Cnty No.	Во	ok	Page	Sale	Date				S	School District Code								
91	20	22	829	3/30	/2022	Base: 0	23	Aff	filiated:	:		Unified:						
Location	D	Sale	Number	Useability	& Code#	Parcel Number												
0021088	301		103	4	GeoCde	Twn	Rng	Se	ect Ç	Qrt	Subdiv	Area	Blk	P	arcel			
Date of Sale Assessed Value						0000			0	0	0	00000	1	000	00	000		
Land		Imp	provements	To	otal		D	ate of	Sale	ale Property Classification Code								
46	,295		106,625	1	.52,920	Status	Prop	erty Ty	ре	Zoni	ing	Location	City Size		Раго	el Size		
		Irrigat	ion Type:			A) 1	B)	05		C) .	5	D) 3	E)	0	F)	6		
LCG		i	ACRES:	VAL	UE:		LCG			£	ACR	ES:		VAL	UE:			
IRRIGATE	ED IAI		0.090		410	GRASSLAND 1G1			Gl									
	1A					1G			ΙG									
	2A1					2G1			Gl									
	2A							2	2G									
	3A1 3G				G1													
	3A							3	3G									
	4A1							40	G1									
	4A		0.010		40				4G									
DRYLANI	O IDI		5.660		15,535		Shelterbe	lt/Timb	er									
	1D		6.000		16,470			Accreti	on									
	2D1							Was	ste									
	2D						•••	Oth	ет									
	3D1					AG L	AND 1	ГОТА	\mathbf{L}		-	1.760			32,	455		
	3D							Roa	ds			1.250		•				
	4D1						F	arm Sit	tes	_		1.000			13,	840		
	4D	1					Н	ome Sit	tes									
10 and 10		34150					R	ecreation	on									
	wellings			***				Oth										
Out	buildings			1	.06,625	Noi	n-AG T	OTA	\mathbb{L}			2.250			13,	840		
													~=					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER BETWEEN FAMILY LLC'S	
Comments from	Comments:
002108801	
	(Continue on back

NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

the state of the s	2 D + 10 1 7								
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 3 Day 30 Yr. 2022 4 Date of Deed Mo. 3 Day 3	9 . Yr. 2022							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Berns Family Farms, L.L.C., a Nebraska Limited Liability Co	Grantee's Name (Buyer) Providence Land, LLC	· · · · · · · · · · · · · · · · · · ·							
Street or Other Mailing Address 912 Road X	Street or Other Mailing Address 932 Road X								
City State Zip Code Bladen NE 68928	City State NE	Zip Code 68928							
Phone Number (402) 756-1018	Phone Number Is the grantee a 501(c)(3) organization? Yes Ye								
Email Address n/a	Email Address n/a								
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.								
	Property Type	(C)							
✓ Improved ☐ Single Family ☐ Industrial ☐ ☐ Unimproved ☐ Multi-Family ✓ Agricultural ☐ ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home							
Bill of Sale Corrective Easement Lea		Other							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Trus	sfer on Death : stee to Beneficiary er (Explain) b. state the intended use.)							
Yes No	✓ Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)								
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC								
Brothers and Sisters Grandparents		- ,							
Ex-spouse Parents and Cl									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	terest rate.)							
\$19,167	Yes	%							
16 Does this conveyance divide a current parcel of land? ✓ Yes ☐ No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	If tes, include the name							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent							
	Providence Land, LLC 932 Road X								
18a 🗹 No address assigned 18b 📝 Vacant land	Bladen, NE 68928								
20 Legal Description (Attach additional pages, if needed.)									
(Please see attachment to legal description)	•								
21 If agricultural, list total number of acres transferred in this transaction 7.76±	<u> </u>								
22 Total purchase price, including any liabilities assumed		0,00							
23 Was non-real property included in the purchase?	\$								
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	5								
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	mnlete and							
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement. Damon T. Bahensky	nt and that it is, to the best of my knowledge and belief, tide, con	(308) 237-2114							
Print pr Type Name of Grantee or Authorized Representative	4	Phone Number							
sign Namor T. Bakery	Attorney	3/3: /2022 Date							
here Signature of Grantee or Authorized Representative	1 1 1 1								
Register of Deed's Use O		For Dept. Use Only							
26 Date Deed Recorded Mo. 3 Day 3 Yr. 22 \$ 45.00	BKaowa B 839								
Nebraska Department of Revenue	Authorized by Neb. Re	v. Stat. §§ 76-214, 77-1327(2)							

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

5. Grantor's Name (Seller):

Berns Family Farms, L.L.C., a Nebraska Limited Liability Company

6. Grantee's Name (Buyer):

Providence Land, LLC, a Nebraska Limited Liability Company

20. Legal Description:

A tract of land located in the Southeast Quarter of Section Eight (8), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 8, this being the Point of Beginning; thence N 00°58'27"W (assumed bearing) on the West line of said Southeast Quarter, a distance of 653.55 feet; thence N 89°01'33" E, perpendicular to said West line, a distance of 187.03 feet to the beginning of a curve concave to the Northeast having a radius of 1320.00 feet and a central angle of 40°18'12", thence southeasterly on said curve, the chord of which bears S 52°36'13"E, an arc distance of 928.52 feet; thence S 00°55'12"E, perpendicular to the South line of said Southeast Quarter, a distance of 89.84 feet to said South line; thence S 89°04'48"W, on said South line, a distance of 900.00 feet to the point of beginning (containing 7.76 acres, including 0.68 acres of County Road right-of-way).

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/31/22 \$ 45.00

By AS

Bk 2022, Pg 829

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 31 day of March A.D., 2022, at 09:43 o'clock AM. Recorded in Book 2022 on Pages 829-830

Doruse Tetsch County Clerk Fee: \$16.00 By: AS Deputy Electronically Recorded

Once recorded, return to: Parker, Grossart & Bahensky, L.L.P. P.O. Box 1600, Kearney, NE 68848-1600

LIMITED LIABILITY COMPANY WARRANTY DEED

Berns Family Farms, L.L.C., a Nebraska Limited Liability Company, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration, conveys to Providence Land, LLC, a Nebraska Limited Liability Company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A tract of land located in the Southeast Quarter of Section Eight (8), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 8, this being the Point of Beginning; thence N 00°58'27"W (assumed bearing) on the West line of said Southeast Quarter, a distance of 653.55 feet; thence N 89°01'33" E, perpendicular to said West line, a distance of 187.03 feet to the beginning of a curve concave to the Northeast having a radius of 1320.00 feet and a central angle of 40°18'12", thence southeasterly on said curve, the chord of which bears \$ 52°36'13"E, an arc distance of 928.52 feet; thence S 00°55'12"E, perpendicular to the South line of said Southeast Quarter, a distance of 89.84 feet to said South line; thence S 89°04'48"W, on said South line, a distance of 900.00 feet to the point of beginning (containing 7.76 acres, including 0.68 acres of County Road right-ofway).

GRANTOR covenants with GRANTEE that GRANTOR:

is lawfully seised of such real estate and that it is free from encumbrances (1)except easements, reservations, restrictions and covenants of record;

- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Dated: March <u>30</u>, 2022.

Berns Family Farms, L.L.C., a Nebraska Limited Liability Company

y: Havel K

David K. Berns, Manager

By: Maron L. Berns, Manager

STATE OF NEBRASKA

COUNTY OF Welster

The foregoing instrument was acknowledged before me on March 30, 2022, by David K. Berns and Sharon G. Berns, all Managers on behalf of Berns Family Farms, L.L.C., a Nebraska Limited Liability Company.

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

Cnty No.	Во	ok	Page	Sa	e Date				S	School District Code								
91	20	22	831	3/30	/2022	Base: (123	Aff	iliated:			Unified:						
Location ID Sale Number Useability &					/ & Code #	Parcel Number												
0021090	001		104	4	4 05			Rng	Se	ct Q	rt	Subdiv	Area	Blk	P	arcel		
Date of Sale Assessed Value						0000	4	11	9)	00000	1	000	00	000		
Land		Imp	orovements	7	otal	Date of Sale Property Classification Code												
18	,125				18,125	Status	Pre	operty Ty	ре	Zoni	ıg	Location	Cit	y Size	Pare	cel Size		
		Irrigat	tion Type: NC	IRRIGA	TION	A) 2	B)	05		C) 5 D) 3		E)	0	F)	5			
LCG		diagram i m	ACRES:	VA	LUE:		LCG			A	CR	ES:		VAL	UE:			
IRRIGATE	ED 1A1					GF	RASSL	AND 1	G1									
	1A					1G			1G									
	2A1		0.080		365			20	G1									
	2A							2	2G							·····		
	3A1					3G.		G1										
	3A					3G		3G										
	4A1								G1									
	4A								4G									
DRYLANI	D 1D1						Shelterl	oelt/Timb	oer									
	1D	<u> </u>						Accreti	on									
	2D1	 	6.470		17,760			Was	-									
	2D			-			4 3 753	Oth	_		***	6.550	-2		10	125		
	3D1	 				AGL	AND	TOTA	-			0.530		and the state of	10,	123		
-	3D							Roa				0.550						
	4D1	+		-				Farm Si	-									
The second	4D	1						Home Sit Recreati										
			3965 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		A Company													
	wellings buildings		10	-		Other Non-AG TOTAL						0.530						
Out	وعسستق					110												

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER BETWEEN FAMILY LLC'S	
Comments from	Comments:
002109001	
	(Continue on back)

NEBRASKA

Nebraska Department of Revenue

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

Real Estate Transfer Statement

104

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. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number 30 Mo. 3 _ Day 30 WEBSTER - 91 Mo. 3 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Providence Land, LLC Grantor's Name (Seller) Berns Family Farms, L.L.C., a Nebraska Limited Liability Co Street or Other Mailing Address Street or Other Mailing Address 932 Road X 912 Road X City Bladen State Zip Code 68928 City Bladen Zip Code 68928 NE Phone Number Is the grantee a 501(c)(3) organization? √ No Yes Phone Number (402) 756-1018 402)46A If Yes, is the grantee a 509(a) foundation? Yes Email Addres Email Address n/a n/a 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Industrial Improved Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Multi-Family **▼** Agricultural Mineral Interests-Producing Exempt √ Unimproved ☐ IOLL Recreational Commercial Distribution Sheriff Other 8 Type of Deed Land Contract/Memo Partition Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep Quit Claim **√** Warranty Death Certificate - Transfer on Death Executor Mineral Was transfer part of IRS like-Transfer on Death Foreclosure Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution kind exchange (I.R.C. § 1031 **√** Gift Auction Easement Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Partition Satisfaction of Contract Other (Explain) Seller ✓ No Court Decree Exchange Grantor Trust 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) **√** Yes ☐ No ✓ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC VNo Grandparents and Grandchild Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No \$36,383 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ✓ No **√** Yes Пνο 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Providence Land, LLC 932 Road X Bladen, NE 68928 18a 🗸 No address assigned 18b 🗸 Vacant land 20 Legal Description (Attach additional pages, if needed.) (Please see attachment to legal description) 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 22 0.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that It is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (308) 237-2114 Damon T. Bahensky Print or Type Name of Grantee or Authorized Representative Phone Number Attorney 3/31/2022 Date Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number Recording Data 26 Date Deed Recorded _{Day} <u>3</u>

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

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

5. Grantor's Name (Seller):

Berns Family Farms, L.L.C., a Nebraska Limited Liability Company

6. Grantee's Name (Buyer):

Providence Land, LLC, a Nebraska Limited Liability Company

20. Legal Description:

A tract of land located in Sections Eight (8) and Nine (9), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of said Section 8. this being the Point of Beginning; thence S 89°04'48'W (assumed bearing) on the South line of the Southeast Quarter of said Section 8, a distance of 756.00 feet; thence N 00°55'12"W, perpendicular to said South line, a distance of 143.94 feet to the beginning of a curve concave to the Northwest having a radius of 1320.00 feet and a central angle of 38°40'19"; thence Northeasterly on said curve, the chord of which bears N 45°08'09"E, an arc distance of 890.94 feet; thence N 89°19'27"E, perpendicular to the East line of said Southeast Quarter; a distance of 232.63 feet to the beginning a curve concave to the Northeast having a radius of 1320.00 feet and a central angle of 36°47'06"; thence Southeasterly on said curve, the chord of which bears S 45°33'16"E, an arc distance of 847.46 feet; thence S 00°28'30'E, perpendicular to the South line of the Southwest Ouarter of said Section 9, a distance of 162,17 feet to said South line; thence S 89°31'30"W, on said South line, a distance of 690.00 feet to the point of beginning (containing 14.73 acres, more or less, including 1.09 acres, more or less, of county road right-of-way).

Index	
Computer	
Assessor	
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NEBRASKA DOCUMENTARY **STAMP TAX**

Date: 03/31/22

\$ 83.25

By AS

Bk 2022, Pg 831

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 31 day of March A.D., 2022, at 09:43 o'clock AM. Recorded in Book 2022 on Pages 831-832

Driese Letsch County Clerk Fee: \$16.00 By: AS Deputy **Electronically Recorded**

Once recorded, return to: Parker, Grossart & Bahensky, L.L.P. P.O. Box 1600, Kearney, NE 68848-1600

LIMITED LIABILITY COMPANY WARRANTY DEED

Berns Family Farms, L.L.C., a Nebraska Limited Liability Company, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration, conveys to Providence Land, LLC, a Nebraska Limited Liability Company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A tract of land located in Sections Eight (8) and Nine (9), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of said Section 8, this being the Point of Beginning; thence S 89°04'48'W (assumed bearing) on the South line of the Southeast Quarter of said Section 8, a distance of 756.00 feet; thence N 00°55'12"W, perpendicular to said South line, a distance of 143.94 feet to the beginning of a curve concave to the Northwest having a radius of 1320.00 feet and a central angle of 38°40'19"; thence Northeasterly on said curve, the chord of which bears N 45°08'09"E, an arc distance of 890.94 feet; thence N 89°19'27"E, perpendicular to the East line of said Southeast Quarter; a distance of 232.63 feet to the beginning a curve concave to the Northeast having a radius of 1320.00 feet and a central angle of 36°47'06"; thence Southeasterly on said curve, the chord of which bears S 45°33'16"E, an arc distance of 847.46 feet; thence S 00°28'30'E, perpendicular to the South line of the Southwest Quarter of said Section 9, a distance of 162.17 feet to said South line: thence S 89°31'30"W, on said South line, a distance of 690.00 feet to the point of beginning (containing 14.73 acres, more or less, including 1.09 acres, more or less, of county road right-of-way).

GRANTOR covenants with GRANTEE that GRANTOR:

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

Dated: March 30, 2022.

Berns Family Farms, L.L.C., a Nebraska Limited Liability Company

J. Jumn

David K. Berns, Manager

By: Maron & Bly Sharon G. Rerns Manager

STATE OF NEBRASKA) ss:

The foregoing instrument was acknowledged before me on March 30 2022, by David K. Berns and Sharon G. Berns, all Managers on behalf of Berns Family Farms, L.L.C., a Nebraska Limited Liability Company.

