (4), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

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

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

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

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

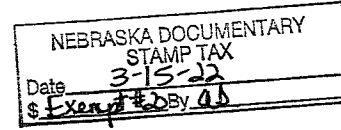
David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney **March 4, 2022**
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>15</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #20</u>	28 Recording Data <u>BK2022, Pg 685</u>

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of Mar A.D., 2022, at 4:01 o'clock P.M. Recorded in Book 2022 on Page 685
Janice Petch County Clerk
10-00 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 (SW¼) 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:

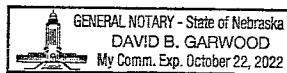
- (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed February 16, 2022.

Paul D. Krueger, Trustee
Paul D. Krueger, Trustee

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.



Comm. expires 10-22-2022

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	686	2/16/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002106900		82		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	3	3	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
688,790		817,330		1,506,120		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	61.400	281,215	GRASSLAND	1G1	8.100	11,340							
	1A	20.000	91,600		1G									
	2A1	16.100	73,740		2G1	1.300	1,820							
	2A	9.200	40,205		2G	1.600	2,240							
	3A1				3G1									
	3A				3G									
	4A1	18.000	76,140		4G1									
	4A	11.500	48,645		4G									
DRYLAND	1D1	5.300	14,550	Shelterbelt/Timber										
	1D	0.500	1,375	Accretion										
	2D1			Waste										
	2D			Other										
	3D1			AG LAND TOTAL		153.000	642,870							
	3D			Roads		4.000								
	4D1			Farm Sites		2.000	20,920							
	4D			Home Sites		1.000	25,000							
				Recreation										
	Dwellings		120,900	Other										
	Outbuildings		696,430	Non-AG TOTAL		7.000	45,920							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S WD OF DISTRIBUTION; BETWEEN PARENT & CHILD	
Comments from	Comments:
002106900	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name	2 County Number <div style="border: 1px solid black; padding: 2px;">Select County & County Number</div>	3 Date of Sale/Transfer Mo. <u>02</u> Day <u>16</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>02</u> Day <u>16</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) PAUL D. KRUEGER, TRUSTEE Street or Other Mailing Address 202 S HICKORY ST City BLUE HILL State NE Zip Code 68930 Phone Number (402) 469-4442 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) PAUL DON KRUEGER Street or Other Mailing Address 202 S HICKORY ST City BLUE HILL State NE Zip Code 68930 Phone Number (402) 469-4442 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$915,000

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

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

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

18 Address of Property
1036 Z ROAD BLUE HILL NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent (SAME AS GRANTEE)

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Southwest Quarter (SW¹/₄) of Section Three (3), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

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

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

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

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

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney
 Signature of Grantee or Authorized Representative Title
 Date **March 14 2022**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>15</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #20</u>	28 Recording Data <u>BK2022, Pg 686</u>

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 686

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of Mar A.D., 2022, at 4:03 o'clock A.M. Recorded in Book 2022 on Page 686
Pauline Peterh County Clerk
D. P. Deputy
Ind 10.00 Comp Assessor AD Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-15-22
\$ Exempt By AD

**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 (SW¼) 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 (E½E½NW¼) 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.

Paul D. Krueger, Trustee
Paul D. Krueger, Trustee

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
My Comm. Exp. October 22, 2022

Comm. expires 10-22-2022

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	704	3/15/2022	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001204600		83		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	11	4	00000	1	000	1995		
Land		Improvements		Total		Date of Sale Property Classification Code								
272,670				272,670		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	30.000		42,000				
	1A						1G	39.000		54,600				
	2A1						2G1							
	2A						2G	4.000		5,600				
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	62.000		170,190		Accretion								
	2D1					Waste		1.000		280				
	2D					Other								
	3D1					AG LAND TOTAL		136.000		272,670				
	3D					Roads		4.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001204600	
(Continue on back)	

Real Estate Transfer Statement

83

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 03 Day 15 Yr. 2022
4 Date of Deed Mo. 03 Day 15 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Menke Land and Cattle, LLC
6 Grantee's Name, Address, and Telephone (Please Print) Richard O. Majors and Joan F. Majors

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

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

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

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

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

14 What is the current market value of the real property? \$387,000
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land?
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Adams Land Title Co.

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

20 Legal Description (Attach additional pages, if needed.)
The North Half of the Southeast Quarter (N 1/2 SE 1/4), the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) and the East Half of the Southwest Quarter of the Southeast Quarter (E 1/2 SW 1/4 SE 1/4), 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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$387,000.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$387,000.00.

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Danielle L. Kelley, Closing Dept. Manager, (402) 463-4198, 03-15-2022

Register of Deed's Use Only

26 Date Deed Recorded Mo. 3 Day 16 Yr. 22
27 Value of Stamp or Exempt Number \$ 870.75
28 Recording Data BK 2022, pg 704

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/16/22
\$ 870.75 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of March A.D., 2022, at 12:58 o'clock PM. Recorded in Book 2022 on Page 704

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

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

Warranty Deed

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

GRANTOR covenants with GRANTEES that GRANTOR:

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

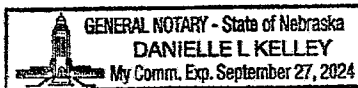
Executed 3-15, 2022.

MENKE LAND AND CATTLE LLC

By: *Michael G. Menke*
Michael G. Menke, Member

STATE OF NEBRASKA }
COUNTY OF Clay } ss.

On this 15th day of March, 2022, before me personally appeared **Michael G. Menke, Member of Menke Land and Cattle LLC**, on behalf of the company.



Danielle L. Kelley
Notary Public - *Danielle L. Kelley*

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	713	3/16/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000619200		84		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40025		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
520		5,850		6,370		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1905				Construction Date :						
Floor:				Floor Sq. Ft. : 624				Floor Sq. Ft. :						
Building Cost New:				Cost : 68,030				Cost :						
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:			Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD														
Comments from								Comments:						
000619200														
(Continue on back)														

Real Estate Transfer Statement

84

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

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

1 County Name Webster	2 County Number Select County & County Number 45	3 Date of Sale/Transfer Mo. 3 Day 16 Yr. 22	4 Date of Deed Mo. 3 Day 16 Yr. 22
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lee Meents Street or Other Mailing Address 11572 S. 150Rd City Wood River State NE Zip Code 68883 Phone Number 308-380-8282 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chad or Krystal Wulf Street or Other Mailing Address 2820 Rd J City Guide Rock State NE Zip Code 68942 Phone Number 402-879-1816 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address Krystalandjames@yahoo.com	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
16,370.00

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

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

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

18 Address of Property **740 Pleasant St
Guide Rock, NE 68942**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Chad or Krystal Wulf
2820 Rd J Guide Rock, NE 68942**

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots 11-13 Block 1 Roberts Edition

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

22 Total purchase price, including any liabilities assumed	\$ 12,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 12000.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative **Krystal Wulf** Phone Number **402-879-1816**