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

Notary Public

Cnty No.	Bo	ok	Page	Sa	le Date			S	School District Code							
91	20	22	873	3/2	4/2022	Base: 01-0123 Af				iliateo	đ:	22	Unified:			
Location	Ю	Sale	Number	Useabilit	y & Code #	Parcel Number										
0025102	200		106	4	05	GeoCde	GeoCde Twn Rng Se		ect	Qrt	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value						4129	4	12	1.	5	3	00000	1	000	0000	
Land		Imj	provements	,	Total		D	ate of	Sale	e Proj	perty	Classific	tion (Code		
92	,515				92,515	Status	Prop	erty Ty	ре	Zoi	ning	Location	Cit	y Size	Parcel Size	
¥.,		Irrigat	tion Type:			A) 2 B) 05				C)	5	D) 3	E)	0	F) 9	
LCG			ACRES:	VA	ALUE:		LCG				ACRI	ES:		VAL	U E:	
IRRIGATE	D 1A1	l				GRASSLAND 1G1			G1		2	4.990			34,990	
	1 <i>A</i>	1				1G			IG		1!	5.480	21,670			
	2A1	L				2G1			G1		2:	2.860	32,00			
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	3D)						Roa	ds							
	4D1				- "		F	arm Sit	tes							
	4D)				Home			tes							
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Γ	wellings	3						Oth	ner							
	ouildings					Noi	ı-AG T	ГОТА	\mathbb{L}							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER T FARM LLC	
Comments from	Comments:
002510200	
	(Continue on back)
	7.700 (00.00

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

FORM 521

The deed will not be re		nt is signed and items 1-25 are accura		
1 County Name 2 County N		3 Date of Sale/Transfer	4 Date of Deed	
WEBSTER - 91	T	Mo. 03 Day 24 Yr. 2022	Mo03 Day .	24 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please	Print)	6 Grantee's Name, Address, and Telepho	one (Please Print)	
Grantor's Name (Seller) Rutt Family Properties, L.L.C.		Grantee's Name (Buyer) Rutt Family Farms, L.L.C.		
Street or Other Mailing Address 1001 W. 1st Street		Street or Other Mailing Address 1001 W. 1st Street		
City State NE	Zip Code 68901	City Hastings	State NE	Zip Code 68901
Phone Number (402) 463-4853		(402) 463-4853 If Yes, is the	e a 501(c)(3) organizat grantee a 509(a) found	tion? Yes No lation? Yes No
Email Address N/a		Email Address		
7 Property Classification Number. Check one box	in categories A and B. Check C if			
(A) Status	(B) Property Type		(C)
Improved Single Family	Industrial	Mineral Interests-Nonproducing	State Assessed	Mobile Home
✓ Unimproved	Agricultural [Mineral Interests-Producing	Exempt	1
8 Type of Deed Conservator		nd Contract/Memo Partition	Sheriff 0	Other
Bill of Sale Corrective	Easement Lea	ase Personal Rep.	Trust/Trustee	Juli:
9 Was transfer part of IRS like- 10 Type of Tr			Warranty	
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Easement Gift	Life Estate Sale	Trus	nsfer on Death stee to Beneficiary
Buyer Seller No Court I 11 Was ownership transferred in full? (If No, explain the				er (Explain) trans to LLC
Yes No	division.)	12 Was real estate purchase	u for same use? (If No	, state the intended use.)
13 Was the transfer between relatives, or if to a trustee.				
Yes No Aunt or Uncle to Nied	. =	-	Other	
☐ Brothers and Sisters ☐ Ex-spouse	Grandparents and Cl	= :	Stan abild	
14 What is the current market value of the real property		15 Was the mortgage assumed? (If Yes, st	<u> </u>	terest rate \
\$230,000	•		are the amount and in	%
16 Does this conveyance divide a current parcel of land	?	17 Was transfer through a real estate agen		
Yes No		of the agent or title company contact.)	Yes	No
18 Address of Property		19 Name and Address of Person to Whom	the Tax Statement Sho	ould be Sent
Rural Webster County		Rutt Family Farms, L.L.C. 1001 W. 1st Street		
18a No address assigned 18b Vacant la	nd	Hastings, NE 68901		
20 Legal Description (Attach additional pages, if needed				
That part of the Southwest Quarter (S Fifteen (15), Township Four (4) North	W1/4) lying North of the	Chicago, Burlington & Quincy F st of the 6th P.M., Webster Cou	Railroad right-of- nty, Nebraska.	-way in Section
		•	-	
21 If agricultural, list total number of acres transferred in	this transaction	······································		
22 Total purchase price, including any liabilities a	assumed		22 \$	0.00
23 Was non-real property included in the purchase			\$	
Yes Vo (If Yes, enter dollar amount	and attach itemized list.) (see i	nstructions)	23	
24 Adjusted purchase price paid for real estate (24	0 00
25 If this transfer is exempt from the documental	y stamp tax, list the exemption	number 50		
Under penalties of law, I declare correct, and that I am duly authorized to		nt and that it is, to the best of my knowledge	and belief, true, com	plete, and
Mark A. Beck				(402) 463-4500
sign Printfor Type Name of Grante@orAuthor	ized Representative	A +4		Phone Number
		Attorney		03/24/2022
here Signature of Grantee of Authorized Repr	esemative	Title		Date
	Register of Deed's Use On	-		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 4 Yr. 22 \$ F	tamp or Exempt Number Xem n+++ 5b	28 Recording Data RK 2022 A 813	}	
Nebraska Department of Revenue	2000	DIJAUGA, IG UL	Authorized by Neb. Rev	Stat. §§ 76-214, 77-1327(2)

State of Nebraska SS. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 day of 100 A.D., 20 a), at 11 a o'clock AM. Recorded in Book 202 on Page 813-874 County Clerk 16.20 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-4-22
\$Exempt #50 by (1)

Return to: Beck Law Office, P.C., L.L.O. P.O. Box 10 Hastings, NE 68902-0010

WARRANTY DEED

RUTT FAMILY PROPERTIES, L.L.C., a Nebraska Limited Liability Company, GRANTOR, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION received from GRANTEE, RUTT FAMILY FARMS, L.L.C., a Nebraska Limited Liability Company, conveys to GRANTEE the real estate as described below (as defined in Neb. Rev. Stat. 76-201):

That part of the Southwest Quarter (SW4) lying North of the Chicago, Burlington & Quincy Railroad right-of-way in Section Fifteen (15), Township Four (4) North, Range Twelve (12) West of the $6^{\rm th}$ P.M., Webster County, Nebraska.

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances except for 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 t
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed as of the 34fh day of Manh, 2022.

Rutt Family Properties, L.L.C., Nebraska Limited Liability Company

Robb Rutt, Manager

Ryan Rutt, Manager

Regg Rutt, Manager

By: Reed Rutt, Manager

STATE OF NEBRASKA)
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on this day of Merch, 2022, by Robb Rutt, Ryan Rutt, Regg Rutt and Reed Rutt, Managers of Rutt Family Properties, L.L.C., a Nebraska Limited Liability Company.

GENERAL NOTARY - State of Nebraska

Sara E. Brown

My Comm. Exp. Dec, 16 2025

Notary Public

Sou & Brevery

Cnty No.	Во	ok	Page	Sale	Date				Sc	hool Dis	trict Code				
91	20	22	875	7/1/	2011	Base: 01-0123 Affiliated: Unified:									
Location	ID	Sale	Number	Useability	& Code#	Parcel Number									
0024063	300		107	4		GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		4247	3	12	8	2	00000	1_	000	0000	
Land		Imp	provements	To	otal	Date of Sale Property Classification Code									
256	,825			2	256,825	Status Property Type			уре	Zoning	Location	Cit	y Size	Parcel Size	
·		Irriga	ion Type:			A) 2 B) 05				c) 5	D) 3	E)	0	F) 9	
LCG			ACRES:	VAI	LUE:		LCG			ACR	ES:		VAL	UE:	
IRRIGATI		T				GRASSLAND 1G1			G1		2.000	2,800			
	1 <i>A</i>					1G			1G	. 6	92,400				
· · · · · · · · · · · · · · · · · · ·	2A.1					2G1			G1	1		25,200			
	2.A			:		2G			2G						
	3A1							3	GI		4.000	5,600			
-	3A						3G								
	4A1							4	Gl						
	4 <i>A</i>								4G						
DRYLAN	D 1D1					;	Shelterb	elt/Tim	ber						
	10)	37.000		101,565			Accreti	ion						
	2D1					· 		Wa	ste						
	2Γ							Ot	hег			<u></u> _	<u> </u>		
	3 D1		7.000		16,905	AG I	AND		_	15	6.000		2	82,310	
	30							Roa	ads		4.000				
	4D1		17.000		29,240			Farm Si	ites						
	4E		5.000		8,600			Iome Si							
	***	a lastice]	Recreat	ion						
	Owelling	5	·			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			her	- · · · ·		<u> </u>			
Ou	building	Š				No	n-AG	TOTA	$\Lambda\Gamma$		4.000			·	
A	~ A.J.i	atma am	t to Sale Pr	ico (+ or	١.	- A - A - A - A - A - A - A - A - A - A		Total	Rec	capture	Value:				

Assessor's Adjustment to Sale Price (+ or -):	1 otal Recapture value:	
Assessor Comments and Reason for Adjustment:		
JTWD; SATISFACTION OF CONTRACT		
Comments from	Comments:	
002406300		
		(Continue on back)
		PAT 96-106-99

Real Estate Transfer Statement \0\footnote{\nabla}\circ\$ • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number.

FORM

	t is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 07 Day 01 Yr. 2011 4 Date of Deed Mo. 07 Day	y <u>01</u> Yr. <u>2011</u>						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Lulu M. Schmidt, Trustee	Grantee's Name (Buyer) Allan G. Schmidt and Jeanie M Schmidt							
Street or Other Malling Address 1000 East E	Street or Other Mailing Address PO Box 267							
City State Zip Code Hastings NE 68901	City State NE	Zip Code 68932						
Phone Number	Phone Number Is the grantee a 501 (c)(3) organize N P	zation? Yes V No indation? Yes V No						
NIA Address	Email Address N/A	nocasoni les le lac						
7 Property Classification Number. Check one box in categories A and B. Check C is								
) Property Type	(C)						
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home						
☑ Unimproved	Mineral Interests-Producing Exempt							
LIOLL Commercial Recreational	10 m	Torrice						
8 Type of Deed Conservator Distribution La Bill of Sale Corrective Easement La	nd Contract/Memo Partition Sheriff Series	Other						
	neral Quit Claim Warranty							
9 Was transfer part of IBS like- 10 Type of Transfer Distribution Fored		ransfer on Death						
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Glift	Life Estate Sale	rustee to Beneficiary						
☐ Buyer ☐ Seller ☑ No ☐ Court Decree ☐ Exchange ☐ Grant	or Trust Partition Satisfaction of Contract C	ther (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.	lives? (If Yas, chark the appropriate box.)							
	Partnership, or LLC Self Oth	er						
	and Grandchild Spouse							
Ex-spouse Parents and C	nild Step-parent and Step-child							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)						
\$50,000	☐ Yes 🗹 No \$	%						
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Tyes	? (If Yes, include the name						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent						
	PO Box 267 Campbell, NE 68932							
18a ☑ No address assigned 18b ☐ Vacant land								
20 Legal Description (Attach additional pages, if needed.)								
An undivided one-half interest in: The Northwest Quarter (NW Twelve (12) West of the 6th P.M., Webster County, Nebraska, Development recorded in Book 2010, Page 1981	(3) SUBJECT TO Memorandum of Easement for	North, Range or Wind Energy						
21 If agricultural, list total number of acres transferred in this transaction 80								
Et il agricultura, not total transport								
22 Total purchase price, including any liabilities assumed	22 *	50,000,00						
Yes V No (If Yes, enter dollar amount and attach itemized list.) (see	nstructions)	i .						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	50,000,00						
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number n/a							
Under penalties of law, I declare that I have examined this stateme	nt and that it is, to the best of my knowledge and belief, true, o	omplete, and						
correct, and that I am duly authorized to sign this statement. Matthew D. Baack		(402) 834-3300						
Print or Type Name of Grantee ar Authorized Representative		Phone Number						
sign 776	Attorney	4/4/22						
here Agnature of Grantes or Authorized Representative	Title	Date						
Register of Deed's Use Or		For Dept. Use Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data RK 2022 Pa Q 75							
Mo Day Yr V	UN 2002 10 D D Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)						
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	0							

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

> Date: 04/04/22 By AS

\$ 112.50

Bk 2022, Pg 875

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 04 day of April A.D., 2022, at 01:02 o'clock PM. Recorded in Book 2022 on Page 875

Rouse Petsch County Clerk Fee: \$10.00 By: AS Deputy

JOINT TENANCY WARRANTY DEED

LULU M. SCHMIDT, TRUSTEE, Grantor, whether one or more,

in consideration of Fifty Thousand and no/100 --- (\$50,000.00) ---Dollars, receipt of which is hereby acknowledged, conveys to

ALLAN G. SCHMIDT and JEANIE M. SCHMIDT, Husband and Wife, Grantees,

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

An undivided one-half (1/2) interest in the Northwest Quarter (NW4) of Section Eight (8), Township Three (3), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska, SUBJECT TO Memorandum of Easement for Wind Energy Development recorded in Book 2010, Page 1981.

Grantor covenants with the Grantees that Grantor:

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

July ____, 2011. Executed:

STATE OF NEBRASKA SS. FRANKLIN COUNTY

The foregoing instrument was acknowledged before me on July , 2011 by Lulu M. Schmidt, Trustee.

Short Public.

GENERAL NOTARY - State of Nebreska JENNY L SKUPA My Comm. Exp. March 7, 2012

91	201				Date	School District Code									
	20.	22	876	7/1/	'2011	Base: 0	1-01	23	Aff	iliated:		Unif	ied:		
Location I	D	Sale	Number	Useability	& Code#			•		Parcel l	Number				
00240630	00	:	108	4	05	GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Bik	Parcel	
· · · · · · · · · · · · · · · · · · ·	D	ate of S	ale Assessed	Value		4247	3	12	8	3 2	00000	1	000	0000	
Land		Improvements Total					Date of Sale Property Classification Code								
256,	825			2	256,825	Status	Pro	erty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size	
		Irrigat	tion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 9	
LCG			ACRES:	VAL	UE:		LCG		. 1	ACI	RES:	:	VAL	U E:	
IRRIGATEI	D 1A1					GR	ASSLA	ND 10	G1		2.000			2,800	
	1A							1	lG	•	6.000	92,400			
	2A1							2GI 18.000			25,200				
	2A					2G									
	3A1							30	G1		4.000			5,600	
	3A							3	3G						
	4A1							40	G1						
	4A							4	łG						
DRYLAND	1D1					S	helterbe	lt/Timb	er						
	1D		37.000	1	.01,565			Accretic	on						
	2D1							Was	ste						
	2D					-		Oth	ет						
	3D1		7.000		16,905	$\mathbf{AG}\mathbf{L}$	AND 7	ГОТА	\mathbf{L}	15	6.000		2	82,310	
	3D					Roads				4.000					
	4D1		17.000		29,240		F	arm Sit	es						
	4D		5.000		8,600		Н	ome Sit	es						
		Alexander (R	ecreation	on						
Dw	wellings					Other									
Outbu	uildings					Noi	ı-AG	ГОТА	\mathbf{L}	***********	4.000				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; SATISFACTION OF CONTRACT	
Comments from	Comments:
002406300	
	(Continue on back)

Real Estate Transfer Statement

FORM 521

Good Life. Great Service To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 1 County Name 4 Date of Deed 2011 07 WEBSTER - 91 01 Day _ 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Scott A. Schmidt and Teresa L. Schmidt Granfor's Name (Seller Lulu M. Schmidt, Trustee Street or Other Mailing Address 1000 East E Street or Other Malling Address 1824 Road 300 Zip Code 68901 Zip Code 68932 City Hastings State NE City Campbell State Phone Number Phone Number is the grantee a 501(c)(3) organization? Yes VINC If Yes, is the grantee a 509(a) foundation? MIA MID Email Address N/A Émail 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) Industrial Improved Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt **∏ЮЩ** Commercial Recreational Land Contract/Memo Sheriff Distribution Other Conservator Partition 8 Type of Deed Trust/Trustee Lease Bill of Sale Easement Personal Rep. Corrective Death Certificate - Transfer on Death Mineral Quit Claim ✓ Warranty Cemetery Executor Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Gift Life Estate ✓ Sale Auction Easement Trustee to Beneficiary Satisfaction of Contract Other (Explain) Court Decree Partition Buyer Seller V No Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12. Was real estate purchased for same use? (If No, state the intended use.) ☐ No ✓ Yes ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC V Yes Aunt or Uncle to Niece or Nephew Other Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount end interest rate.) 14 What is the current market value of the real property? \$50.000 ₩ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or fittle company contact.) Yes Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property PO Box 267 Campbell, NE 68932 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) An undivided one-half interest in: The Northwest Quarter (NW 1/4) of Section Eight (8), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, SUBJECT TO Memorandum of Easement for Wind Energy Development recorded in Book 2010, Page 1981 21 If agricultural, list total number of acres transferred in this transaction 22 50.000.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 50,000,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number n/a Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 834-3300 Matthew D. Baack Phone Number ype Name of Grange of Authorized Representative Attorney 4/4/22 Signature of Grantee or Authorized Representative Title Date Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded 50 \$

Nebraska Department of Revenue

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

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/05/22 \$ 112.50 By AS Bk 2022, Pg 876

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 05 day of April A.D., 2022, at 08:32 o'clock AM. Recorded in Book 2022 on Page 876

Fee: \$10.00 By: AS Deputy
Electronically Recorded

JOINT TENANCY WARRANTY DEED

LULU M. SCHMIDT, TRUSTEE, Grantor, whether one or more,

in consideration of Fifty Thousand and no/100 --- (\$50,000.00) --- Dollars, receipt of which is hereby acknowledged, conveys to

SCOTT A. SCHMIDT and TERESA L. SCHMIDT, Husband and Wife, Grantees,

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

An undivided one-half (%) interest in the Northwest Quarter (NW%) of Section Eight (8), Township Three (3), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska, SUBJECT TO Memorandum of Easement for Wind Energy Development recorded in Book 2010, Page 1981.