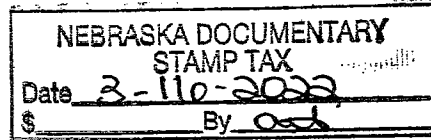
Signature of Grantee or Authorized Representative **Krystal Wulf** Title **owner** Date **3/16/22**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 16 Yr. 22	27 Value of Stamp or Exempt Number \$ 27.00	28 Recording Data BK 2022 Pg 713-716

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 16th day
of March A.D., 2022, at 3:35
o'clock P. M. Recorded in Book 2022
on Page 713-716
Louise Petsch County Clerk
\$28.00 ost Deputy
Ind Comp Assessor Carded

BOOK 2022 PAGE 713



RECORDING REQUESTED BY:
Chad Stewart Wulf

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

(Above reserved for official use only)

RETURN DEED TO:
Chad Stewart Wulf
2820 Rd J
Guide Rock, Nebraska 68942

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)

x/ 

Print Name: Lee Meents

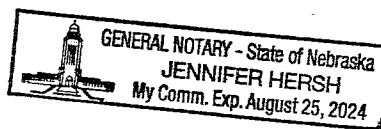
NOTARY ACKNOWLEDGMENT

NEBRASKA
COUNTY OF WEBSTER

On March 16, 2022 before me, Jennifer Hersh, personally appeared **Lee Meents**, 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.

WITNESS my hand and official seal.

Commission Expires: August 25, 2024



Jennifer Hersh
Notary Public, Nebraska

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	720	3/17/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001702200		85		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	4	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
705,255				705,255		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 10		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A		84.350		386,325		1G		0.210		295				
2A1		48.310		221,260		2G1		0.040		55				
2A		7.110		31,070		2G								
3A1						3G1								
3A						3G								
4A1		4.090		17,300		4G1								
4A		0.840		3,555		4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		5.280		14,495		Accretion								
2D1		6.680		18,335		Waste								
2D		4.570		11,035		Other								
3D1						AG LAND TOTAL		162.370		705,255				
3D						Roads		5.360						
4D1						Farm Sites								
4D		0.890		1,530		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		5.360						

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

85

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 3 Day 17 Yr. 2022 4 Date of Deed Mo. 3 Day 16 Yr. 2022

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

City State Zip Code City State Zip Code

Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?

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.

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death

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

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

14 What is the current market value of the real property? \$1,325,396 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property Ag land 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached

21 If agricultural, list total number of acres transferred in this transaction 168.12+-

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 1,395,396.00. Row 23: Was non-real property included in the purchase? Yes \$ 70,000.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 1,325,396.00.

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

Signatures: Teresa Theobald (Print or Type Name of Grantee or Authorized Representative), Mike Agent (Title), Phone Number 402-746-7246, Date 3/1/2022

Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Mo. 3 Day 17 Yr. 22 27 Value of Stamp or Exempt Number \$ 2983.50 28 Recording Data BK2022, p 720

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

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
402-984-0922

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

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 feet 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 }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of March A.D., 2022, at 03:40 o'clock PM. Recorded in Book 2022 on Pages 720-723

Lorise Petsch County Clerk
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 feet 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:

- (1) are lawfully seized 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.

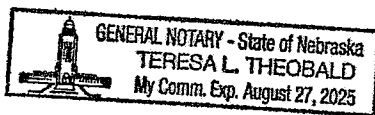
Executed March 16, 2022.

Michael Buschow
 Michael Buschow

Elizabeth L. Buschow
 Elizabeth L. Buschow

STATE OF NEBRASKA)
) ss.
 COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on March 16, 2022 by Michael Buschow and Elizabeth L. Buschow, husband and wife.



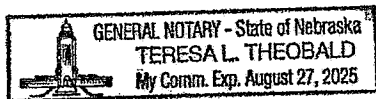
Teresa L. Theobald
 Notary Public

Keith Buschow
 Keith Buschow

Patricia Buschow
 Patricia Buschow

STATE OF NEBRASKA)
) ss.
 COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on March 16, 2022 by Keith Buschow and Patricia Buschow, husband and wife.



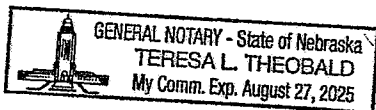
Teresa L. Theobald
 Notary Public

James Buschow
James Buschow

Julie Buschow
Julie Buschow

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

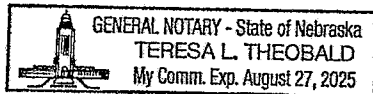
The foregoing instrument was acknowledged before me on March 16, 2022 by James Buschow, a married person and husband of Julie Buschow.



Teresa L. Theobald
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on March 16, 2022 by Julie Buschow, a married person and wife of James Buschow.



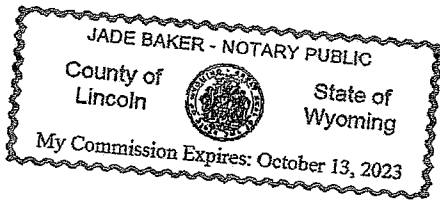
Teresa L. Theobald
Notary Public

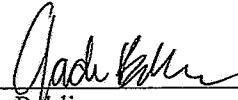


Roger Buschow

STATE OF Wyoming)
) 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.





Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	724	3/17/2022	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001702201	86	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
156,535	77,440	233,975		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 6			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	69.190	96,865						
1A				1G	9.500	13,300						
2A1				2G1	4.930	6,900						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	0.170	465		Accretion								
2D1	0.060	165		Waste								
2D				Other								
3D1				AG LAND TOTAL	83.850	117,695						
3D				Roads	2.500							
4D1				Farm Sites	1.000	13,840						
4D				Home Sites	1.000	25,000						
				Recreation								
Dwellings		21,415		Other								
Outbuildings		56,025		Non-AG TOTAL	4.500	38,840						

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)	

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 3 Day 17 Yr. 2022 4 Date of Deed Mo. 3 Day 16 Yr. 2022

5 Grantor's Name, Address, and Telephone (Please Print) See Attached 6 Grantee's Name, Address, and Telephone (Please Print) Michael R. Buschow and Elizabeth L. Buschow

City State Zip Code City State Zip Code Blue Hill NE 68970

Phone Number is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes No Yes No

Email Address n/a

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

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

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

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

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

14 What is the current market value of the real property? 307,500 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property 2493 Road 1550 Blue Hill, NE 68930 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See Attached

21 If agricultural, list total number of acres transferred in this transaction 84.17 +/-

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 307,500.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 307,500.00.

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

Michael R. Buschow Print or Type Name of Grantee or Authorized Representative 402-460-0959 Phone Number Signature of Grantee or Authorized Representative Grantee Title 3/16/2022 Date

Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Mo. 3 Day 17 Yr. 22 27 Value of Stamp or Exempt Number \$ 693.00 28 Recording Data BK 2022, Pg 724

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 O 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 feet 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 _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/17/22
\$ 693.00 By AS

Bk 2022, Pg 724

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of March A.D., 2022, at 03:42
o'clock PM. Recorded in Book 2022
on Pages 724-727

Lorise Petsch County Clerk
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 seized 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.

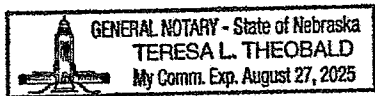
Executed March 16, 2022.

Michael A. Buschow
 Michael Buschow

Elizabeth L. Buschow
 Elizabeth L. Buschow

STATE OF NEBRASKA)
) ss.
 COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on March 16, 2022 by Michael Buschow and Elizabeth L. Buschow, husband and wife.



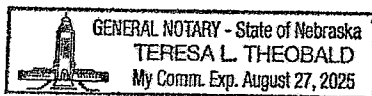
Teresa L. Theobald
 Notary Public

Keith Buschow
 Keith Buschow

Patricia Buschow
 Patricia Buschow

STATE OF NEBRASKA)
) ss.
 COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on March 16, 2022 by Keith Buschow and Patricia Buschow, husband and wife.



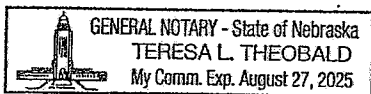
Teresa L. Theobald
 Notary Public

James Buschow
James Buschow

Julie Buschow
Julie Buschow

STATE OF NEBRASKA)
) ss.
COUNTY OF)

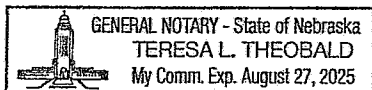
The foregoing instrument was acknowledged before me on March 16, 2022 by James Buschow, a married person and husband of Julie Buschow.



Teresa L. Theobald
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me on March 16, 2022 by Julie Buschow, a married person and wife of James Buschow.



Teresa L. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	728	3/14/2022	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002411200	87	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	29	1	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,304,980		1,304,980		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	2.000	2,800						
1A	26.000	119,080		1G	71.000	99,400						
2A1				2G1	22.000	30,800						
2A	20.000	87,400		2G								
3A1				3G1	4.000	5,600						
3A				3G								
4A1	36.000	152,280		4G1								
4A	50.000	211,500		4G								
DRYLAND 1D1	6.000	16,470		Shelterbelt/Timber								
1D	165.000	452,925		Accretion								
2D1				Waste								
2D				Other								
3D1	19.000	45,885		AG LAND TOTAL		468.000	1,304,980					
3D				Roads		12.000						
4D1	24.000	41,280		Farm Sites								
4D	23.000	39,560		Home Sites								
				Recreation								
				Other								
Dwellings				Non-AG TOTAL		12.000						
Outbuildings												

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

Real Estate Transfer Statement

87

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
Webster-91				Mo. 03 Day 14 Yr. 22		Mo. 03 Day 14 Yr. 22	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Allan Schmidt and Jeanie Schmidt				Grantee's Name (Buyer) A&J Schmidt Farms, LLC			
Street or Other Mailing Address PO Box 267				Street or Other Mailing Address PO Box 267			
City		State		City		State	
Campbell		NE		Campbell		NE	
Zip Code		68932		Zip Code		68932	
Phone Number		N/A		Phone Number		N/A	
Email Address		N/A		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
				If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

Buyer Seller No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> 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 relatives? (If Yes, check the appropriate box.)

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

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

\$1,105,657

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

18a No address assigned 18b Vacant land

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

Same as Grantee

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

See Attached

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

400

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

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

76-902 (5b)

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

Matthew D. Baack (402) 834-3300
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney 03/17/22
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 3 Day 18 Yr. 22	\$ Exempt # 5b	BK 2022, p 728

20. Legal Description

The Northeast Quarter (NE $\frac{1}{4}$) 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 $\frac{1}{4}$) 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 corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred? Yes No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred? Yes No

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.

Grantors (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Allan Schmidt	Self
Jeanie Schmidt	Self

Grantees (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)


A+J Schmidt Farm, LLC

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Allan Schmidt	Self
Jeanie Schmidt	Self

Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all of the relevant details of the conveyance information described above.

I further certify that documentation that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue.

sign here →



 Grantor or Grantor Representative

 Grantee or Grantee Representative

Attorney _____ 03/17/22
 Title _____ Date
 Attorney _____ 03/17/22
 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

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

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

WARRANTY DEED

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

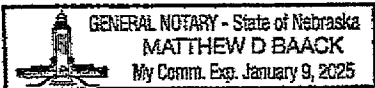
EXECUTED: March 14, 2022.


Allan Schmidt, *Grantor*


Jeanie 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*.



[Handwritten Signature]

Notary Public

EXHIBIT A

The Northeast Quarter (NE $\frac{1}{4}$) 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 $\frac{1}{4}$) 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.	Book	Page	Sale Date	School District Code								
91	2022	731	1/11/2022	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001309301	88	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	19	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
32,390		32,390		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 7			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1	3.250	14,885		2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A	0.730	3,090		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1	4.150	11,390		Waste								
2D	0.150	360		Other								
3D1				AG LAND TOTAL	9.830	32,390						
3D				Roads								
4D1				Farm Sites								
4D	1.550	2,665		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CUSTODIAN'S WD; TRANSFER FROM SELF DIRECTED IRA	
Comments from	Comments:
001309301	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 1 Day 11 Yr. 2022 4 Date of Deed Mo. 1 Day 11 Yr. 2022

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

Grantor's Name (Seller) Five Points Bank, Custodian; Rodney W. Timm Self Directed I 6 Grantee's Name (Buyer) Rodney W. Timm

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

8 Type of Deed 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer

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

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

14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

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

18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)

SE1/4 SW 1/4 SE14 of Section 19, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed by Deed recorded in Book 29, Page 510

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

Table with 2 columns: Question (22-24) and Amount (\$). 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23).

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

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

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

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	732	3/17/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002204000	89	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4493	1	12	23	1	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
219,670		219,670		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	26.520	37,125						
1A				1G	6.780	9,490						
2A1				2G1	28.600	40,040						
2A				2G								
3A1				3G1	95.010	133,015						
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	156.910	219,670						
3D				Roads	1.380							
4D1				Farm Sites								
4D				Home Sites								
Dwellings				Recreation								
Outbuildings				Other								
				Non-AG TOTAL	1.380							

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)	

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>3</u> Day <u>17</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>3</u> Day <u>14</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kirk T. Rundle and Rebecca L. Rundle, Trustee Street or Other Mailing Address 7337 W 33rd City Wichita State KS Zip Code 67205		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Belle Fourche, LLC Street or Other Mailing Address 104 N Nebraska City South Bend State NE Zip Code 68058	
Phone Number (316) 841-2454	Phone Number 402-690-5283	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address n/a	Email Address n/a		

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$378,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The 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 158.29+-

22 Total purchase price, including any liabilities assumed	22	\$	378,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	378,000.00

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

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

Deborah Cunningham, Member, Belle Fourche, LLC
Print or Type Name of Grantee or Authorized Representative

Deborah Cunningham
Signature of Grantee or Authorized Representative

Grantee
Title

402-690-5283
Phone Number

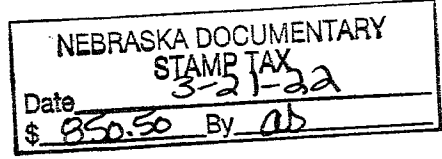
3/ /2022
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>21</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>850.50</u>	28 Recording Data BK2022, 732

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Mar A.D., 2022, at 11:10 o'clock a.m. Recorded in Book 2022 on Page 732-733
Louise Petch County Clerk
16.00 Deputy
Ind Comp Assessor Carded



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

TRUSTEE'S DEED

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 seized 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

Kirk T. Rundle
By: Kirk T. Rundle, Trustee

Rebecca L. Rundle
By: Rebecca L. Rundle, Trustee

STATE OF Kansas)
)ss.
COUNTY OF Sedgwick)

The foregoing instrument was acknowledged before me on March 14th, 2022,
by Kirk T. Rundle and Rebecca L. Rundle, Trustees of the Kirk T. Rundle Revocable Trust, u/a/d .
August 16, 2007.