Grantor covenants 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: July ____, 2011.

Lulu M. Schmidt, Trustee.

STATE OF NEBRASKA)
) ss.
FRANKLIN COUNTY)

The foregoing instrument was acknowledged before me on July , 2011 by Lulu M. Schmidt, Trustee.

Solary Public. Skups.

GENERAL NOTARY - State of Nebraska
JENNY L. SKUPA
My Comm. Exp. March 7, 2012

			-9					• • • • • • • • • • • • • • • • • • • •									
Cnty No.	Во	ok	Page	Sale	Date	School District Code											
91	20	22	880	1/24	/2022	Base: 9	91-00	002	A	ffiliate	ed:			Unif	ied:		
Location	ID	Sale	Number	Useability	& Code#	Parcel Number											
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aman, as au mai au an an an a	D	ate of S	ale Assessed	Value		4489	1	10) :	17	0	000	000	1	000	00	000
Land		Imp	provements	Te	otal		Date of Sale Property Classification Code										
288	,385			2	288,385	Status	Pro	perty	Туре	z	oning	Lo	ocation	Cit	y Size	Parc	el Size
		Irrigat	tion Type:	'		A) 2	B)	05	5	C)	5	D)	3	E)	0	F)	9
LCG			ACRES:	VAI	UE:		LCG		1		ACR	ES:		VALUE:			
IRRIGATI		T				GR	ASSL	AND	1G1							·	
	1 <i>A</i>		***						1G								
	2A1								2G1								
	2A								2G								
	3A1					3G1 1.440				40				405			
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	4A1								4G1								
	4A								4G			6.2	40			1,	745
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	2D								other	ļ							
	3D1		11.610		28,040	AG L	AND	-				5.2			2	88,	385
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	Owellings								other	<u> </u>					·		
Out	buildings					No	n-AG	TOI	AL			3.9	60				
Aggaggani	s Adin	atmon	t to Solo Pr	ica (+ ar -)	١•			Tota	1 R	ecan	fore	Val	ne:				

Assessor's Ad	justme	nt to	o Sale Price (+ or -):			Total Recapture Value:	
Assessor Comme	nts and	Reas	son for Adjustment:					
TRUSTEE'S	DEED	OF	DISTRIBUTION;	BETWEEN	PARENT	હ	CHILD	
Comments from				Y	Cor	mn	nents:	
001407300								1100
	.,							
								(Continue on back)
		-						D

NEBRASKA

FORM

Real Estate Transfer Statement To be filed with the Register of Deeds.
 Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name 04 05 2022 Mo. ____ Day WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Glenda Marie & Larry Tietjen Grantor's Name (Seller) Serena Fern Boner & Glenda Marie Tietjen, Co-Trustees Street or Other Mailing Address 1679 River Road Street or Other Mailing Address 1024 Road C Zip Code 68970 Zip Code 68970 State State NF City Red Cloud Red Cloud Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 746-3328 If Yes, is the grantee a 509(a) foundation? Email Address N/a Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status State Assessed Mobile Home Improved Single Family Industrial Mineral Interests-Nonproducing ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt | IOLL Recreational Commercial Other Sheriff Distribution Land Contract/Memo Partition 8 Type of Deed Conservator ✓ Trust/Trustee Personal Rep. Bill of Sale Corrective Easement Lease Executor Mineral Quit Claim Warranty Cemetery Death Certificate - Transfer on Death Transfer on Death Irrevocable Trust Revocable Trust 9 Was transfer part of IRS like-10 Type of Transfer V Distribution Foreclosure kind exchange (I.R.C. § 1031 Trustee to Beneficiary Life Estate Sale Easement Auction Exchange) by buyer or seller? Partition Satisfaction of Contract Other (Explain) Court Decree Grantor Trust Seller V No Exchange 12 Was real estate purchased for same use? (If No, state the intended use. 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No. ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Trustee-Beneficiary Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew ✓ Yes Grandparents and Grandchild Spouse Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$336,000 ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) ✓ No Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property (Same as Grantee) Rural Webster County 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) and the East Half of the Southeast Quarter (E1/2SE1/4) of Section Seventeen (17), Township One (1) North, Range Tén (10), West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 0,00 22 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? 0,00 Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613

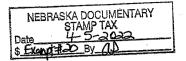
David B. Garwood Phone Number Authorized Representative , 2022 April 🧲 Attorney Date Title Signature of Grantee or here For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data

Yr. 22 \$ Day Nebraska Department of Revenue

26 Date Deed Recorded 4

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

State of Nebraska 3ss.
County of Webster 355.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 5
of April A.D., 2022, at 3:14
o'clock P.M. Recorded in Book 2022
on Page 880
Lause Tetochounty Clerk
D.∞ OB Deputy
IndCompAssessor Carded



TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

Serena Fern Boner and Glenda Marie Tietjen, Co-Trustees of the Mary F. Hansen Revocable Trust u/a/d December 10, 2001, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to a Beneficiary of the Trust, convey to Glenda M. Tietjen and Larry E. Tietjen, wife and husband as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter of the Northeast Quarter (SE¼NE¼) and the East Half of the Southeast Quarter (E½SE¼) of Section Seventeen (17), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant with the GRANTEES that GRANTORS:

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

Executed April 3

Serena Fern Boner, Trustee

Glenda Marie Tietjen, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on April 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

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

Cnty No.	Boo	ok	Page	Sale	e Date	School District Code											
91	202	22	881	1/24	/2022	Base: 91-0002 Affiliated: Unified:									· · · · · · · · · · · · · · · · · · ·		
Location 1	D	Sale	Number	Useability	& Code#						Parcel N	lumber					
0014070	00	:	110	4	05	GeoCde	Tw	n	Rng	Se	ect Qrt	Subdiv	Area	Blk	Parcel		
	Da	ate of S	ale Assessed	Value		4489	1		10	1	6 0	00000	1	000	0000		
Land		Imp	rovements	To	otal			Da	te of	Sale Property Classification Code							
672,	925			(672,925	Status	F	Prop	erty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size		
		Irrigat	ion Type:	•		A) 2	В	()	05		c) 5	D) 3	E)	0	F) 10		
LCG		·	ACRES:	VAI	UE:		LC	G			ACR	ES:		VAL	U E:		
IRRIGATEI) 1A1					G	RASS	LAI	VD 10	G1	8	8.310		1	23,635		
	1A]	1G	3	4.780			48,700		
	2A1								20	G1	5	2.800	73,920				
	2A								2	2G		1.100			1,540		
	3A1								30	G1	a	0.420			590		
	3A				•				3	3G	1	0.430	14,600				
	4A1								40	G1							
	4A								2	4G							
DRYLAND	1D1						Shelte	erbel	t/Timb	рег							
	1D		132.510	3	363,740			P	Accreti	on							
	2D1								Was								
	2D		0.120		290				Oth	- 111		T 160			70 005		
	3D1		******			AG I	JANI	υT	OTA			7.160 8.880		6	72,925		
	3D				0				Roa				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
	4D1		20.790		35,760				ırın Sit	_							
apartement est est.	4D	52.00.55	5.900		10,150				me Sit	\neg							
				electes to the				K	ecreation								
	wellings uildings					NT	n Af		Oth OTA			8.880					
Outo	manigs				· · · · · · · · · · · · · · · · · · ·	110	ш-А.	G I	OIA	اب	77 	0.000					

Assessor's Ad	justme	nt to	o Sale Price (+ or -	·):		Total Rec	capture Value:	
Assessor Comme	nts and	Reas	son for Adjustment:				-	
TRUSTEE'S	DEED	OF	DISTRIBUTION;	BETWEEN	PARENT 8	E CHILD		
			· · · · · · · · · · · · · · · · · · ·			<u>,</u>		
				·		- 24, 32, 1		

Comments from					Com	ments:		
001407000		-						
1 1111								
								(Continue on back)

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

nt 📙

FORM **521**

Life. Great Service.

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

T	it is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 01 Day 24 Yr. 2022 4 Date of Deed Mo. 05 Yr. 2022							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Serena Fern Boner & Glenda Marie Tietjen, Co-Trustees	Grantee's Name (Buyer) Serena Fern Boner							
Street or Other Mailing Address 1024 Road C	Street or Other Mailing Address 1024 Road C							
Red Cloud State State Zip Code 68970	Red Cloud NE Zip Code 68970							
Phone Number (402) 746-3328	Phone Number (402) 746-4149 Is the grantee a 501(c)(3) organization? Yes V N							
Email Address n/a	Email Address n/a							
7 Property Classification Number. Check one box in categories A and B. Check C it	property is also a mobile home.							
(A) Status (B) Property Type (C)							
☐ Improved ☐ Single Family ☐ Industrial [☑ Unimproved ☐ Multi-Family ☑ Agricultural [☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Exempt							
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other							
	ase Personal Rep. Put Trust/Trustee neral Quit Claim Warranty							
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forec								
kind exchange (I.R.C. § 1031	Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)							
Buyer Seller No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use							
✓ Yes	Yes							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., I	tives? (If Yes, check the appropriate box.) Partnership, or LLC Self Volter Trustee-Beneficiary							
	and Grandchild Spouse							
Ex-spouse Parents and C	ild Step-parent and Step-child							
14 What is the current market value of the real property? \$848,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ %							
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name							
Yes No	of the agent or title company contact.) Yes Vol. No.							
18 Address of Property Rural Webster County	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)							
18a 🗸 No address assigned 18b 🗸 Vacant land								
20 Legal Description (Attach additional pages if needed)								
The South Half (S½) and the Southeast Quarter of (16), Township One (1) North, Range Ten (10), We	the Northeast Quarter (SE¼NE¼) of Section Sixteen st of the 6th P.M., Webster County, Nebraska.							
21 If agricultural, list total number of acres transferred in this transaction360+-								
22 Total purchase price, including any liabilities assumed								
23 Was non-real property included in the purchase? Yes V 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 correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and							
David B. Garwood	(402) 746-3613							
Sign Print or Type Name of Brantee or Authorized Representative	Phone Number Attorney April 7,2022							
here Signature of Grantee de Authorized Representative	Title Date							
Register of Deed's Use O	Tor Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	29 Papersting Data							
Mo. 4 Day 5 yr. 22 \$ Fxen pt # 20	BK262, Pa 881							
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2							

State of Nebraska Sss.
County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of North A.D., 20 day at 3 1/6 o'clock M. Recorded in Book 20 on Page 88 Day County Clerk D. Deputy

Assessor_

Carded



TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

Serena Fern Boner and Glenda Marie Tietjen, Co-Trustees of the Mary F. Hansen Revocable Trust u/a/d December 10, 2001, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to a Beneficiary of the Trust, convey to Serena Fern Boner, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) and the Southeast Quarter of the Northeast Quarter (SE¼NE¾) of Section Sixteen (16), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant with the GRANTEE that GRANTORS:

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

Executed April 5, 2022.

Serena Peril Boner, Trustee

Glenda Marie Tietjen, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on April 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 10-33-3032

Notary Public

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

Cnty No.	Во	ok	Page	Sal	e Date				Sc	School District Code						
91	20	22	883	3/16	/2022	Base: S	91-00	02	Affil	filiated: Unified:						
Location	ID III	Sale	Number	Useability	& Code #			Parcel Number								
0020119	900		111	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value						4245	3	11	22	0	00000		000	6969		
Land	and Improvements Total						D	ate of	Sale	Property	Classific	ation Code				
39	,840		132,115		171,955	Status	Proj	erty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size		
		Irriga	tion Type:		٠	A) 1	В)	01		c) 5	D) 3	E)	0	F) 5		
LCG			ACRES:	VA	LUE:		LCG			ACI	ES:		VAL	U E:		
IRRIGATE	ED 1A1					GR	ASSLA	ND 10	G1							
	1 <i>A</i>]	ιG							
	2A1	-						20	3 1							
	2 <i>A</i>							2	2G							
	3A1							30	G1							
	3.A							3	3G							
	4A1							40	G1		-					
	4A							2	4G							
DRYLANI	O 1D1					5	Shelterbe	lt/Timb	ег							
	1D)						Accretion	on							
	2D1		<u> </u>					Was	ste							
	20)						Oth	-							
	3D1					AG L	AND T	ГОТА	\mathbf{L}							
	3D)						Roa	.ds	_	0.340					
	4D1					Farm Sites			tes		1.000			13,840		
	4D)	CONTROL OF THE PROPERTY OF THE	Water the second second second second				ome Sit			1.320	_		26,000		
		Section.	The second				R	Lecreation	on				_			
	wellings		- Indo-		95,135	Other				- 11120						
Out	buildings	ş <u> </u>			36,980	No	n-AG	ГОТА	$\mathbf{L} $		2.660			39,840		
	····					A					<u>-</u> <u>-</u> -	****		****		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PR; FROM PARENT TO C	HILD
Comments from	Comments:
002011900	
	(Continue on back)

Real Estate Transfer Statement

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

FORM 521

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 03 Day 16 Yr. 2022 4 Date of Deed Mo. 03 Day	16 _{Yr.} 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Marlene Baker, PR of th Estate of Gerald R. Figgins	Grantee's Name (Buyer) Marlene Baker	g
Street or Other Mailing Address 941 N. Webster	Street or Other Mailing Address 941 N. Webster	
Red Cloud State Zip Code NE 68970	City State NE	Zip Code 68970
Phone Number (402) 746-0323	Phone Number (402) 746-0323 Is the grantee a 501(c)(3) organization of the grantee a 509(a) found from the grantee a 509(a) found from the grantee a 509(a) found from the grantee a 501(c)(3) organization of	tion? Yes No Yes No No
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.	
(A) Status (E) Property Type	(C)
✓ Improved ✓ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing ☐ State Assessed Mineral Interests-Producing ☐ Exempt	Mobile Home
	and Contract/Memo Partition Sheriff	Other
	ase Personal Rep. Trust/Trustee	Other
Cemetery Death Certificate – Transfer on Death Executor M	neral Quit Claim Warranty	E
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Fored Auction Easement Gift		nsfer on Death stee to Beneficiary
		ner (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes	12 Was real estate purchased for same use? (If N	o, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)	
	Partnership, or LLC Self Othe	r
	and Grandchild Spouse	
Ex-spouse Parents and C	child Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)
\$150,000	Yes • No \$	%
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Starlene Baker	nould be Sent
1511 Road 1100 Red Cloud, NE 68970	1511 Road 1100	
18a No address assigned 18b Vacant land	Red Cloud, NE 68970	
20 Legal Description (Attach additional pages, if needed.)		
see attached		
300 attached		
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed	22 \$	0.00
23 Was non-real property included in the purchase?		
Yes No (If Yes, enter dollar amount and attach itemized list.) (see		
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	n number <u>15</u> .	
Under penalties of law, I declare that I have examined this statem	ent and that it is, to the best of my knowledge and belief, true, co	mplete, and
correct, and that I am duly authorized to sign this statement. Mark A. Beck		(402) 463-4500
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign / / / / / / / / / / / / / / / / / / /	Attorney	03/16/2022
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use C	nly	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 4 Day 6 Yr. ad \$ Exempt #15	BK2022, tg 883	Ot-1 66 70 011 77 100717
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)

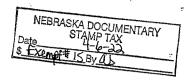
A tract of land located in the SE1/4 of Section 22, Township 3 North, Range 11 West of the 6th P.M. Webster County, Nebraska, described as follows: Commencing at the Southeast corner of said SE½; thence N00°00'00"E along the East line of said SE½ for 443.18 feet to the True Point of Beginning; thence N71°48'02"W for 265.79 feet; Thence N27°11'49"W for 63.26 feet; thence N89°41'03"W for 63.51 feet; N00°43'26"W for 66.87 feet; thence S85°36'14"E for 57.80 feet; thence N21°59'54"W for 85.00 feet; thence N01°09'38"E for 114.06 feet; thence N80°45'13"E for 321.84 feet to a point on the East line of the said SE½; thence S00°00'00"W for 446.63 feet along the East line of said S½ to the point of beginning, subject to county road right of way.

State of Nebraska Ss.