Jennifer C. Smith
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	740	3/23/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000703300		90		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369			00	0	60005			004	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
240		1,630		1,870		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: INVALE (INA)				A) 1	B) 01	C) 5	D) 3	E) 9	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1918				Construction Date :						
Floor:				Floor Sq. Ft. : 690				Floor Sq. Ft. :						
Building Cost New:				Cost : 83,630				Cost :						
Single Family Style: 104				Residential Condition: 10				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:			Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD; 1/2 INTEREST														
Comments from						Comments:								
000703300														
(Continue on back)														

Real Estate Transfer Statement

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed

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

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

8 Type of Deed, 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

10 Type of Transfer, 11 Was ownership transferred in full? (If No, explain the division.)

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

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

14 What is the current market value of the real property?, 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent

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

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

Table with 2 columns: Question (22-24) and Amount (\$). 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23)

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

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

Signatures and titles of Grantor and Grantee. Includes 'sign here' and 'Grantee' labels.

Register of Deed's Use Only, For Dept. Use Only. Includes fields for Date Deed Recorded, Value of Stamp or Exempt Number, and Recording Data.

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 23rd day of March A.D., 2022, at 11:08 o'clock A M. Recorded in Book 2022 on Page 740
Louise Petsch County Clerk
\$10.00 Out Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 03/23/2022
\$ exempt SA 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
Roni C. Jones

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss:

The foregoing instrument was acknowledged before me on March 23, 2022 by Roni C. Jones, a single person.

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

Don E. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	741	3/14/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001811300	91	4	13	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	30	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
224,000		224,000		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	13.000	18,200						
1A				1G								
2A1				2G1	40.000	56,000						
2A				2G	107.000	149,800						
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	160.000	224,000						
3D				Roads								
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL								

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

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>3</u> Day <u>14</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>3</u> Day <u>14</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Deane R. Wehnes and Rivhard J. Wehnes Street or Other Mailing Address 5740 M Street City Lincoln State NE Zip Code 68510				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tyler J. Vance and Tara L. Vance Street or Other Mailing Address 526 Road M City Inavale State NE Zip Code 68952			
Phone Number (402) 540-7774		Phone Number (402) 469-3116		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
AG Land

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

18a No address assigned **18b** Vacant land

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

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

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

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

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

sign here **Terese Theobald** Title Agent
Print or Type Name of Grantee or Authorized Representative

(402) 746-2246
Phone Number
3/22/2022
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>03</u> Day <u>23</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 4</u>	28 Recording Data <u>BK 2022, Pg 741</u>

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	747	3/25/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001503200		92		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	30	4	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
558,150				558,150		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	201.430		282,005				
	1A						1G	20.980		29,370				
	2A1	19.890		70,110			2G1	71.330		99,860				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A	2.010		6,310			4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	4.390		12,050		Accretion								
	2D1					Waste		5.790		1,620				
	2D	3.930		9,490		Other								
	3D1					AG LAND TOTAL		357.270		558,150				
	3D					Roads		5.920						
	4D1	18.890		32,490		Farm Sites								
	4D	8.630		14,845		Home Sites								
						Recreation								
	Dwellings					Other		4.010						
	Outbuildings					Non-AG TOTAL		9.930						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001503200 001503301	
(Continue on back)	

Real Estate Transfer Statement

92

FORM
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. <u>3</u> Day <u>25</u> Yr. <u>22</u>		Mo. <u>3</u> Day <u>12</u> Yr. <u>22</u>	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Patrick F Kile and Heidi Kile				Grantee's Name (Buyer) Rodney Timm			
Street or Other Mailing Address 4460 S 11th Lane				Street or Other Mailing Address 200 W J St			
City Cortland		State NE		Zip Code 68331		City Hastings	
		State NE		Zip Code 68901			
Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
~~\$524,600~~ 786,900

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

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

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

18 Address of Property
 Rural Red Cloud, Webster County, NE

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.)
 An undivided 2/3 interest in: See attached

21 If agricultural, list total number of acres transferred in this transaction 366 +/-

22 Total purchase price, including any liabilities assumed	\$ <u>786,900</u> - <u>524,600</u> = <u>00</u>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ <u>786,900</u> - <u>524,600</u> = <u>00</u>

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

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

Kory J McCracken

(402) 746-3613

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign here

Signature of Grantee or Authorized Representative

Title

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. <u>3</u> Day <u>25</u> Yr. <u>22</u>	\$ <u>1181.25</u>	<u>BK 2022, Pg 747</u>

The East Half of the Southeast Quarter ($E\frac{1}{2}SE\frac{1}{4}$) of Section Thirty (30), and the East Half ($E\frac{1}{2}$) 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 ($SE\frac{1}{4}$) of said Section Thirty-one (31), more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter ($SE\frac{1}{4}$) 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 ($SE\frac{1}{4}$) 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.

State of Nebraska }
 County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of Mar A.D., 2022, at 11:31 o'clock a.M. Recorded in Book 2022 on Page 747-748
Louise Petach County Clerk
16.00 Deputy
 Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>3-25-22</u>
\$	<u>1181.35</u> By <u>AL</u>

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 (E¹/₂SE¹/₄) of Section Thirty (30), and the East Half (E¹/₂) 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.

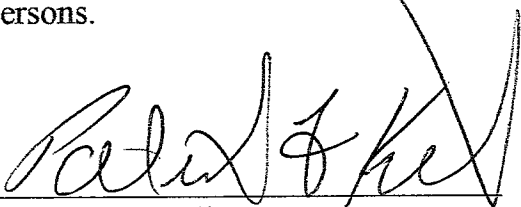
GRANTOR covenants (jointly and severally, if more than one) with the

GRANTEES that GRANTOR:

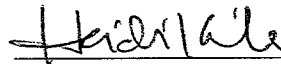
(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;

(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 07/05/2023



Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	749	3/25/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001503200	93	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	30	4	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
106,835		106,835		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	47.260	66,165						
1A				1G								
2A1				2G1	28.330	39,660						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste	3.610	1,010						
2D				Other								
3D1				AG LAND TOTAL	79.200	106,835						
3D				Roads	2.020							
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	2.020							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; SALE TIED TOGETHER WITH BK2022 PG747	
Comments from	Comments:
001503200	

(Continue on back)

Real Estate Transfer Statement

93

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>3</u> Day <u>25</u> Yr. <u>22</u>		4 Date of Deed Mo. <u>3</u> Day <u>12</u> Yr. <u>22</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lorri R Kile Koperski and Mike Koperski Street or Other Mailing Address 89022 167th St City Omaha State NE Zip Code 68136 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney Timm Street or Other Mailing Address 200 W J St City Hastings State NE Zip Code 68901 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
~~\$262,300~~ -0-

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

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

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

18 Address of Property
Rural Red Cloud, Webster County, NE

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.)
An undivided 1/3 interest in: See attached

21 If agricultural, list total number of acres transferred in this transaction 366 +/-

22 Total purchase price, including any liabilities assumed	22	\$ <u>-0-</u> 262,300.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ <u>-0-</u> 262,300.00

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

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

sign here

Kory J McCracken (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney
Signature of Grantee or Authorized Representative Title Date 3/25/22

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>25</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>591.75</u>	28 Recording Data <u>BK2022, Pg 749</u>

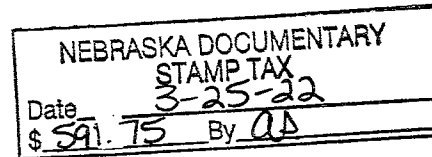
Grantee—Retain a copy of this document for your records.

The East Half of the Southeast Quarter ($E\frac{1}{2}SE\frac{1}{4}$) of Section Thirty (30), and the East Half ($E\frac{1}{2}$) 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 ($SE\frac{1}{4}$) of said Section Thirty-one (31), more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter ($SE\frac{1}{4}$) 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 ($SE\frac{1}{4}$) 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.

State of Nebraska }
County of Webster } ss.

BOOK 2022 PAGE 749

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 25 day
of Mar A.D., 2022, at 11:35
o'clock A.M. Recorded in Book 2022
on Page 749-750
Louise Petrick County Clerk
16.00 AS Deputy
Ind Comp Assessor Carded



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 (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Thirty (30), and the East Half (E $\frac{1}{2}$) 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 (SE $\frac{1}{4}$) of said Section Thirty-one (31), more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) 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 (SE $\frac{1}{4}$) 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.

Lorri R. Kile Koperski
Lorri R. Kile Koperski

Mike Koperski
Mike Koperski

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 April 12, 2024

Kyle Leonard
Notary Public

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	760	12/17/2021	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001702004	94	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	3	3	00000		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
800		800		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 01	C) 1	D) 2	E) 0	F) 2			
LCG			ACRES:	VALUE:	LCG			ACRES:	VALUE:			
IRRIGATED	1A1				GRASSLAND	1G1						
	1A					1G						
	2A1					2G1						
	2A					2G						
	3A1					3G1						
	3A					3G						
	4A1					4G1						
	4A					4G						
DRYLAND	1D1					Shelterbelt/Timber						
	1D					Accretion						
	2D1					Waste						
	2D					Other						
	3D1					AG LAND TOTAL						
	3D					Roads		0.050				
	4D1					Farm Sites						
	4D					Home Sites		0.310				965
						Recreation						
	Dwellings					Other						
	Outbuildings					Non-AG TOTAL		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)	

Real Estate Transfer Statement

94

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, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone

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

8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?

14 What is the current market value of the real property?, 15 Was the mortgage assumed?

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?

18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent

18a No address assigned, 18b Vacant land, 20 Legal Description

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

Table with 2 columns: Item Number, Amount. Rows 22-24 showing purchase price and adjusted price.

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.

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

Exhibit A

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) 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 (SE $\frac{1}{4}$ SW $\frac{1}{4}$) 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 } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of Mar A.D., 2022, at 12:38 o'clock P.M. Recorded in Book 2022 on Page 760-762
Janice Petach County Clerk
22.00 DS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-25-22
\$ 24.75 By DS

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.

EXECUTED: Dec. 17, 2021.

Kennard L. Zimmerman
KENNARD L. ZIMMERMAN

Janice K. Zimmerman
JANICE K. ZIMMERMAN, HUSBAND AND WIFE

STATE OF NEBRASKA)
) ss.
COUNTY OF Adair)

The foregoing instrument was acknowledged before me on the 17 day of Dec., 20 21, by KENNARD L. AND JANICE K. ZIMMERMAN, HUSBAND AND WIFE, Grantor.



[Handwritten Signature]
Notary Public

Exhibit A

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) 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 (SE $\frac{1}{4}$ SW $\frac{1}{4}$) 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.	Book	Page	Sale Date	School District Code								
91	2022	763	3/25/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000106900	95	1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		013	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
415	3,060	3,475		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1873				Construction Date :				
Floor:				Floor Sq. Ft. : 1,254				Floor Sq. Ft. :				
Building Cost New:				Cost : 134,645				Cost :				
Single Family Style: 104				Residential Condition: 10				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
WD												
Comments from					Comments:							
000106900												
(Continue on back)												

Real Estate Transfer Statement

95

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>25</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>03</u> Day <u>18</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Todd A Brown and Cody Carson-Brown Street or Other Mailing Address 836 N Minnesota Ave City Hastings State NE Zip Code 68901 Phone Number (402) 460-7047 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Devon Cox Street or Other Mailing Address 615 N Elm St City Red Cloud State NE Zip Code 68970 Phone Number (402) 831-9001 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$3,475

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

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

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

18 Address of Property
**506 N Seward St
 Red Cloud, NE 689770**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The West Half (W1/2) of Lots Thirteen (13), Fourteen (14), and Fifteen (15), Block thirteen (13), Original Town of Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$	9,950.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	9,950.00

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

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

Kory J McCracken (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney 03-25-2022
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>25</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data <i>BK 2022, 9 763</i>

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of Mar A.D., 2022, at 3:50 o'clock P.M. Recorded in Book 2022 on Page 763
Aussie Petesch County Clerk
10-00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

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

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 (W^{1/2}) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska.

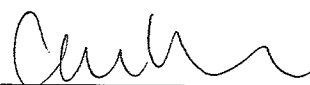
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

- (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

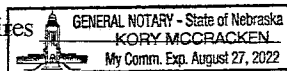


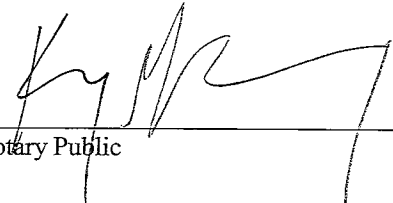
Cody J. Carson-Brown

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 18, 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.	Book	Page	Sale Date	School District Code										
91	2022	768	3/24/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000321300		96		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20020			003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
5,015		27,445		32,460		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date : 1890				Construction Date :						
Floor:				Floor Sq. Ft. : 1,207				Floor Sq. Ft. :						
Building Cost New:				Cost : 108,785				Cost :						
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD; BETWEEN PARENT & CHILD														
Comments from						Comments:								
000321300														
(Continue on back)														

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 03 Day 24 Yr. 2022 4 Date of Deed Mo. 03 Day 24 Yr. 2022

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Kenneth Paul Klein and Joann Klein, husband and wife David A. Klein

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

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death

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

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

14 What is the current market value of the real property? \$32,460 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property 510 South Williams Street Blue Hill, NE 68930 19 Name and Address of Person to Whom the Tax Statement Should be Sent David A. Klein 1789 Rd 1800 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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed. Row 23: Was non-real property included in the purchase? Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23).