County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of hori A.D., 20 22, at 112 o'ctock P.M. Recorded in Book 202 on Page 883

Orange 883



Return to: Beck Law Office, P.C., L.L.O. P.O. Box 10 Hastings, NE 68902-0010

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

MARLENE BAKER, Personal Representative of the Estate of Gerald R. Figgins, Deceased, GRANTOR, conveys and releases to MARLENE BAKER, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the SE1/4 of Section 22, Township 3 North, Range 11 West of the 6th P.M, Webster County, Nebraska, described as follows: Commencing at the Southeast corner of said SE½; thence N90°00'00"E along the East line of said SE½ for 443.18 feet to the True Point of Beginning; thence N71°48'02"W for 265.79 feet; Thence N27°11'49"W for 63.26 feet; thence N89°41'03"W for 63.51 feet; N00°43'26"W for 66.87 feet; thence S85°36'14"E for 57.80 feet; thence N21°59'54"W for 85.00 feet; thence N01°09'38"E for 114.06 feet; thence N80°45'13"E for 321.84 feet to a point on the East line of the said SE½; thence S00°00'00"W for 446.63 feet along the East line of said S½ to the point of beginning, subject to county road right of way.

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

Executed this 101 day of March, 2022.

Marlene Baker, Personal Representative

STATE OF NEBRASKA

SS

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on this day of Way, 2022, by Marlene Baker, Personal Representatives of the Estate of Gerald R. Figgins, Deceased.

GENERAL NOTARY - State of Nebraska RENAE B. HULL My Comm. Exp. November 11, 2022

Notary Public

Residential & Commercial Sales Worksheet

Cnty No. Book Page			Sale Date			School District Code													
91	20	22		884	3/7/2022			Base: 0	Base: 01-0123 Affiliated: Unified:										
Location ID Sale Number		Useability & Code #					Parcel Numb				mber	nber							
000508100 112			4		GeoCde	Twi	Rn	g :	Sect	Qrt	s	Subdiv	Area	Blk	Pa	rcel			
Date of Sale Assessed			Val	ue	and the second second	4131				00	0	30	0015		002	00	00		
Land Improvements			Total					Date of Sale Property Classification Code											
1	,065			9,54	5 10,610			Status	P	roperty	Туре	. 2	Zoning Location		City Size		Parc	el Size	
Assessor Lo	cation:	BLAD	EN	(BLA)	ł			A) 1	B)	0:	1	C)	1	I	D) 1	E)	7	F)	2
							Residenti	al						C	ommer	cial			
	Mul	tiple Imp	rove	ments:	Multi	iple. Imp	provements.:			Multip	Multiple. Improvements.:								
		Constr	uction	Date:	Cons	truction	<u> </u>	890		Consti	uction	n Date	:						
			100	Floor:	Floor	Sq. Ft.	·	743		Floor	Sq. Ft	<u>. : </u>							
		Building	g Cos	t New:	Cost	:	70,			Cost:				<u>,</u>			,		
Single Family	Style:	101			Resi	identia	Condition:	10		Com	nerci	ial O	ccupan	cy (Code:	21 - 21 L			
(100) □ Mo	bile Hon	1e			(10)		Worn Out			Prima	ıry:		Ot	ther	:1:	(Other2:		
(101) 🗷 One	e Story				(20)		Badly Worn			Com					n Class:				
(102) 🗆 Tw	o Story				(30)		Average			(1)					ural Stee		:		
(103) □ Split Level				(40) Good				(2) Reinforced Concrete Frame											
(104) □ 1 1/2 Story			(50)		Very Good			(3) Masonry Bearing Walls											
(111)			(60) Excellent (4) Wood or Steel Framed Ext. Walls						ls										
(106) Other								(5) Metal Frame and Walls											
Townhouse or Duplex Style:					Quality: 30	,		(6) Pole Frame											
(301) One Story			(10)		Low			Cost Rank:						onditio					
(302) Two Story			(20)		Fair				(10)			<u>`</u>	(10)						
(307) 1 1/2 Story			(30) A Average						(20) ☐ Average (30) ☐ Above Average					(20) Badly Worn (20)					
(308) Split Level			(40) ☐ Good					<u> </u>			e Avera	ge		(30) ☐ Average (40) ☐ Good					
(309) 🗆 21/					(50)		Very Good			(40)	ш	High						7 1	
(304) 🗆 One					(60)	_Ц_	Excellent						happener .		````		Very (
(305) 🗆 Two	o Story I	Duplex		<u> </u>											()	о0) Ц	Excell	ent	
Assessor's																			
Assessor Co	mment	s and R	easor	a for A	djus	tment	<u> </u>												
QCD								-					-··						
<u>-</u> -											-								
Comments from Comments:																			
Comments from 000508100									JUIL							-			
																	(Conti	nue on	back)

Real Estate Transfer Statement

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

The deed will not be recorded unless this statement		·						
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 03 Day 07 Yr. 2022 4 Date of Deed Mo. 03 Day Day	. 07 . 2022						
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 03 Day 07 Yr. 2022 Mo. 03 Day 07 Yr. 2022 6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller)	Grantee's Name (Buyer)							
Delma Carr Street or Other Mailing Address	Lisa Thayer							
P.O. Box 205	Street or Other Mailing Address P.O. Box 73							
City State Zip Code Bladen NE 68928	City State Bladen NE	Zip Code 6892 8						
Phone Number	Phone Number Is the grantee a 501 (c)(3) organiz (402) 460-7242 If Yes, is the grantee a 509(a) four							
Email Address	Email Address	ildadion: les 140						
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home							
	Property Type	(C)						
✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt							
iOLL Commercial Recreational								
		Other						
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	se Personal Rep. Trust/Trustee eral Quit Claim Warranty							
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Foreck	osure Irrevocable Trust Revocable Trust Ti	ansfer on Death						
kind exchange (I.R.C. § 1031	Life Estate Sale	rustee to Beneficiary						
Buyer Seller No Court Decree Exchange Granto	r Trust Partition Satisfaction of Contract C 12 Was real estate ourchased for same use? (If	ther (Explain)						
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 was real estate purchased for same use? (ii	No, siate the intended use.)						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)							
		er						
☐ Brothers and Sisters ☐ Grandparents and Ch								
Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
14 What is the current market value of the real property.	☐ Yes	%						
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name						
18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Lisa Thayer								
	P.O. Box 73							
18a No address assigned 18b Vacant land Bladen, NE 68928								
20 Legal Description (Attach additional pages, if needed.)								
LOTS FIFTEEN(15) AND SIXTEEN(16), BLOCK TWO(2), SPENCES'S ADDITION TO BLADEN, WEBSTER, COUNTY, NEBRASKA								
21 If agricultural, list total number of acres transferred in this transaction								
22 Total purchase price, including any liabilities assumed		5,000.00						
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)	0,00						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	5,000,00						
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number	amplete and						
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, tide, c							
Lisa Thayer		(402) 460-7242						
Print or Type Name of Grantee or Authorized Representative	GRANTEE	Phone Number 03/07/2022						
Chia Traile	Title	Date						
liele 9	lv.	For Dept. Use Only						
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	1 or populate ormy						
Mo. 4 Day 6 Yr. 22 \$ 11.25	BK 2022. 12 884							
Nebraska Department of Revenue	Authorized by Neb. I	Rev. Stat. §§ 76-214, 77-1327(2)						

State of Nebraska | ss.
County of Webster | Entered on the
numerical index and filed for record in the
Clerk's office of said county this | day
of | A.D., 20 | a. at | 3 | 38
o'clock | PM. Recorded in Book | 20 | a.
on Page | Onume Peter h County Clerk

BOOK <u>2022</u> PAGE <u>884</u>

QUITCLAIM DEED

4	NEBRASKA DOCUMENTARY
	STAMP TAX
-	Date 4-6-22
	\$ 11.25 By ab

Delma Carr, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Lisa Thayer as tenant, GRANTEE, the following described real estate.

LOTS FIFTEEN (15) AND SIXTEEN (16), BLOCKS 2, SPENCE'S ADDITION TO BLADEN, WEBSTER COUNTY, NEBRASKA.

Executed: Mars ,2022.

DELMA CARR, Grantor

STATE OF NEBRASKA)

) ss.

COUNTY OF WEBSTER

Before me, a notary public qualified for said county, personally came DELMA CARR, a single person, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

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

otary Public

Residential & Commercial Sales Worksheet

Cnty No.	ty No. Book Page		Sale Date		School District Code													
91	20	22 885		4/6/2022			Base: 01-0123 Affiliated: Unified:											
Location ID Sale Number			Useability & Code #				Parcel Number											
000516400 113			4	05	GeoCde	Twn	Rng Se		ct	Qrt	Subdiv	Area	Blk	Parcel				
Date of Sale Assessed			l Val	ue		4131	4	11	7	7	4	30035		000	0000			
Land Improvements			Total					Date of Sale Property Classification Code										
	995		37,89	5 38,890 Sta			Status	Pı	roperty Type Zoning			Location	ı Ci	Parcel Size				
Assessor Location: BLADEN (BLA			A)			A) 1	B)	01 C		C)	1	D) 1	E)	7	F) 2			
				Residential				Commercial										
	Mu	ltiple Im	provements:	Multi	iple. Improv				Multiple.	Impi	oveme	ents.:				· · · - · · ·		
	~~~	Constr	uction Date:	Cons	struction Da				Construct	ion I	Date:							
			Floor:	Floor	Sq. Ft. :	1,0			Floor Sq.	Ft.:								
		Buildin	ig Cost New:	Cost	:	118,5	75		Cost:									
Single Family	Style:	101		Resi	idential C	ondition: 30	)		Commercial Occupancy Code:									
(100) □ Mo	bile Hor	ne		(10)	□ W	orn Out			Primary: Other1: Other2:									
(101) 图 One Story				(20)	) □ Ba	dly Worn			Commercial Construction Class:									
(102)  Two Story			(30) 🗷 Average				(1) ☐ Fireproof Structural Steel Frame											
(103) □ Spl				(40) ☐ Good				(2) Reinforced Concrete Frame										
(104) □ 11/2 Story			(50)		ery Good			(3) Masonry Bearing Walls										
(111) □ Bi-Level			(60)  Excellent				(4) Uood or Steel Framed Ext. Walls											
(106) □ Other								(5)  Metal Frame and Walls										
Townhouse or Duplex Style:			Residential Quality: 20				(6) Pole Frame											
(301) ☐ One Story		(10)  Low				Cost Rank:					Conditi							
(302) □ Two Story			(20) <b>E</b> Fair				(10) □ Low						· · · · · · · · · · · · · · · · · · ·					
(307) 🗆 11/				(30) Average				(20)					•					
(308)  Split Level		(40)				(30)  Above Average					30)							
(309) 🗆 21/				(50) □ Very Good				(40)					(40) □ Good (50) □ Very Good					
(304) 🗆 One				(60)   Excellent														
(305) 🗆 Tw	o Story l	Duplex											. (	60) E	I Excell	ent		
Assessor's						):	······································											
Assessor Co				<u> </u>				<del></del> -	-									
JTWD; NAME CHANGE WITH SPOUSE						- <del></del>				<u>.                                    </u>								
																-		
Comments from Comments:																		
000516400																		
							<del>. ,</del>											
															(Cart	inue on back)		
															(Conti	muc on Dack)		

## NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

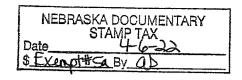
# **Real Estate Transfer Statement**

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

**FORM** 521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number Select County & County Number	3 Date of Sale/Transfer 4 Date of Deed	v 6 yr. 22						
5 Grantor's Name, Address, and Telephone (Please Print)	Mo Day Yr Mo Da  6 Grantee's Name, Address, and Telephone (Please Print)	y <u>Y</u> r. <u>~~</u>						
Grantor's Name (Seller)	Grantee's Name (Buyer)							
Todd A Young + Lisa Wilkerson Street or Other Mailing Address	Todd Ayoung + Lisa Tha	yer						
City State Zip Code	lell N main St.							
Dladen NE 68928	City Bladen NE	Zip Code						
Phone Number	Phone Number Is the grantee a 501(c)(3) organiz	zation? Yes No						
Email Address	Email Address	indution: Tes J. No						
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.							
	Property Type	(C)						
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home						
Unimproved Multi-Family Agricultural [	Mineral Interests-Producing Exempt							
	nd Contract/Memo Partition Sheriff	Other						
Bill of Sale Corrective Easement Lei								
Cemetery Death Certificate – Transfer on Death Executor Mir	neral Quit Claim Warranty							
9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Forecl		ransfer on Death						
(I.R.C. § 1031 Exchange)	☐ Life Estate ☐ Sale ☐ Ti or Trust ☐ Partition ☐ Satisfaction of Contract        ✓ ○	rustee to Beneficiary						
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If							
<b>∀</b> Yes	Yes							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., F								
Brothers and Sisters Grandparents a	rartnership, or LLC Self Oth  and Grandchild Spouse	er						
Ex-spouse Parents and Cf	2							
14 What is the current market value of the real property?  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
<u>38,890</u>	☐ Yes	%						
16 Does this conveyance divide a current parcel of land?  Yes  No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name						
18 Address of Property  19 Name and Address of Person to Whom the Tax Statement Should be Sent  18 Name and Address of Person to Whom the Tax Statement Should be Sent								
Bladen, NE 68928								
18a No address assigned 18b Vacant land								
20 Legal Description	u 7-4-11							
N'/2 of E156' Of Lot3 In SE'	4 1-2							
Bladen New Territory								
21 If agricultural, list total number of acres								
21 il agricultural, list total frumber of acres	¢							
22 Total purchase price, including any liabilities assumed	22 [©]	0						
23 Was non-real property included in the purchase?  Yes No (If Yes, er	ter dollar amount and attach itemized list.)	0						
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 50.  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								
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement.	tt and that it is, to the best of my knowledge and belief, true, co	omplete, and						
Print or Type Name of Grantee or Authorized Representative	<u> </u>	Phone Number						
sign								
here Signature of Grantee or Authorized Representative	Title	Date						
Register of Deed's Use On		For Dept. Use Only						
26 Date Deed Recorded  Mo. 4 Day 4 Yr. 22 Value of Stamp or Exempt Number  \$ \int \text{Exempt \# 5a}	BK 2021, Pa 885							
Nebraska Department of Revenue  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)  Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017								

itate of Nebraska ) s County of Webster)	S.
	[_1][C] CC C C
rumerical index and fil	led for record in the
Clerk's office of said of A.D.,	7 00 7 7
o'clock P.M. Rec	orded in Book 2022
on Page	County Clerk
10.00	1) Deputy
ind_Comp_Asse	essorCarded



## JOINT TENANCY WARRANTY DEED

Todd A Young, a single person, and Lisa R Wilkerson, a single person, also known as Lisa R Thayer, acknowledge and convey to Todd A Young a single person, and Lisa R Thayer, a single person, as joint tenants, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, the following described real estate.

The North Half (N1/2) of the East 156 feet of Lot Three (3), New Territory Addition to the Village of Bladen, in the Southeast Quarter (SE1/4) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Executed: 4-10

Todd A Young

Lisa R Thayer

STATE OF NEBRASKA )

) ss.

### **COUNTY OF WEBSTER**

Before me, a notary public qualified for said county, personally came Todd A Young, a single person, and Lisa R Thayer, a single person, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on April 6 ,2022.

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

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		5	Sale Date	School District Code											
91	20	22	886		4,	/5/2022	Base: 9	91-0	OO74 Affiliated: Unified:							ied:		
Location	ID	Sale	Number	τ	seabil	ity & Code #	ile.				P	arcel I	Number				q.v.	
0003396	500	1	14		1		GeoCde	Twn	R	ng	Sect	Qrt	Subdiv	A	rea	Blk	Pa	ırcel
1/2	D	ate of Sa	le Assessed	d Va	lue		4133	4133			00	0	2006	0		001	00	000
Land		Impi	rovements	2		Total		J	Date of Sale Property Classification Code									
2	,840		14,83	5		17,675	Status	Pr	roperty	тур	oe 2	Zoning	Locat	ion	City	ity Size Parcel S		el Size
Assessor Lo	cation:	BLUE	HILL (	BH)			A) <b>1</b>	B)	0	3	C)	3	D) 1	],	E)	6	F)	2
				43		Residential	ļģt. I						Comm	ercia	al			
	Mul	tiple Imp	rovements:	Mul	tiple. Im	provements.:			Multi	ple.	Improve	ments.:						
- >-'-	1725	Constru	ction Date:	Con	struction	Date:			Const	tructi	on Date	1	1900					
Floor				Floc	r Sq. Ft.	· 1			Floor	Sq.	Ft.:	7	L,060					
Building Cost New				Cost	t:				Cost	:		12:	L,295					
Single Family Style:				Res	identia	l Condition:	herei.		Com	mei	cial Oc	ccupan	cy Code:					
(100) 🗆 Mo	bile Hon	ne		(10	) 🗆	Worn Out			Prim	агу:	344	0	ther1:		C	Other2:		
(101) 🗆 One	e Story			(20)   Badly Worn					Commercial Construction Class: 4									
(102) 🗆 Two	o Story			(30)   Average					(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame									
(103) 🗆 Spl	it Level			(40	) 🗆	Good			(2)		Reinfo	orced C	Concrete 1	rame	е			
(104) 🗆 11/	2 Story	5		(50	) 🗆	Very Good			(3)		Mason	пгу Веа	aring Wal	ls				
(111) 🗆 Bi-l	Level			(60)   Excellent					(4)	¥	Wood	l or Ste	el Frame	l Ext.	. Wall	s		
(106) 🗆 Oth	ner								(5)		Metal	Frame	and Wal	s				
Townhouse or	r Duplex	Style:		Res	identia	l Quality:			(6)	-	Pole F				0 5			
(301) 🗆 One	e Story			(10		Low			Cost	100	ık: 1.	5	سنس		nditio			
(302) 🗆 Two	o Story			(20	) 🗆	Fair			(10)		Low			(10)		Worn		
(307) 🗆 1 1/				_	) 🗆	Average			(20)		Avera			(20)	×	Badly		
(308) □ Spli	it Level			-	) 🗆	Good			(30)		Above	e Avera	ige	(30)		Avera	ge	
(309) 🗆 2 1/				-	) 🗆	Very Good			(40)		High			(40)		Good		
(304) 🗆 One				(60)   Excellent										(50)		Very (		
(305) 🗆 Two	o Story L	Duplex								in the second				(60)	) ⊔	Excell	ent	
Assessor's				Control of the Contro														
Assessor Co	mment	s and Re	eason for A	Adjus	stment	:												
WD																-		
A										_								
									-									
Comments f	from						(	Comm	ients									
000339																		
				Co	m	mercia	4	0	Re	28	ide	nt	al					
							···									(Conti	inue on	back)



NEBRASKA **FORM** Real Estate Transfer Statement Good Life. Great Service 521 • To be filed with the Register of Deeds. • Read instructions on reverse side. DEDARTMENT OF REVENUE · If additional space is needed, add an attachment and identify the applicable item number The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of De 2022 Mo. 04 Day 05 WEBSTER - 91 ٧r 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Michael R. Karr and Diane R. Karr Jennifer M. Fleischer Street or Other Mailing Address 6480 West Blue valley Road Street or Other Mailing Address P.O. Box 121 City Clay Center State NE Zip Code 68933 City Blue Hill Zip Code 68930 State Phone Number 402 - 98 Is the grantee a 501(c)(3) organization? √ No Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address N.A. 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL √ Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Trust/Trustee Easement Lease Personal Rep. Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim √ Warranty Was transfer part of IRS like-Transfer on Death 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust kind exchange (I.R.C. § 1031 Auction Easement Gift Life Estate √ Sale Trustee to Beneficiary Exchange) by buyer or seller? Satisfaction of Contract Buyer Seller ✓ No Court Decree Partition Exchange Grantor Trust Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ☐ No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Self Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$42,500 Yes √ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Adams Land Title Co. Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 102 W. Saline St. See Grantee Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The East Thirty-Eight (38) feet of Lot Eleven (11) and all of Lot Twelve (12), Block One (1), Tyler's Subdivision of Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. 21 If agricultural, list total number of acres transferred in this transaction 22 42.500.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 42,500100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Danielle L. Kelley (402) 463-4198 Phone Number Print or Type Name of Grantee or Authorized Representative Closing Dept. Manager 04-05-2022

Title Date here For Dept. Use Only Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data 91 \$ Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

Index	
Computer	
Assessor	
Carded	<del></del>

NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/06/22 \$ 96.75 By AS

2

Bk 2022, Pg 886

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 06 day of April A.D., 2022, at 03:45 o'clock PM. Recorded in Book 2022 on Page 886

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, JENNIFER M. FLEISCHER AND WADE FLEISCHER, WIFE AND HUSBAND, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to MICHAEL R. KARR AND DIANE R. KARR, 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 East Thirty-Eight (38) feet of Lot Eleven (11) and all of Lot Twelve (12), Block Onc (1), Tyler's Subdivision of Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

#### GRANTOR covenants with GRANTEES that GRANTOR:

 is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;

(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 Upril Siduate.

Jennifer M. Fleische

Wade Fleischer

STATE OF NEBRASKA

COUNTY OF Y VILL

On this ______ day of _______ and Wade Fleischer.

GENERAL NOTARY - State of Nebraska CRYSTAL M. SHESTAK My Comm. Exp. June 26, 2023 2022, before me personally appeared Jennifer M. Fleischer

Notary Public - CRYSTAL M. SHESTAK

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	22	966	4/12	/2022	Base: 9	1-00	02	Affi	iliated:			Unif	ied:		
Location	ID	Sale	Number	Useability	& Code#					Parc	el N	umber				
0019173	300		115	1		GeoCde	Twn	Rng	Se	ct Q	rt	Subdiv	Area	Blk	P	arcel
	D	ate of S	ale Assessed	Value		4371	2	11	3	6 (	)	00000		000	9:	175
Land		Imj	provements	Te	otal		Sale	Prop	rty	Classific	ation Code					
15	,000		65,870		80,870	Status Property Type				Zoni	ng	Location	n City Size		Par	cel Size
	•	Irriga	tion Type:			A) <b>1</b>	B)	01		c) 1		D) <b>3</b>	E)	0	F)	2
LCG			ACRES:	VAL	UE:		LCG			A	CR	ES:		VAL	UE:	
IRRIGATE	ED 1A1					GR	ASSLA	ND 10	G1							
	1A						-	1	1G							
	2A1		*****			2G1			G1							
	2A		·····			2G			2G							
	3A1					3G1		Gl								
	3A							3	3G							
	4A1					-	_	40	G1							
	4A							2	4G							
DRYLANI	) 1DI					\$	Shelterbe	lt/Timb	oer							
	1D							Accreti	on							
	2D1							Was	ste							
	2D							Oth	ner							
	3D1					AG L	AND T	ГОТА	$\mathbf{L}$							
	3D	ı				Roads			ds			:				
	4D1					Farm Sites			tes							
	4D					Home Sites			tes		(	0.380			15,	000
			es de de la companya			Recreation			on							
Ι	wellings				65,870	Other										
Out	buildings					Non-AG TOTAL			$\mathbf{L}$		(	0.380			15,	000
												E7 7				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
TRUSTEE'S DEED		
Comments from	Comments:	
001917300		
		<u>.                                      </u>
	(Con	tinue on back)

## NEBRASKA

### **Real Estate Transfer Statement**

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

3. Date of Sale/Transfer

Mo.04

Day 12

Yr. 2022

115

4. Date of Deed

Mo. 04

Day 01

FORM **521** 

Yr. <u>2</u>022

Good Life, Great Service

1. County Name

Webster

PERSONAL PROPERTY AND AND LITE

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

2. County Number

91

5. Grantor's Name,	Address, and	Telephone (Please	Print)		6. Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller)	i				Grantee's Name (Buyer)									
LaVaughn Simpson					Margare	Margaret M. Sandell and Michael R. Watson								
Street or Other Mailing	Address		- <del></del> -		Street or 0	Other Mailing Add	dress							
1062 Road F		•••				hway 136 .								
City		State	Zip Cod		City Red Clo			State	State Zip Code NE 68970					
Red Cloud Phone Number	<del></del> -	NE	68970	1	Phone Nu		le the gran	tee a 501 (c){3) O		Yes[y]N				
402-746-4107					000-000		-	ie grantee a 509(a	-	☐ Yes ☑ N				
Email Address N/A						Email Address msandel155@gmail.com								
7 Property Classific	cation Numbe	r. Check one box i	n categories A	and B. Ch	eck C if prop	erty is also a n	nobile hom	<del>e</del> .			_			
(A) Status				(B) Prope					(	c)				
☑ Improved	☑ Single Fa	amily 🔲 Indust	rial	☐ Miner	ral Interests-No	onproducing		State Assessed	□м	obile Home				
☐ Unimproved	☐ Multi⊦Far	-	itural	☐ Mine:	ral Interests-Pr	oducing		Exempt						
	☐ Commer	-		_		ū	_	•						
	Conservator		☐ Distribution	Land	Contract/Mem	o 🗇 Partitio	on 🗆	Sheriff 0	ther					
	-			_		_	_	Trust/Trustee			_			
	☐ Corrective		☐ Easement	☐ Lease	-	☐ Person								
		ate - Transfer on Death	☐ Executor	☐ Miner		Quit C		Warranty						
9 Was transfer part of liking exchange (LR.C		10 Type of Transfer	☐ Distribution	☐ Forector	sure 🗆	Irrevocable Trus	st 🔲 Revo	ocable Trust	☐ Transfer on					
Exchange) by buyer		☐ Auction	☐ Easement	☐ Gift		Life Estate	☑ Sale		☐ Trustee to 8					
☐ Buyer ☐ Seller		☐ Court Decree	☐ Exchange	☐ Grantor	Trust 🔲	Partition	☐ Satis	faction of Contrac	t 🗆 Other (Exp	lain)				