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.

Signature block for Henry C. Schenker, Attorney. Includes fields for Name, Title, Phone Number, and Date.

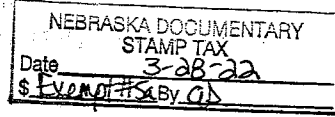
Register of Deed's Use Only 26 Date Deed Recorded Mo. 3 Day 28 Yr. 22 27 Value of Stamp or Exempt Number \$ Exempt #5a 28 Recording Data BK 2022, pg 768

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

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.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 26 day
of Mar A.D., 2022 at 10:25
o'clock a.M. Recorded in Book 2022
on Page 768
Jaune Peterson County Clerk
10.00 Deputy
ind Comp Assessor Carded



When recording is complete return to:
DUNCAN, WALKER, SCHENKER &
DAAKE, P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

WARRANTY DEED

KENNETH PAUL KLEIN and JOANN KLEIN, husband and wife, Grantor, whether one or more,

in consideration of One and no/100 --- (\$1.00) --- Dollar, Love and Affection, receipt of which is hereby acknowledged, conveys to

DAVID A. KLEIN, Grantee, the following described real estate (as defined in Neb. Rev. Stat. §76-201) 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.

Grantor covenants (jointly and severally, whether one or more) with the Grantees that Grantor:

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

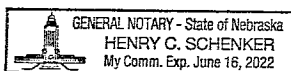
Executed: March 24, 2022.

Kenneth Paul Klein
Kenneth Paul Klein.

JoAnn Klein
JoAnn Klein.

STATE OF NEBRASKA)
)
COUNTY OF HARLAN)

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



Henry C. Schenker
Notary Public.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	770	3/25/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001703500		97		4 05		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	6	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,921,030				3,921,030		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	91.880	420,810	GRASSLAND	1G1	114.400	160,160							
	1A	279.530	1,280,250		1G	17.800	24,825							
	2A1	34.050	155,950		2G1	55.200	74,790							
	2A	23.000	100,505		2G									
	3A1	1.850	7,880		3G1	0.770	215							
	3A	1.000	4,260		3G									
	4A1	70.600	298,640		4G1	2.040	570							
	4A	72.730	307,650		4G	79.000	79,000							
DRYLAND	1D1	34.220	93,935	Shelterbelt/Timber										
	1D	125.580	344,715	Accretion										
	2D1	64.130	176,035	Waste		7.020	1,965							
	2D	100.190	241,960	Other										
	3D1	12.650	30,550	AG LAND TOTAL		1,248.650	3,909,600							
	3D			Roads		31.430								
	4D1	27.780	47,780	Farm Sites		1.000	11,430							
	4D	33.230	57,155	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			Non-AG TOTAL		32.430	11,430							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER BETWEEN SELF WROS	
Comments from	
Comments:	
001703500 001905100 001905500 002100000 002106100 002109500 002109600	
(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.

97

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

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. <u>03</u> Day <u>25</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>03</u> Day <u>25</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael R. Karr and Diane R. Karr Street or Other Mailing Address 6480 W Blue Valley Road City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3190 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael R. Karr and Diane R. Karr Street or Other Mailing Address 6480 W Blue Valley Road City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3190 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (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, state the intended use.)
 Yes No _____

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

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

14 What is the current market value of the real property?
\$3,795,990

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

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

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

18 Address of Property

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

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 1,281.47

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

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

sign here

Michael R. Karr (402) 756-3190
 Print or Type Name of Grantee or Authorized Representative Phone Number

Michael R. Karr Grantee
 Signature of Grantee or Authorized Representative Title Date
 03/25/2022

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>28</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BKaddd, 770</u>

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

W¹/₂ 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 S¹/₂SW¹/₄ 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 S¹/₂SW¹/₄ of Section 6; AND

SE¹/₄ of Section 5, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska; AND

E¹/₂ 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 NE¹/₄; 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;

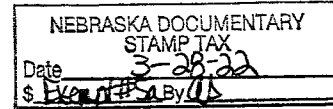
thence S89°33'27"W parallel with the South line of said Government Lot 4, a distance of 420.00 feet; thence S00°09'03"W parallel with the East line of said Government Lot 4, a distance of 565.00 feet to the South line of said Government Lot 4; thence S89°33'27"W a distance of 907.61 feet to the southwest 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 NW¼ 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 NW¼ of Fractional Section 1, described as: Beginning at the Southeast corner of Government Lot 3, as surveyed by Krueger in 2015, in said NW¼, 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 NW¼ 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 }
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 28 day
of Mar A.D., 2022, at 10:38
o'clock A.M. Recorded in Book 2022
on Page 770-771
Quinn Peterson County Clerk
16.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



RETURN TO: Thomas M. Fehring, Fehring & 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

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 SE¼SE¼ of said Section; EXCEPT a tract of land located in the NE¼ of said Section 1; described as follows: Beginning at a point 1740.0 feet North of the Southeast corner of said NE¼; thence West at a right angle with the approximate East line of said NE¼ 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 NE¼; 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 SE¼SE¼ 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

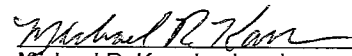
Government Lot 3; and that part of Government Lot 4, described as beginning at the Northeast corner of said Government Lot 4, thence S00°09'13"W along the East line of said Government Lot 4, a distance of 875.32 feet to the point of beginning thence S89°33'36"W 420.02; thence S00°09'12"W 565.01 feet 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 NW¼ of Fractional Section 1, Township 4 North, Range 11 West of the 6thP.M., Webster County, Nebraska, EXCEPT that part described as follows: A tract of land located in Government Lots 3 and 4 of said NW¼ of Fractional Section 1, described as: Beginning at the Southeast corner of Government Lot 3, as surveyed by Krueger in 2015, in said NW¼, 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 NW¼ 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

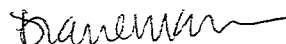
E½SE¼ of Section 12, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

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, covenants 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.

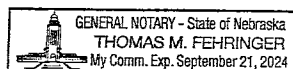
DATE: March 25, 2022.

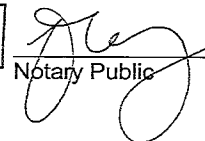

Michael R. Karr, husband


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.




Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	788	3/28/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002100900		98		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	5	0	00000	1	000	0095		
Land		Improvements		Total		Date of Sale Property Classification Code								
984,855		13,745		998,600		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	108.200	495,555	GRASSLAND	1G1	48.000	67,200							
	1A				1G									
	2A1	1.000	4,580		2G1									
	2A				2G									
	3A1				3G1									
	3A				3G									
	4A1	28.000	118,440		4G1									
	4A				4G									
DRYLAND	1D1	58.000	159,210	Shelterbelt/Timber										
	1D	18.000	49,410	Accretion										
	2D1	3.000	8,235	Waste		10.800	3,025							
	2D			Other										
	3D1			AG LAND TOTAL		313.000	971,015							
	3D			Roads		8.000								
	4D1	13.000	22,360	Farm Sites		1.000	13,840							
	4D	25.000	43,000	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings		13,745	Non-AG TOTAL		9.000	13,840							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED	
Comments from	Comments:
002100900 002107300	
(Continue on back)	

Real Estate Transfer Statement

98

FORM 521

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

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

1 County Name, 2 County Number (WEBSTER - 91), 3 Date of Sale/Transfer (Mo. 3 Day 28 Yr. 2022), 4 Date of Deed (Mo. 3 Day 28 Yr. 2022)

5 Grantor's Name, Address, and Telephone (Richard D. Heinrich, Trustee Richard D Heinrich Rev. Trust), 6 Grantee's Name, Address, and Telephone (Rodney W. Timm)

7 Property Classification Number. (A) Status, (B) Property Type, (C) Mobile Home

8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer

11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives?

14 What is the current market value of the real property? (\$1,400,000), 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?

18 Address of Property (Ag Land), 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Grantee)

20 Legal Description (The East Half of the North Half (E 1/2 N 1/2) of Section Five (5), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND The Southeast Quarter (SE 1/4) of Section Five (5), Township Four (4) 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 (320+-)

Table with 2 columns: Description and Amount. Row 22: Total purchase price, \$1,400,000.00. Row 23: Was non-real property included? No. Row 24: Adjusted purchase price paid for real estate, \$1,400,000.00.

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

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

Signature of Rodney W. Timm, Title, Date (3/28/2022), Phone Number (402) 462-2966

Register of Deed's Use Only: 26 Date Deed Recorded (Mo. 3 Day 29 Yr. 22), 27 Value of Stamp or Exempt Number (\$ 3150.00), 28 Recording Data (BL 2022, Pg 788)

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 29 day of March A.D., 2022, at 8:24 o'clock A. M. Recorded in Book 2022 on Page 788
Louise Petesch County Clerk
10.00 V.D. Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-29-22
\$ 31.50 By VO

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

TRUSTEE'S DEED

Richard D. Heinrich, Trustee; Richard D. Heinrich Revocable Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Rodney W. Timm, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

The East Half of the North Half (E½N½) of Section Five (5), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND

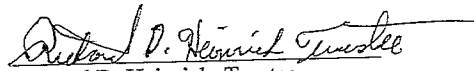
The Southeast Quarter (SE¼) of Section Five (5), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

Subject to easements and restrictions of record

GRANTOR covenants 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 any acts of the GRANTOR.

Executed March 28, 2022.


Richard D. Heinrich, Trustee

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on March 28, 2022, by Richard D. Heinrich, Trustee; Richard D. Heinrich Revocable Trust.

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


Notary Public

My Commission Expires: 8/27/2025

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	812	3/29/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001114600		99		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	34	2	00000	1	000	1715		
Land		Improvements		Total		Date of Sale Property Classification Code								
495,060				495,060		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	5.200	23,815	GRASSLAND	1G1	2.000	2,800							
	1A	52.300	239,535		1G	0.400	560							
	2A1	7.400	33,890		2G1	2.300	3,220							
	2A	10.100	44,140		2G									
	3A1				3G1									
	3A				3G									
	4A1				4G1									
	4A	20.000	84,600		4G									
DRYLAND	1D1			Shelterbelt/Timber										
	1D			Accretion										
	2D1	13.700	37,605	Waste		32.400	9,070							
	2D			Other										
	3D1			AG LAND TOTAL		155.000	495,060							
	3D			Roads		5.000								
	4D1	3.500	6,020	Farm Sites										
	4D	5.700	9,805	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			Non-AG TOTAL		5.000								

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

(Continue on back)

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 3 Day 29 Yr. 2022
4 Date of Deed Mo. 3 Day 25 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Bonnie J. Vontz, Trustee Vontz Family Irrev Trust
6 Grantee's Name, Address, and Telephone (Please Print) Donald Duffy
Street or Other Mailing Address 452 W 70th Terrace
Street or Other Mailing Address 2392 Road H 2452 Road F
City Kansas City State MO Zip Code 64113
City Guide Rock State NE Zip Code 68942
Phone Number (816) 668-6663
Phone Number (402) 469-3927
Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No
Email Address n/a

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

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

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

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

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

14 What is the current market value of the real property?
\$910,000
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
Yes
No \$ %

16 Does this conveyance divide a current parcel of land?
Yes
No
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
Yes Acri Affiliates, Inc.
No

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

20 Legal Description (Attach additional pages, if needed.)
The Northwest Quarter (NW1/4) of Section Thirty-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.

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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 910,000.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 910,000.00.

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

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

Donald Duffy (402) 469-3927
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Grantee Date 3-29-22

sign here

Register of Deed's Use Only
26 Date Deed Recorded Mo. 3 Day 29 Yr. 22
27 Value of Stamp or Exempt Number \$ 2047.50
28 Recording Data BK 2022, Pg 812
For Dept. Use Only

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

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of Mar A.D., 2022, at 2:16 o'clock P.M. Recorded in Book 2022 on Page 812
Louise Petach County Clerk
10.00 AS Deputy
Ind _____ Comp _____ Assessor _____ Carded _____

NEBRASKA DOCUMENTARY STAMP TAX
Date 3-29-22
\$ 2047.50 By AS

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:

- (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 any acts of the GRANTOR.

Executed 3/25, 2022.

Bonnie J. Vontz Trustee
Bonnie J. Vontz, Trustee

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

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

Donald Taffe Jr
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	823	3/16/2022	Base: 65-0011		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000600900		100	1		GeoCde	Twtn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40005		003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
385				385		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: GUIDE ROCK (GR)				A) 2	B) 01	C) 1	D) 1	E) 7	F) 3				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :					
Construction Date:				Construction Date :				Construction Date :					
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :					
Building Cost New:				Cost :				Cost :					
Single Family Style:				Residential Condition:				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
JTWD													
Comments from							Comments:						
000600900													

(Continue on back)

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 3 Day 16 Yr. 2022
4 Date of Deed Mo. 3 Day 16 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Samuel Sheltroun
6 Grantee's Name, Address, and Telephone (Please Print) Philip L & Charlene M Troutd
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

8 Type of Deed
9 Was transfer part of IRS like-kind exchange?
10 Type of Transfer
11 Was ownership transferred in full?
12 Was real estate purchased for same use?
13 Was the transfer between relatives?
14 What is the current market value of the real property?
15 Was the mortgage assumed?
16 Does this conveyance divide a current parcel of land?
17 Was transfer through a real estate agent or a title company?
18 Address of Property
19 Name and Address of Person to Whom the Tax Statement Should be Sent

20 Legal Description (Attach additional pages, if needed.)
Lots Nineteen (19) and Twenty (20), Block Three (3), Original Town of Guide Rock, Webster County, Nebraska.