11 Was ownership trans		(If No, explain the divis	sion.)					sed for same use?	(If No, state the	intended use,)				
	□ No					☑ Yes	□ No				_			
13 Was the transfer bety	ween relatives,	or if to a trustee, are t	he trustor and be	eneficiary rel	latives? (If Yes	, check the appro	opnate box )							
☐ Yes [	🗹 No 🔲 Au	nt or Uncle to Niece or	Nephew 🔲 Fai	mily Corp., F	Partnership, or	LLC Self			ther ———		_			
	☐ Bro	others and Sisters	☐ Gra	andparents :	and Grandchild	j □ \$pou	se .							
	□ Ex	-spouse	☐ Par	rents and Cl	hild	☐ Step-	parent and \$	Step-child						
14 What is the current ma \$135,000.00	arket value of th	ne real property?			15 Was the mo	ortgage assumed  M No \$	i? (If Yes, sta	ate the amount and	interest rate.)	%				
16 Does this conveyance	e divide a curre No	ent parcel of land?			17 Was transfe	er through a real	estate agent	t or a title company Yes Aksarben Ti	/? (If Yes, include tle & Escrow	e the name				
	NO							the Tax Statement			<u> </u>			
18 Address of Property	_					No. 6 Above	JII to TRIIOIII	the lax oratement	Onodia oc ociii					
1260 Highway 136														
Red Cloud, NE 68														
18a 🔲 No address ass	signed 18b	☐ Vacant land									_			
20 Legal Description (At	ttach additional	pages, if needed.)		4.,	<b></b>			00 T	- 0 N D	- 44 Manh.	_£			
Starting at a poin	nt 480 feet	East of the Sou	ithwest com	er of the	Southeas	st Quarter of	Section	36, lownsni	oz N, Rang	e ii vvest	ΟI			
6th. P.M. except	2.65 acres	conveyed to the	e State of N	lebraska	a on April 2	1, 1955 and	d also su	bject to the e	asement in	vvebster				
County, Nebrask	a, thence l	North 150 feet,	thence East	t 110 fee	t, thence S	South 150 fe	et, thence	ce West to the	e place of b	eginning.				
21 If agricultural, list total	al number of ac	cres transferred in this	transaction.											
22 Total purchase price,						<del></del>		22		\$135,000	. 00			
•				• • • • • • • • • • • • • • • • • • • •				23		\$135,000				
23 Was non-real proper	ity included in t	he purchase?  ollar amount and att	eil hasimati das	t ) /eae inst	tructionsi			-						
Dies Big (	(ii res, enter d	VIIEI GIIIVGIIL BIIV AIC	act, itemizea iie	my food me.										
24 Adjusted purchase p	rice paid for re	al estate (line 22 minu	s line 23)					24		\$135,000	) ((			
25 If this transfer is exer														
25 II IIIS BAIISIEI IS EACH	mpt nom me d	law, I declare that I h	ave examined thi	is statement	and that it is	to the best of my	knowledge a	and belief, true, co	mplete, and		_			
correct, an	d that I am duly	authorized to sign thi	is statement.			,			•	_				
	_							$Q^{\cdot}$	ファマル	2394	14			
		ell and Michael R. \						Phone	Number	NAMES OF TAXABLE PARTY.	*****			
sign Print of	r Type Name of	Grantee or Authorized F	representative											
hans 72/	$T_{a}$	- my	000	_										
here▶ <i>∐</i>	Wille Co	W//NY	~~	Buyer	<u> </u>				01, 2022					
Signat	ture of Grantee	or Authorized Repres	e nauve	Title				Date						
			fator of Doods	d Hac Onl	h.		<u></u>		For Dept.	Ise Only	_			
	_ 41		ister of Deeds						i oi pehr	Joe Oing				
26. Date Deed Records	ea ·	27. Value of Stamp o	Exembi wnupe	26. Rec	cording Data	$\mathcal{A}$	1	1						
Mo 4 Day c	x vi da	\$ <i>3</i> 0,3.	17	£	171 <i>0</i> 00dd	110 74			Nah Ri Rica	e 70 044 77 400				
Nebraska Department of Form No. 96-269-2008 10	Revenue	ersedes GR-260-2002 E	Rev 6-2019			<u>ر</u> ر	-	Authorized by	r ived. Kev. Stat §	§ 76-214, 77-132	. ( ( 4			
: JIM 140. 30-203-2000 R	- EVEN NEV. OUP				:	2022 Apr 12	11:02 A	M 303.75	Book 2022	Page 966				

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/12/22 \$ 303.75

By AS

Bk 2022, Pg 966

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of April A.D., 2022, at 11:02 o'clock AM. Recorded in Book 2022 on Page 966

Joseph Letsch County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded

After Recording Return To: Aksarben Title and Escrow, 11239 Chicago Circle, Omaha, NE 68154 (402) 333-1025

### TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that LaVaughn Simpson, Trustee of the Simpson Family Trust, as Grantor herein whether one or more, in consideration of One Dollar and other valuable consideration received from Grantee(s), conveys to Margaret M. Sandell and Michael R. Watson, Wife and Husband, as joint tenants with full rights of survivorship and not as tenants in common, herein called the Grantee, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. \$76-201):

Starting at a point 480 feet East of the Southwest corner of the Southeast Quarter of Section 36, Township 2 N, Range 11 West of 6th. P.M. except 2.65 acres conveyed to the State of Nebraska on April 21, 1955 and also subject to the easement in Webster County, Nebraska, thence North 150 feet, thence East 110 feet, thence South 150 feet, thence West to the place of beginning.

subject to easements and restrictions of record.

And Grantor does hereby covenant with Grantee and with Grantee's successors, heirs and assigns that Grantor:

- is lawfully seized of such real estate;
- 2. that said real estate is free from encumbrances except covenants, easements and restrictions of record and all regular taxes and special assessments, except those levied or assessed subsequent to the date hereof;
- 3. that Grantor has the right, legal power and lawful authority to convey the same;
- 4. that Grantor warrants and will defend the title to said real estate against the lawful claims of all persons whomsoever.

Dated this ½ day of 1 20 22.
LaVaughn Sympson
State of Nebraska ) ) ss.  County of Webter )  The foregoing instrument was acknowledged before me on this day of Warch, 2022, by LaVaughn Simpson, Trustee of the Simpson Family Trust as his/her/their free and voluntary act and deed.
Dud of Exchicage  Notary Public  My commission expires: May 19, 2024

Return to:

Aksarben Title and Escrow Margaret M. Sandell

File No.: 90220153

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sal	e Date	School District Code				chool							
91	20	22	974		4/13	3/2022	Base: 9	)1-(	074		Affi	iliated	:		U.	nifi	ed:	
Location	ID	Sale	Number	Us	seability	& Code#						Parc	eľ ľ	Number	aber			
000311	500		116		4	05	GeoCde	Tw	n Ri	ng	Sec	ct Ç	rt	Subdiv	Are	a	Blk	Parcel
	D	ate of S	ale Assessed	d Value 413			4133				00	0   1	0	20010			001	0000
Land	[	Imp	orovements		T	otal			Date of Sale Property Classification Code									
2	,840		94,24	5 97,085 Status			P	roperty	roperty Type Zoning Loc			Locatio	tion City Size			Parcel Size		
Assessor Lo	cation:	BLUE	HILL (F	3H)			A) <b>1</b> B			1		C) ;	1	D) 1	Е	)	6	F) 2
				Residential				Commercial										
	Mul	tiple Im	provements:					Multi	ple.	Impr	ovemen	ts. :						
		Constr	uction Date:					Cons	truct	ion D	Date:							
			Floor:	Floor	Sq. Ft. :	1,9			Floor	Sq.	Ft. :							
Building Cost New				Cost	:	206,6	20		Cost	:								
Single Family Style: 101				Resi	dential (	Condition: 30	)		Com	me	rcial	Осси	pan	cy Code:				
(100) 🗆 Mo	bile Hon	ne		(10)		om Out	···-		Prim	ary:			Ot	therl:		0	ther2:	
(101) 🗷 On	e Story			(20) □ Badly Worn					Commercial Construction Class:									
(102) 🗆 Tw	o Story			(30) 🗷 Average					(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spl	it Level	_		(40) ☐ Good (50) ☐ Very Good					(2)					Concrete Fr	ame			<u></u>
(104) □ 1 1/2 Story						ery Good			(3)					ring Walls				
(111) 🗆 Bi-				\(\frac{1}{2}\)							_			el Framed	Ext. V	Valls	S	
(106) □ Oth				40					(5)					and Walls				
Townhouse o		Style:		Residential Quality: 40					(6) Pole Frame									
(301) 🗆 On				(10)		ow				Cost Rank:         Condition:           (10) □ Low         (10) □ Wo					· · · · · · · · · · · · · · · · · · ·			
(302)   Tw		-		(20)					(10)						` _	_	Worn Badly	
(307) 🗆 1 1.				(30)		verage				_		rerage					Averaş	
(308)  Spl				(40)		ood	<del></del>		(30) Above Average (40) High					( <del>30)</del> (40)		Good	<u> </u>	
(309)   2 1 (304)   On		\		(50)		ery Good ceellent			(50) U Very Go									
(304) $\square$ On Tw				(00)	<u> </u>	Ссепсии									<del>`</del>		Excell	
			44. O.T. P.		(1	\.	· · · · · · · · · · · · · · · · · · ·								(- <del>")</del>	_		
			t to Sale P Reason for A			): 		·					·	· -				
			INTO R			TRUST						<del></del>						
QCD, I	KANSE	EKKEL	7 1110 10			111001	· · · · ·					-						
			******															
	Comments from						(	Comi	nents	:								· · ·
000311	000311500																	
						<del></del>												
																	(Conti	nue on back)
	_																	

# **NEBRASKA**

**Real Estate Transfer Statement** 

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

**FORM 521** 

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

1 County Name	2 County Number		3 Date	of Sale/Transfer		4 Date of Deed	. 🗖					
	WEBSTER - 91		Mo.	4 Day 13	Yr. 2022	Mo. 4 D	_{Day} <u>13 yr. 2022</u>					
5 Grantor's Name, Address,	and Telephone (Please Print)		6 Gran	ee's Name, Address	s, and Telepho	ne (Please Print)	}					
Grantor's Name (Seller)	rinia Kau Call		Grante	Grantee's Name (Buyer) Lawrence J. Goll and Virginia Kay Goll, Tru Lawrence J. Goll and Virginia Kay Goll Revocable Trust								
Lawrence J. and Virg Street or Other Mailing Address				or Other Mailing Addr		Kay Guil Re	Wocable Trust					
P.O. Box 72			P.O.	Box 72								
City Blue Hill	State NE	Zip Code 6893				State NE	Zip Code 68930					
Phone Number (402) 756-2266			Phone (402	Number ) 756-2266		e a 501(c)(3) organ grantee a 509(a) fo						
Email Address n/a			Email A			<u></u>						
	umber. Check one box in cate	egories A and B. Check (		is also a mobile ho	ome.							
(A) Status			(B) Proper	ty Type			(C)					
✓ Improved ✓	Single Family	ndustrial	Miner	al Interests-Nonprodu	ucing	State Assesse	ed Mobile Home					
Unimproved	Multi-Family	Agricultural	Miner Miner	al Interests-Producing	g	Exempt						
□ IOTT □	Commercial F	Recreational										
<u> </u>	servator	Distribution	Land Contra	=	=	Sheriff	Cther					
	ective		Lease	=	• =	Trust/Trustee						
	h Certificate - Transfer on Deat		Mineral	Quit C		Warranty	<u> </u>					
9 Was transfer part of IR kind exchange (I.R.C. §	1031	= = =	reclosure [	Irrevocable Trust		ınust 📙	Transfer on Death					
Exchange) by buyer or sell	ler?	Easement Gif	_	Life Estate	Sale	Li Construct C	Trustee to Beneficiary					
Buyer Seller	✓ No Court Decree in full? (If No, explain the division		antor Trust	Partition [			Other (Explain) If No, state the intended use.)					
✓ Yes No	arran: (ii 140, explain ale arron			Yes	☐ No							
13 Was the transfer between re	elatives, or if to a trustee, are th	e trustor and beneficiary	elatives? (If	Yes, check the appro	priate box.)	<del></del>						
✓ Yes  No	Aunt or Uncle to Niece or N	<del></del>					Other					
	Brothers and Sisters	Grandparer	ts and Gran	dichild Sp	oouse							
	Ex-spouse	Parents and	Child	☐ st	ep-parent and	Step-child						
14 What is the current market		<u> </u>	15 Was	the mortgage assun	ned? (If Yes, st	ate the amount ar	nd interest rate.)					
\$74,855	Talua of the four property t			Yes 🗹 No	\$		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
16 Does this conveyance divid	e a current parcel of land?		17 Was	transfer through a re	eal estate agen	it or a title compar	ny? (If Yes, include the name					
Yes No			of th	e agent or title comp	any contact.)	Yes	\sqrt{No}					
18 Address of Property			19 Nan	ne and Address of Pe	erson to Whom	the Tax Statemen	it Should be Sent					
306 West Nemaha Stre	et		Lawre	nce J. Goll and	Virginia K.	Goll, Trustee	s					
Blue Hill, NE 68930				3ox 72	_							
18a No address assigned	18b Vacant land		Blue I	fill, NE 68930								
20 Legal Description (Attach a	dditional pages, if needed.)				<del></del>							
Late 9 and 10 Bi	lock 1, Rohrer's Ad	dition to the Vi	llage of	Blue Hill W	lebster C	county. Ne	braska					
Lots 3 and 10, Di	OCK 1, NOTHER 5 A	adition to the vi	nage of	Digo i iii, T	000101 0	ounty,	D. 40/14					
21 If agricultural, list total numb	per of acres transferred in this to	ransaction <u>n/a</u>	·									
		•	<del></del>			00  \$	200					
	cluding any liabilities assun	ned				22	0,00					
23 Was non-real property in	cluded in the purchase? is, enter dollar amount and a	attach itamizad liet \ /se	a instruct	ionsì		23 5						
	•					\$	0100					
24 Adjusted purchase price	e paid for real estate (line 2	2 minus line 23)	• • • • • • • • • • • • • • • • • • • •			24	0 00					
25 If this transfer is exemp	t from the documentary sta	mp tax, list the exempt	ion numbe	r_4								
Under pe	naities of law, I declare that I	have examined this state	ment and th	at it is, to the best of	my knowledg	e and belief, true,	, complete, and					
correct, and that	t I am duly authorized to sign th	is statement.					(402) 463-1383					
	/. Hastings ame of Grantes or Authorized P	Penresentative					Phone Number					
sign Print of Type Na	whe of Graniee of Authorized H	nepresentative		At	torney		411312022					
Overto	W. H. W. M. W. C.	) ativo	Title				Date					
here Signature of Gr	antee or Authorized Representa	alive.	ine									
	Re	gister of Deed's Use					For Dept. Use Only					
26 Date Deed Recorded	27 Value of Stamp of	or Exempt Number	28 Rec	ording Data	) 071	1	1					
Mo. 4 Day 14 Yr	22 \$ Exe	mot#4		x2022.ta	1 974	<u>t</u>						
Nebraska Department of Revenue	Company des des des dess Dess Company	10		`C	)	Authorized by Net	b. Rev. Stat. §§ 76-214, 77-1327(2)					

ndex Computer Assessor Carded		STAM	CUMENTARY P TAX 04/14/22 By AS	State of Nebraska Scounty of Webster ss.  Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of April A.D., 2022, at 08:43 o'clock AM. Recorded in Book 2022 on Page 974  Course Letsch County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded						
	AFTER RECORDING RETURN TO: Charles W. Hastings, Fraser Stryker PC LLO, P.O. Box 1044, Hastings, NE 68902  QUITCLAIM DEED									
	LAWRENCE J. GOLL and GRANTORS, in consideration of funding and VIRGINIA K. GOLL, Trustees of GOLL REVOCABLE TRUST dated interest in the following described real estimates:	a Revocal f the LA April 13,	ole Trust, conv WRENCE J. 2022, GRAN	ey to LAWRENCE J. GOLL GOLL AND VIRGINIA K. TEE, all of the GRANTORS'						
	Lots Nine (9) and Ten (10), Bloc Blue Hill, Webster County, Nebras	• •	, Rohrer's Add	lition to the Village of						
	Executed: April 13, 2022.									
	Lawrence J. Goll		<u>Oracui</u> Virginid Kay (	Goll Kay Yoll						

The foregoing instrument was acknowledged before me on April 13, 2022, by Lawrence J. Goll and Virginia Kay Goll, known to me to be the Trustees of the Lawrence J. Goll and Virginia Kay Goll Revocable Trust dated April 13, 2022.

A GENERAL NOTARY- State of Nebraska
CHARLES W. HASTINGS
My Comm. Exp.Dec 2, 2025

) ss.

)

Notary Public

STATE OF NEBRASKA

**COUNTY OF ADAMS** 

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code									
91	20	22	975	3/14	/2022	Base: 9	91-00	02	Aff	iliated:		Unit	Unified:		
Location	ID	Sale	Number	Useability	& Code#					Parcel I	Number				
0019090	00		117	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		4371	2	11	2	1 2	00000	1	000	8615	
Land		Imp	provements	vements Total Date of Sale Property Classifica					ation Code						
269	,915		****	2	269,915	15 Status Property Type			Zoning	Location	ı Ci	ty Size	Parcel Size		
		Irrigat	ion Type:			A) 2				c) <b>5</b>	D) 3	E)	0	F) 9	
LCG			ACRES:	VAI	LUE:		LCG	*	***********	ACI	RES:		VAL	UE:	
IRRIGATE	D 1A1					GR	ASSLA	ND 1	G1		5.000			77,000	
	1A					1G						7,000			
M SUEE	2A1					2G1						8,400			
2A		L							2G						
	3A1						3	G1							
	3.A							-	3G						
	4A1							40	G1	,,,					
	4A	<u> </u>			<del></del>				4G						
DRYLANI	) 1D1					í	Shelterb	elt/Timl	ber			-			
	10		18.000		49,410			Accreti	ion						
**************************************	2D1		13.000		35,685			Wa			4.000	<u> </u>		1,120	
	20		20.000		48,300	101	4 NTD 7	Otl		4 /	6.000			69,915	
	3D1	<del>                                     </del>				AG L	AND		_	Τ4	4.000			03,313	
	3D	<del> </del>					т	Roa							
· <del></del>	4D1	<del> </del>	25.000		43,000	Farm Sites			+						
	4D	1 1 500 74	23.000	a va aceste	43,000	Home Sites Recreation					_	-			
	11:					Other									
	wellings ouildings					No	n-AG				4.000		***************************************		
	4 11	<u> </u>	44. C.I. D.							conturo	<b>X7.1</b>				

Assessor's Adjustment to	Sale Price (+ or -):	Total Recapture V	alue:
Assessor Comments and Reas	son for Adjustment:		
WD; SALE BETWEEN F	BROTHER & SISTER		
	:		
Comments from		Comments:	
001909000			
			(Continue on back)

# DEPARTMENT OF REVENUE

## **Real Estate Transfer Statement**

**FORM** 521

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

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer  Mo. 03 Day 14 Yr. 2022  4 Date of Deed  Mo. 03 Day 14 Yr.	. 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Tamara & Douglas Woellhof	Grantee's Name (Buyer) Troy Lammers	
Street or Other Mailing Address 416 Grayhawke Loop	Street or Other Mailing Address 1006 North Franklin Street	
City State Zin Code		Zip Code