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

Table with columns for line numbers (22, 23, 24) and dollar amounts. Line 22: 500.00; Line 23: [blank]; Line 24: 500.00

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Philip L Troutd (Signature and Name)
405-746-3613 (Phone Number)
3-29-22 (Date)

Register of Deed's Use Only
26 Date Deed Recorded Mo. 3 Day 29 Yr. 22
27 Value of Stamp or Exempt Number \$ 2.25
28 Recording Data BK 2022 pg 823

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 29 day of Mar A.D., 2022, at 4:00 o'clock P.M. Recorded in Book 2022 on Page 823
Shane Petach County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-29-22
\$ 2.25 By MS

JOINT TENANCY WARRANTY DEED

Samuel Sheltroun, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Philip L. Troutd and Charlene M. Troutd, 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.

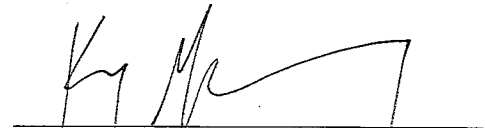
Executed March 16, 2022.


Samuel Sheltroun

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 16, 2022, by Samuel Sheltroun, 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.	Book	Page	Sale Date	School District Code								
91	2022	824	3/24/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000133200	101	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		021	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,285	56,400	57,685		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1955	Construction Date :
Floor:	Floor Sq. Ft. : 1,178	Floor Sq. Ft. :
Building Cost New:	Cost : 125,870	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD; TERMINATE LIFE ESTATE, BETWEEN PARENT & CHILD	
Comments from	Comments:
000133200	
(Continue on back)	

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 is signed and items 1-25 are accurately completed.

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>03</u> Day <u>24</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>03</u> Day <u>24</u> Yr. <u>2022</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Valerian Kucera Street or Other Mailing Address 1040 S Wabash Ave City Hastings State NE Zip Code 68901		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Patricia Ohmstede Street or Other Mailing Address 515 East 47th Street City Kearney State NE Zip Code 68847	
Phone Number (972) 310-9713	Phone Number (402) 469-9132	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address n/a		Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$46,000

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

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

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

18 Address of Property
**1017 N Elm
Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Four (4), Five (5), Six (6), Seven (7) and Eight (8), Block Twenty-one (21), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

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

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

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

David B. Garwood (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number
David B. Garwood Attorney March **29**, 2022
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>29</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2022 Pg 824	

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 824

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of Mar A.D., 2022, at 4:03 o'clock PM. Recorded in Book 2022 on Page 824
Louise Petrich County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-29-22
\$ Exempt By AD

QUITCLAIM DEED

Valerian Kucera, surviving spouse of Virginia Gilbert Kucera and still a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, quitclaims and conveys to Patricia Ohmstede, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4), Five (5), Six (6), Seven (7) and Eight (8), Block Twenty-one (21), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

THE INTENT HEREIN IS TO TERMINATE THE LIFE ESTATE OF GRANTOR.

Executed March 24, 2022

Valerian Kucera
Valerian Kucera

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 24th, 2022, by Valerian Kucera, a single person.

GENERAL NOTARY - State of Nebraska
MARY KENLEY
My Comm. Exp. November 20, 2024

Comm. expires _____

Mary Kenley
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	827	3/29/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000137000		102		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		003	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
830		21,155		21,985		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

		Residential	Commercial
Multiple Improvements:		Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:		Construction Date : 1909	Construction Date :
Floor:		Floor Sq. Ft. : 990	Floor Sq. Ft. :
Building Cost New:		Cost : 105,510	Cost :
Single Family Style: 101		Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from 000137000	Comments:
(Continue on back)	

Real Estate Transfer Statement

102

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>3</u> Day <u>29</u> Yr. <u>22</u>		4 Date of Deed Mo. <u>3</u> Day <u>29</u> Yr. <u>22</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary Jane Reibold Street or Other Mailing Address 58 N Chestnut St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2782 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cornelia Livingston Street or Other Mailing Address 972 Alta Vista Dr City Altadena State CA Zip Code 91001 Phone Number (617) 515-8850 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$18,695

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

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

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

18 Address of Property
**533 N Chestnut St
 Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The South Half (S1/2) of Lot Two (2) and All of Lot Three (3), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

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

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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: **Kory J McCracken** Title: **Attorney**

Signature of Grantee or Authorized Representative: *[Handwritten Signature]* Phone Number: **(402) 746-3613**

Date: **3/30/22**

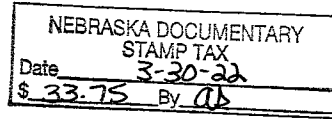
Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>3</u> Day <u>30</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>33.75</u>	28 Recording Data <i>[Handwritten: BK 2022, Pg 827]</i>
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State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of Mar A.D., 2022, at 9:33 o'clock A.M. Recorded in Book 2022 on Page 827
Gayle Peterson County Clerk
10.00 AB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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
Mary Jane Reibold

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 29, 2022, by Mary Jane Reibold, a single person.

Comm. expires _____

Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	863	3/26/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000701000		105		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369			00	0	60010		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
10,655		2,790		13,445		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: INVALE (INA)				A) 1	B) 01	C) 1	D) 3	E) 9	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1966				Construction Date :						
Floor:				Floor Sq. Ft. : 460				Floor Sq. Ft. :						
Building Cost New:				Cost : 22,590				Cost :						
Single Family Style: 100				Residential Condition: 10				Commercial Occupancy Code:						
(100) <input checked="" type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 10				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input checked="" type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTWD ; BETWEEN BROTHER & SISTERS														
Comments from										Comments:				
000701000 002206100														
(Continue on back)														

Real Estate Transfer Statement

105

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>3</u> Day <u>26</u> Yr. <u>22</u>		4 Date of Deed Mo. <u>3</u> Day <u>26</u> Yr. <u>22</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Stephen R. Deisley Street or Other Mailing Address PO Box 41 City Wolbach State NE Zip Code 68882 Phone Number (308) 750-4034 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$9,065

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

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

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

18 Address of Property
110 Maine, Inavale, NE 68952

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Jennine Schneider, 501 North Seward Street, Red 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 7.

22 Total purchase price, including any liabilities assumed	22	\$	9,065	.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	9,065	.00

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

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

Jennine Schneider (303) 304-4722
Print or Type Name of Grantee or Authorized Representative Phone Number

sign here Grantee
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>31</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data BK 2022, pg 863	

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

Lots One (1), Two (2), Three (3) and Four (4), Block ^{Ad. one (1)} ~~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

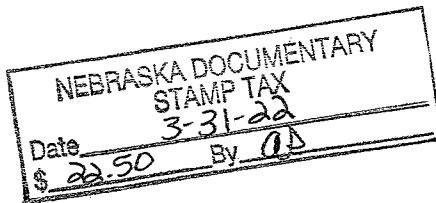
Stephen R. Deisley
PO Box 41
Wolbach, NE 68882
308 750-4034

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 31 day of Mar A.D., 2022, at 12:08 o'clock P.M. Recorded in Book 2022 on Page 863
Louise Peterson County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded



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 ^{AD one (1)} 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:

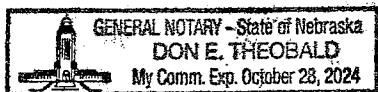
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed March 26, 2022.

Stephen R. Deisley

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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



Notary Public