City State MO State MO 65760	City Red Cloud NE	Zip Code 68970
Phone Number	Phone Number (402) 746-4587 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes No
Email Address N/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.	
	) Property Type	(C)
✓ Improved       Single Family       Industrial         ✓ Unimproved       Multi-Family       ✓ Agricultural         IOLL       Commercial       Recreational	Mineral Interests-Producing  Mineral Interests-Producing  Exempt	Mobile Home
Bill of Sale Corrective Easement Le	.nd Contract/Memo         Partition         Sheriff         Other	
kind exchange (I.R.C. § 1031	losure   Irrevocable Trust   Revocable Trust   Transfer on D Life Estate   Sale   Trustee to Be or Trust   Partition   Satisfaction of Contract   Other (Explain	neficiary n)
11 Was ownership transferred in full? (If No, explain the division.)  Yes No 1/2 interest	12 Was real estate purchased for same use? (If No, state the	e intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel		
	Partnership, or LLC Self Other  and Grandchild Spouse  hild 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	9.)
16 Does this conveyance divide a current parcel of land?	Yes V No \$ 17 Was transfer through a real estate agent or a title company? (If Yes, inc	lude the name
Yes No	of the agent or title company contact.) Yes	No
¹⁸ Address of Property Rural Webster County Nebraska Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be S Troy Lammers (Same as Grantee)	ent
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.) One-half interest in the Northwest Quarter (NW¼) of Range Eleven (11) West of the 6th P.M., Webster C	of Section Twenty-one (21), Township Two (2 ounty, Nebraska.	2) North,
21 If agricultural, list total number of acres transferred in this transaction160+-		
<ul><li>22 Total purchase price, including any liabilities assumed</li></ul>		7,000.00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	0,00
${\bf 24}$ 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	n number	ā
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.  David B. Garwood	ent and that it is, to the best of my knowledge and belief, true, complete, ar $(402)$	746-3613
Print or Type Name of Grantee or Authorized Representative	Phone	Number
sign Lavil Jamord	Attorney 3-/	4-22
here Signature of Grantee or Authorized Representative	Title Date	
Register of Deed's Use 0	,	pt. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Resording Data	
Mo. 4 Day 14 yr. 33 \$ 43 D. 19	DY 2022, 13 475  Authorized by Neb. Rev. Stat. §§ 7	76-214, 77-1327(2)

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of hori A.D., 2022, at 22.24 o'clock a.M. Recorded in Book 2020 on Page 915 County Clerk 10.50 Deputy Ind. Comp. Assessor. Carded

### WARRANTY DEED

Tamara Woellhof and Douglas Woellhof, wife and husband, GRANTOR, in consideration of ONE HUNDRED EIGHTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$187,000.00) receipt of which is hereby acknowledged, conveys to Troy Lammers, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All our interest in 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.

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

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

Executed March 1475, 2022.

Douglas Woellhof

Tamara Woellhof

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on March 444, 2022 by Tamara Woellhof and Douglas Woellhof, wife and husband.

Comm. expires 10-22-2022

Notary Public

# Agricultural Land Sales Worksheet

Cuty No.	Во	ok	Page	Sale	Date		Wallet Language		S	hool Dis	trict Code	2			
91	20	22	976	3/14	/2022	Base: 9	91-00	02	Affi	iated:		Unit	ied:		
Location	ID	Sale	Number	Useability	& Code#			- "		Parcel l	Number				
0019090	000		118	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		4371	2	11	2:	. 2	00000	1	8615		
Land		Imp	provements	T	otal		D	ate of	Sale	Property	Classific	ation (			
269	,915			1	269,915	Status	Proj	perty Ty	ре	Zoning	Location	ı Ci	y Size	Parcel Size	
		Irrigat	ion Type:			A) <b>2</b>	B)	05		c) <b>5</b>	D) 3	E)	0	F) 9	
LCG		·	ACRES:	VAI	LÚE:		LCG			ACF	ES:		VAL	UE:	
IRRIGATE	ED 1A1					GR	LASSLA	ND 10	G1	5	5.000			77,000	
	1 <i>A</i>				•			1	IG	5.000			7,00		
	2A1							20	G1		6.000			8,400	
	2A								2G						
	3A1							30	Gl						
	3A								3G						
	4A1	+							G1						
	4A	<del></del>							4G						
DRYLANI		+	18.000		49,410		Shelterbe								
	1D	-	13.000		35,685			Accreti	_		4.000			1,120	
- ANY	2D1 2D		20.000		48,300			Was Oth	-			_		1,120	
	3D1	<u> </u>	20.000		10,500	AG L	AND T		<del>-</del>	14	6.000		2	69,915	
	3D		<u>-</u>					Roa	_	<del> </del>	4.000		<del></del>		
	4D1						F	arm Sit	es	<u>.</u>					
	4D	1	25.000		43,000		H	ome Sit	tes						
	i de de						R	Lecreati	on						
Γ	wellings	appeliation, toolie	**************************************					Oth	ег						
Out	buildings					No	n-AG 7	ГОТА	$\mathbf{L}$		4.000				
				• (1)				n , I	D	andiina	<b>X</b> 7. <b>J</b>			-,	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; ADDING SPOUSE AS JOINT TENANT	
Comments from	Comments:
001909000	
The state of the s	
	(Continue on back)

# 118

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

**FORM** 521

DEPARTMENT OF REVENUE	the state of the s								
1 County Name	The deed will not be red		iis statemen	3 Date of Sale/Tra			4 Date of Deed		
1 County Name	2 County Nu   WEBSTER - 91	mber	1	Mo Date of Sale/ Ira	, 14 _v		Mo 03	14 Day14	4 Yr. 2022
5 Grantor's Name Add	Iress, and Telephone (Please F	Print\	1	6 Grantee's Name					
Grantor's Name (Seller)		inny					and the second second	,	
Troy Lammers a	nd Tracy Lammers			Grantee's Name (			mers		
Street or Other Mailing A 1006 North Fran				Street or Other Ma 1006 North	ailing Addre	Street			
Red Cloud	State NE	uzu sertennistaapanaa oo o	Zip Code 68970	Red Cloud			State NE		Zip Code 68970
(402) 746-4587				Phone Number (402) 746-45			a 501(c)(3) org rantee a 509(a)		
Email Address N/a				Email Address n/a					
	ion Number. Check one box ir	categories A and			mobile hor	me.			(0)
(A) Status			(B)	Property Type					(C)
Improved	Single Family	Industrial	L	Mineral Interests			State Asses	ssed	Mobile Home
Unimproved IOLL	Multi-Family Commercial	Agricultural Recreational	L	Mineral Interests	s-Producing		Exempt		
8 Type of Deed	Conservator	Distribu	utionLar	nd Contract/Memo	Partitio	on 🔲	Sheriff	Othe	r
Bill of Sale Cemetery	Corrective  Death Certificate – Transfer on	Death Execut		ase neral	Person Quit Cl	=	Trust/Trustee Warranty		
9 Was transfer part kind exchange (I.R	of IRS like-	nsfer Distribution			ble Trust	Revocable T	rust		on Death
Exchange) by buyer	or seller?	Easemer		Life Esta	_	Sale			to Beneficiary
	eller  No Court Deferred in full? (If No, explain the		e Granto	or Trust Partition					explain) Create Joint Teleste the intended use.)
Yes N	S S (5)	ivision.)			Yes Yes	No	Tior dame dee.	(11 110, 010	
13 Was the transfer betw	een relatives, or if to a trustee, a								
✓ YesNo				Partnership, or LLC	∐ Sel			Other	
	Brothers and Sisters			and Grandchild	= -	ouse	New Seria		
·	Ex-spouse		Parents and Ch			p-parent and		and interes	at rata \
\$685,000	arket value of the real property?			15 Was the mortg	✓ No	\$		_	%
16 Does this conveyance	divide a current parcel of land?			17 Was transfer the of the agent or			or a title comp	any? (If Ye	s, include the name
18 Address of Property	0			19 Name and Add	Iress of Pers	son to Whom t	_	ent Should	
Rural Webste	er County, Nebrask	a		Troy Lamn (Same as	ners	(4)			
18a No address assi	igned 18b Vacant lan	d		(Carrie as	Oranic	0)			
20 Legal Description (Atta	ach additional pages, if needed.	)							
The Northwes (11) West of t	st Quarter (NW¼) on the 6th P.M.,Webs	of Section T ter County,	wenty-o Nebrask	ne (21), Tov a.	wnship	Two (2)	North, R	lange	Eleven
		n-1- 1	160+-						
	number of acres transferred in			,*			\$		
	ce, including any liabilities a	ssumed		*******			22		0.00
	erty included in the purchase? (If Yes, enter dollar amount a	and attach itemize	ed list.) ( <u>see i</u>	nstructions)	,,,,,,,,,		23 \$		0,00
	price paid for real estate (li						24		0,00
25 If this transfer is ex	kempt from the documentary	stamp tax. list th	ne exemption	number 5a					
Und	er penalties of law, I declare to that I am duly authorized to s	hat I have examine	d this stateme	nt and that it is, to t	he best of	my knowledge	and belief, tru		
David	B. Garwood								102) 746-3613
	pe Name of Graptee or Authoriz	zed Representative			Δ++	orney		Ph	none Number
sign	way Shen	-		Title	ΛιΙ.	orriey			-/4-07
here Signature	of Grantee or Authorized Repre								r Dont Has Only
Os Data David D	07 Value of 04	Register of De amp or Exempt Nun		1ly 28 Recording Data	, ,	<u> </u>	allinantius III vanam	Fo	or Dept. Use Only
26 Date Deed Recorded	Vaa Sta		No.	RV	11 f	2 97	/_		
Mo Day Nebraska Department of Reve		My Tr		01/20	000,10	9 11	Authorized by N	leb. Rev. Sta	t. §§ 76-214, 77-1327(2)
						,			

State	of Nebra	iska }ss.	
coun	ty of Web		Entored on the
nume	rical inde	x and filed f	Entered on the or record in the
Clerk	's office o	of said county	y this 14 day
of	HoriL	A.D., 20 <u></u>	at 12:04
o'clo	:k <u> Φ</u> Μ	. Recorded	in Book agaa
on Pa	ge	976	
_&	<u>ouse</u>	Petech	_County Clerk
	10.0	$\sim$ a)	Deputy
Ind	Comp	Assessor	Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-14-22
SEXEMPT SABY (1)

#### JOINT TENANCY WARRANTY DEED

Troy Lammers and Tracy Lammers, husband and wife, GRANTORS, in consideration of ONE DOLLAR (\$1.00) and creation of joint tenancy, receipt of which is hereby acknowledged, convey to Troy Lammers and Tracy Lammers, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW½) of Section Twenty-one (21), 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.

Troy Lammers

Tracy Lammers

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on March 44, 2022, by Troy Lammers and Tracy Lammers, husband and wife.

Comm. expires 10-22-2-000

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

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sa	ile Date			School District Code							
91	20	22	980		4/1	5/2022	Base: 9	1-0	002 Affiliated: Unified:							
Location	$\mathbf{m}$	Sale	Number	Us	eabilit	y & Code#			Parcel Number							
0001405	00		119		4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdi	7 A	rea	Blk	Parcel
	Da	ate of S	ale Assessed	d Value 43						00	0	1002	5		007	0000
Land		Imp	orovements	Total				I	Date of	Sale	Proper	y Classi	ficati	on (	ode	
	830		9,490	)		10,320	Status	Pr	operty T	ре	Zoning	Loca	cation City Size Parc			Parcel Size
Assessor Lo	cation:	RED	CLOUD (F	RC) A) 1 B)					01		C) 1	D)	1	E)	6	F) 2
						Residential				,		Comn	ercia	al		
	Mul	tiple Im	provements:	Multi	ple. Impr				Multiple	Impro	vements.					
		Constr	uction Date:	Const	ruction I				Construc	tion D	ate:					
			Floor:	Floor	Sq. Ft. :	1,6			Floor Sq	Ft. :						
		Buildin	g Cost New:	Cost:		181,2	65		Cost:							
Single Family	Style:	101		Resi	dential	Condition: 10		Comme	rcial	Оссира	ıcy Code	:		(1.a.c.		
(100) □ Mo	bile Horr	ne		(10)	图 7	Worn Out		Primary	:		therl:		(	Other2:		
(101) 🗷 One	e Story			(20) 🗆 Badly Worn						rcial	Constru	ction Cla	ss:			
(102) 🗆 Two	o Story			(30)		\verage	(1) ☐ Fireproof Structural Steel Frame									
(103) ☐ Split Level (40) ☐ Good						(2)  Reinforced Concrete Frame										
· · · · · · · · · · · · · · · · · · ·	4) □ 11/2 Story (50) □ Very Good						<u> </u>	(3) ☐ Masonry Bearing Walls  (4) ☐ Wood or Steel Framed Ext. Walls								
(111) 🗆 Bi-I				(60)		Excellent								. Wal	s	
(106) □ Oth	er		-									and Wa	ls			
Townhouse or		Style:				Quality: 40			<del></del>	75.1	e Frame					
(301) 🗆 One				(10)		ow	•		Cost Ra					aditio		
(302) 🗆 Two				(20)		air			` '	l Lo			(10)		Worn	
(307) 🗆 1 1/				(30)		Average			(20)				(20)		Badly	-
	it Level			(40)		Good		$\dashv$	(30)  Above Average (30)  Average						ਵੁਖ	
(309) 🗆 21/		. 1		(50)		/ery Good			(40) ☐ High (40) ☐ Good (50) ☐ Very Good						Good	
	Story D			(60)		Excellent	. ***		··· -				(50) (60)		Excell	
(305) 🗆 Two				do			· · · · · · · · · · · · · · · · · · ·					<del> </del>	(00)	, ப	TVCCII	CIIL
Assessor's						-):					V. 1911		<del></del> . · <del>-</del>	i		1
				· Adjustment:												
QCD; DI	ECKEE	OF. I	ISSOLUT	JTTON												
							1,0				-					
		-			-						-					
Comments f	rom	· · · · · ·					(	omn	ents:							
0001405																
										<u>-</u>					·	
															(Conti	nue on back)
															COULL	inic on oack)

### **NEBRASKA**

### Real Estate Transfer Statement

**FORM** 

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2022 Day __15__Yr. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Crystal L Inman Grantor's Name (Seller) Kevin G Scoggins Street or Other Mailing Address 705 N Chestnut St Street or Other Mailing Address 315 W Main St Zip Code **78028** Zip Code City State Kerrville **Red Cloud** NE 68970 Is the grantee a 501(c)(3) organization? Phone Number Yes **√** No Phone Number (830) 928-7700 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Improved Single Family Mineral Interests-Producing Exempt Unimproved Multi-Family Agricultural | IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Bill of Sale Fasement Lease Personal Rep. Trust/Trustee Corrective ✓ Quit Claim Warranty Cemetery Death Certificate - Transfer on Death Executor Mineral Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure Life Estate Trustee to Beneficiary Auction Exchange) by buyer or seller? Grantor Trust Partition Satisfaction of Contract Other (Explain) ✓ Court Decree Exchange Seller ✓ No 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child ✓ Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$7,960 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes **V** No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 705 N Chestnut St Same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) South Half Lot 5 & All Lot 6, Block 7, LeDuc's Addition, Red Cloud, Webster County, NE 21 If agricultural, list total number of acres transferred in this transaction 22 0,00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 Kory J McCracken Phone Number Print or Type Name of Grantee or Authorized Representative sign Attorney 04/15/2022 Title Date Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only

26 Date Deed Recorded

27 Value of Stamp or Exempt Number

28 Recording Data

BOOK 2022 PAGE	980
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State of Nebraska County of Webster. Entered on the numerical index and filed for record in the ADC:1 A.D., 20 22, at 9:13 clock A M. Recorded in Book 20 County Clerk Decuty Comp Carded

NEBRASKA DOCUMENTARY

### **QUITCLAIM DEED**

Kevin G. Scoggins, a single person, GRANTOR, whether one or more, in consideration of the DECREE OF DISSOLUTION in an action for dissolution of marriage and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Crystal Inman, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) of Lot Five (5) and all of Lot 6, Block Seven (7), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska.

Executed (

The foregoing instrument was acknowledged before me on Kevin G. Scoggins, a single person.

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sale Date School District Code								·				
91	20:	22	981		4/1	5/2022	Base: 9	1-0	002								
Location	ID	Sale	Number	Use	abili	ty & Code#					Parcel	Number					
0001405	500	1	.20		1		GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	a Bik	Parcel		
	Da	ate of Sa	le Assessed	Valu	e		4371			00	0	10025		007	0000		
Land		Impi	rovements			Total		Date of Sale Property Classification Code									
	830		9,490	ו		10,320	Status	Pr	operty Ty	ре	Zoning	Locatio	n C	City Size	Parcel Size		
Assessor Lo	cation:	RED (	CLOUD (F	RC)			A) <b>1</b>	B)	01	01 C) 1 D)			E)	6	F) 2		
						Residential						Comme	rcial				
	Mul	tiple Imp	rovements:	Multip	le. Imp	ovements.:			Multiple.	Impro	vements.:						
		Constru	uction Date:	Constr	uction I				Construct	ion Da	ate:			<del>, ,</del>			
			Floor:	Floor S	sq. Ft. :				Floor Sq.	Ft. :							
· 			g Cost New:	Cost:	· · · · · · · ·	181,2			Cost:								
							)					cy Code:					
(100) □ Mo		ne		(10)		Worn Out			Primary			ther1:		Other2:			
(101) ★ One Story (20) □ Badly Worn									·		tion Class						
						(30) □ Average						uctural Ste		ne			
( )						(40) □ Good (50) □ Very Good				(2) ☐ Reinforced Concrete Frame  (3) ☐ Masonry Bearing Walls							
(104) □ 1 1/2 Story (50) □ (111) □ Bi-Level (60) □						Excellent								xt. Walls			
(106)  Oth				(00)	<u>.</u> .	Avocitorit						and Walls	we. V				
Townhouse or		Style		Resid	ential	Quality: 40	<u> </u>				e Frame						
(301)  One		. ~ + 3 10+		(10)		Low	***		Cost Ra			4	Condi	tion:	. : ****		
(302)   Two						Fair			(10)		v		(10)	□ Wom	Out		
(307) 🗆 11/				<del></del>		Average			(20)	Ave	erage		(20)	□ Badly	Worn		
(308) 🗆 Spli					* (	Good			(30)	Abo	ove Aver	nge	(30)	□ Avera	ge		
(309) 🗆 21/	2 Story			(50)		Very Good			(40)	Hig	h		(40)	□ Good			
(304) 🗆 One	Story D	uplex		(60)		Excellent							(50)	□ Very	Good		
(305) 🗆 Two	o Story E	Ouplex											(60)	□ Excell	ent		
Assessor's	Adjus	stment	to Sale P	rice (	+ or	-):											
Assessor Co	mment	s and Re	eason for A	djustr	nent:												
WD																	
			<del></del>														
Comments f	from				<del></del>	<del>-</del>	(	Comm	nents:					<del>-</del>			
000140	~						· · <u>-</u>										
											<del></del>	12.72					
														(Cont	inue on back)		

## NEBRASKA

ood Life. Great Service.

## **Real Estate Transfer Statement**

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

120

FORM **521** 

· If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 15 _ Yr. 2022 Mo. _04 Day _ WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Oxana Apodaca Crystal L Inman Street or Other Mailing Address 705 N Chestnut St Street or Other Mailing Address 426 N Jefferson St City Zip Code Zip Code Red Cloud NE 68970 **Red Cloud** NE 68970 Phone Number Is the grantee a 501(c)(3) organization? Phone Number Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt Unimproved Multi-Family Agricultural IOLL Recreational Commercia 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep Mineral Quit Claim ✓ Warranty Cemetery Death Certificate - Transfer on Death Executor Was transfer part of IRS like-Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer kind exchange (I.R.C. § 1031 Life Estate ✓ Sale Trustee to Beneficiary Exchange) by buyer or seller? Court Decree Partition Satisfaction of Contract Other (Explain) Buyer Seller ✓ No Texchange **Grantor Trust** 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Self Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No S \$7,960 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 705 N Chestnut St Same as Grantee Red Cloud, NE 68970 18b Vacant land 18a No address assigned 20 Legal Description (Attach additional pages, if needed.) South Half Lot 5 & all Lot 6, Block 7, LeDuc's Addition, Red Cloud, Webster County, NE 21 If agricultural, list total number of acres transferred in this transaction 22 11.000!00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 11,000,00 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. (402) 746-3613 Kory J McCracken Phone Number Print or Type Name of Grantee or Authorized Representative sign Attorney 04/15/2022 Date Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 28 Recording Data 26 Date Deed Recorded 27 Value of Stamp or Exempt Number Day <u>18</u> Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BOOK 2022 PAGE 981

State of Nebraska 355.	
State of Nebraska SS. County of Webster SS. Entered on t	he
numerical index and filed for record in t	he iay
c'clock A M. Recorded in Book &	Χ.
on Page 481 County Cl	ark.
Course tosas County Co	
10.00 Carded	
1-4 TAMO ASSESSED	

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-18-22
\$ 24.75 By VA

#### WARRANTY DEED

Crystal L. Inman f/k/a Crystal L. Scoggins, a married person who along with her spouse is a domiciliary of the State of Texas, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Oxana Apodaca, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) of Lot Five (5) and all of Lot Six (6), Block Seven (7), LeDuc's Addition to the City 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 April 5, 2022.

Crystal L. Inman

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on April , 2022, by Crystal L. Inman, a married person.

Comm. expires

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

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sa	le Date					Sch	ool Dis	tri	ct Code	;			
91	20	22	986		12/2	8/2021	Base: (	)1-0	123	À	Affilia	ited:			Uni	fied:		
Location	ID	Sale	Number	Us	seabilit	y & Code #					P	arcel l	Nui	mber				
0005136	500	1	L21		1		GeoCde	Twn	Rr	ıg	Sect	Qrt	. 5	Subdiv	Area	Blk	P	arcel
	Da	ate of Sa	ale Assessed	Val	це		4131				00	0	3	0020		002	00	000
Land		Imp	rovements		•	Γotal		]	Date of Sale Property Cl				lassific	ation	Code			
2	,100		21,385	5		23,485	Status	P	roperty	Тур	ie	Zoning		Location	Ci	ty Size	Parc	el Size
Assessor Lo	cation:	BLAD	EN (BLA)				A) 1	B)	0	1	C	) 1	:	D) <b>1</b>	E)	7	F)	3
						Residentia	l						С	ommer	cial			
	Mul	tiple Imp	provements:	Multi	ple. Impr	ovements.:			Multij	ple. I	mprove	ements.:						
		Constr	uction Date:	Const	ruction D	ate: 19	00		Const	ructio	on Date	<b>:</b>						
			Floor:	Floor	Sq. Ft. :	1,2			Floor	Sq. I	Ft. :							
		Buildin	g Cost New:	Cost		141,1	.25		Cost:									
Single Family	Style:	101		Resi	dential (	Condition: 1	5		Com	mer	cial O	ccupan	cy (	Code:				
(100) 🗆 Mo	bile Horr	ne		(10)	<b>X X</b>	Vom Out			Prima	ary:		0	ther	1:		Other2:		
(101) 🗷 One	e Story			(20)	<b>★</b> E	adly Worn			Com	mer	cial C	onstruc	tio	n Class:				
(102) 🗆 Two	o Story			(30)		verage			(1)		Firep	roof Str	uct	ural Stee	l Fram	e		
(103) 🗆 Spli	it Level			(40)		food			(2)		Reinf	forced C	Con	crete Fra	me			
(104) 🗆 11/	2 Story			(50)   Very Good  (3)   Masonry Bearing Walls														
(111) 🗆 Bi-I	Level			(60)	□ E	xcellent			(4)		Woo	d or Ste	el F	ramed E	xt. Wa	11s		
(106) 🗆 Oth	er					1 1			(5)		Meta	l Frame	ano	d Walls				
Townhouse or	Duplex	Style:		Resi	dential (	Quality: 30			(6)		Pole	Frame				*		
(301) 🗆 One	Story			(10)		ow			Cost	Ran	ık:			(	Condit	on:		
(302) 🗆 Two	Story			(20)	□ F	air	<del></del>		(10)		Low			<del>`</del>		Worn		_
(307) 🗆 1 1/	2 Story			(30)	₩ A	verage			(20)		Avera	age		(	20) E	Badly	Worr	L
(308) 🗆 Spli	t Level			(40)		lood			(30)		Abov	e Avera	ige	(		Avera	ge	
(309) 🗆 21/	2 Story			(50)	V	ery Good			(40)		High					Good		
(304) 🗆 One	Story D	uplex		(60)	ΠЕ	xcellent			· ·				-			Very (		
(305) 🗆 Two	Story D	Ouplex												(1	60) C	Excell	ent	
Assessor's	Adjus	stment	to Sale P	rice	(+ or	-):										** **		
Assessor Co	mment	s and R	eason for A	djus	ment:													
JTWD	_																	
i-,-1884						·												
					<del>-</del>													
Comment			· -		:			7 _{Omr}	nents:									
Comments f					<del></del>	1. a 144 <u>0</u>		-omn	101163.									
				-							-							
																(Conti	inue or	back)

# Good Life, Great Service

## Real Estate Transfer Statement

**FORM** 

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

521 If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name WEBSTER - 91 Day 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joshua A & Corri C McCarter and Lila Lammers Grantee's Name (Buyer) Chris and Crystal Crandall Street or Other Mailing Address 635 N Webster St Street or Other Mailing Address 707 N Webster St City Bladen State Bladen State Phone Number Is the grantee a 501(c)(3) organization? Yes Phone Number (308) 325-0969 If Yes, is the grantee a 509(a) foundation? Yes Email Address n/a Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Mineral Interests-Producing Exempt Unimproved Multi-Family IOLL Commercial Recreational Distribution Sheriff Other Land Contract/Memo Partition 8 Type of Deed Conservator Bill of Sale Easement Lease Personal Rep. Trust/Trustee Corrective Mineral Quit Claim ✓ Warranty Cemetery Death Certificate - Transfer on Death Executor 9 Was transfer part of IRS like-Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Gift Life Estate ✓ Sale Trustee to Beneficiary Auction Easement Satisfaction of Contract Other (Explain) Seller V No Court Decree Grantor Trust Partition 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No □ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) **✓** No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 635 N Webster St Same as Grantee Bladen, NE 68926 18a No address assigned

Lot Six (6), Block Two (2), Spence's Second Addition to Bladen, Webster County, Nebraska.

22 Total purchase price, including any liabilities assumed	22	\$	20,000	00
23 Was non-real property included in the purchase?  Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	20,000	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 an	d beli	ef, true, o	complete, and	
correct, and that I am duly authorized to sign this statement.  County to Connect County Coun	<del></del>		308-440 Phone Number	<u>0-7</u>
sign A + 0 A 0 A0 (AHC (AHC OCC)			1-18-70	าวว

	Register of Deed's Us	e Only	For Dept. Use Only
6 Date Deed Recorded  Mo. 4 Day 19 Yr. 23	27 Value of Stamp or Exempt Number \$ 45.00	BK aoaa, Pr 986	

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

Signature of Grantee or Authorized Repres

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

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

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 19 Horil A.D., 20 ad, at 8: A.M. Recorded in Book 202 County Clerk Deputy Carded_ Assessor Comp

NEBRASKA DOCUMENTARY

### JOINT TENANCY WARRANTY DEED

Joshua A. McCarter and Corri C. McCarter, husband and wife; and Lila Lammers, surviving spouse of Gary Lammers and still a single person, GRANTORS, in consideration of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00) receipt of which is hereby acknowledged, convey to Chris Crandall and Crystal Crandall, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Six (6), Block Two (2), Spence's Second Addition to Bladen, Webster County, Nebraska.

GRANTORS covenant (jointly and severally, if more than one) with the GRANTEES that GRANTORS:

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

Executed January 18, 2022.

Joshua A. McCarter

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on January 2022, by Joshua A. McCarter and Corri C. McCarter, husband and wife; and by Lila Lammers, a single person.

Comm. expires

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sa	le Date		School District Code										
91	20	22	989		4/13	3/2022	Base: 9	1-0	0002 Affiliated: Unified:									
Location	ID	Sale	Number	Us	seability	/ & Code #			_		Parce	11	umber		·			
0001022	200		122		1		GeoCde	Twn	Rng	Se	ct Qı	t	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed		4371			00	0 0	)	10005		003	0000				
Land		Imp	provements		1	otal		I	Date of	Sale	Prope	rty	Classific	ation	Code			
	455		68,76	5		69,220	Status	Pr	operty Ty	Zonii	ıg	Location	. 0	City Size Parcel Siz				
Assessor Lo	cation:	RED	CLOUD (I	RC)			A) <b>1</b>	B)	01 C) 1 E			D) <b>1</b>	E)	6	F) 1			
		*.*.				Residential							Commer	cial				
	Mul	tiple Im	provements:	Multi	ple. Impro				Multiple.	Impr	ovement	s. :						
		Constr	uction Date:	Const	truction D				Construc	tion I	Date:							
			Floor:	Floor	Sq. Ft. :	1,5			Floor Sq.	Ft.:								
			ig Cost New:	Cost		143,6			Cost:				<del> </del>					
Single Family						Condition: 3!	5				Оссир		cy Code:					
(100) □ Mo	bile Hor	ne		(10)		/orn Out			Primary				herl:		Other2:			
(101) 🗆 One	e Story		-	(20)		adly Worn			Commercial Construction Class:  (1)  Fireproof Structural Steel Frame									
(102) 🗆 Tw	<del> </del>			(30)		verage		1							ne			
(103) □ Spl				(40) <b>&amp;</b> Good					_`				oncrete Fra	me				
(104) 🗷 11/				(50) U Very Good									ring Walls		. 11			
(111) 🗆 Bi-l				(60) □ Excellent									el Framed E	Xt. W	aus			
(106) □ Oth				Residential Quality: 30							etat Fran le Fram		and Walls					
Townhouse of		Style:		Residential Quality: 30							ne Fran			`ondi	fion:	•		
(301) □ One				(20)		air			Cost Rank:					Condition:  (10)  Worn Out				
(302)   Two	o Story			(30)		verage			(10) ☐ Low (20) ☐ Average					(20)  Badly Worn				
(308)   Spl				(40)		ood			(30)			era		(30) ☐ Average				
(309) \( \sigma \) 2 1/				(50)		ery Good			(40)						☐ Good			
(304)  One		Duplex		(60)		xcellent			(.0) - 1-5-1					50)	□ Very	Good		
(305)   Two				· · · · · · · ·							·			60) l	□ Excel	lent		
Assessor's			t to Sale P	rice	(+ or -	·):												
Assessor Co																		
WD																		
									<u></u>							· · ·		
			<u></u>	<del></del> -	-:			702	onto:							<del></del>		
Comments t								Comm	tents:				. <del>.</del>		-			
000102	200								<del></del>				<del>-</del>					
															(Conf	inue on back)		

# **Real Estate Transfer Statement**

**FORM** 

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

521

	The deed w	ill not be recorded	unless this statement	t is signed and items	I-25 are accurat	tely completed.	
1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed 4	13 _{Yr.} 2022
	WEBST	ER - 91	X	Mo. 04 Day 13		Mo. — Day .	Yr
5 Grantor's Name, Ad	idress, and Teleph	none (Please Print)		6 Grantee's Name, Addr	ess, and Telephor	ne (Please Print)	
Grantor's Name (Seller Debora Jaeke a	r) and Emma la	eke		Grantee's Name (Buyer) Lynsey M Martine	ez.		
Street or Other Mailing	Address	enc	ARINO ARINO	Street or Other Mailing At 518 N Webster St			
City	<u> </u>	State NE	Zip Code	City Red Cloud		State NE	Zip Code 68970
Omaha		NE ·	68116	Phone Number	Is the grantee	a 501(c)(3) organiza	
Phone Number				Priorie Nulliber	If Yes, is the g	rantee a 509(a) found	dation? Yes No
Email Address n/a				Email Address n/a			
	ation Number. Ch	eck one box in catego	ries A and B. Check C if	property is also a mobile	home.		
(A) Status				Property Type			(C)
Improved	Single Far	mily Ind	ustrial [	Mineral Interests-Nonp	roducing	State Assessed	Mobile Home
Unimproved	Multi-Fam	ily 🔲 Agr	icultural [	Mineral Interests-Produ	cing	Exempt	
☐ lOLL	Commerci	ial Rec	creational		•		
8 Type of Deed	Conservator		Distribution La	nd Contract/Memo Pa	artition	Sheriff	Other
Bill of Sale	Corrective		Easement Le	ase Pe	ersonal Rep. 🔲	Trust/Trustee	,
Cemetery	Death Certificat	te - Transfer on Death	Executor Min	neral Q	uit Claim	Warranty	
9 Was transfer par	rt of IRS like-	10 Type of Transfer	Distribution Forec	losure Irrevocable Tru	st Revocable	TrustTra	nsfer on Death
kind exchange (I Exchange) by buye	.R.C. § 1031 er or seller?	Auction [	Easement Gift	Life Estate	✓ Sale	Tru	stee to Beneficiary
	Seller V No	Court Decree [	Exchange Grant	or Trust Partition			ner (Explain)
11 Was ownership tran	nsferred in full? (If I	No, explain the division.	.)			d for same use? (If N	o, state the intended use.)
	No			Ye			
13 Was the transfer be	tween relatives, or	if to a trustee, are the		atives? (If Yes, check the ap	opropriate box.)	□	
Yes	No Aunt o	r Uncle to Niece or Nep		Partnership, or LLC	Self	U Othe	r
	Brothe	rs and Sisters	Grandparents	and Grandchild	Spouse		
	Ex-spo	use	Parents and C		Step-parent and		
14 What is the current	market value of the	e real property?	•	15 Was the mortgage as	ssumed? (If Yes, st	ate the amount and i	nterest rate.)
\$60,000				Yes V			%
16 Does this conveyar	-	t parcel of land?		17 Was transfer through of the agent or title c	a real estate ager ompany contact.)	nt or a title company?  Yes GTA RE G	(If Yes, include the name Group No
	No			19 Name and Address of	of Person to Whom	the Tax Statement S	hould be Sent
18 Address of Property 518 N Webste	r St			Grantee			
Red Cloud, NE	∃ 68970						
18a No address a	•						
20 Legal Description (	Attach additional p	ages, if needed.)	(a) a ! !	tom CD. 3.4	Of 10/-1	actor County	Mohracka
Lots Six (6)	and Seven	(7), Block Th	iree (3), Origina	al Town of Red	Cloud, wer	oster County	, Nebiaska
• •							
21 If agricultural, list to	otal number of acre	s transferred in this tra	nsaction	•			
						22  \$	00 000 00
22 Total purchase	price, including a	any liabilities assume	ed				60,000,00
23 Was non-real pro	operty included in	the purchase?		1 nto-cotions)		23  \$	I I
	•			instructions)		\$	
24 Adjusted purcha	ase price paid fo	r real estate (line 22	minus line 23)			24	60,000 <u>,</u> 00
25 If this transfer is	s exempt from th	e documentary stam	p tax, list the exemptio	n number			
i i	Inder penalties of	f law. I declare that I h	ave examined this statem	ent and that it is, to the be	est of my knowledg	ge and belief, true, o	omplete, and
correct	t, and that I am duly sey M. Martin	y authorized to sign this	statement.				702-677-699
Print	or Type Name of Gr	antee or Authorized Re	presentative				Phone Number
sign ໌່ວິເ	IIA No. 1	MOTHER O.	$\overset{\sim}{\mathcal{N}}$	BUURY			411612022
	ture of Grantée or	Authorized Representat	ivè	Title			Date
nere · organiza	a.o or arantes of A						For Don't Line Only
			jister of Deed's Use C				For Dept. Use Only
26 Date Deed Record	ied	27 Value of Stamp or		28 Recording Data	aD a	00	
Mo. L Day _	19 yr. 22	\$ 135.	∞.	DTADO	d.19 9	89	Day Old 00 70 044 77 4007(0)
Nobracka Department of F	Revenue				1	Authorized by Neb. I	Rev. Stat. §§ 76-214, 77-1327(2)

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 19 day of 10.00 A.D., 20.22, at 2.18 o'clock O.M. Recorded in Book 20.22 on Page County Clerk 10.00 Deputy Ind Comp Assessor Carded	
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	WARRANT
Debora Jacke, a single person, and Emone DOLLAR (\$1.00) and other value Martinez, convey to Grantee, the followall:	able conside
Lots Six (6) and Seven (7), Block Thre Nebraska	ee (3), Origin
Grantors covenant, jointly and severall	v. with Gran

Y DEED

single person, Grantors, in consideration of ration received from Grantee, Lynsey M. ped real estate (as defined in Neb. Rev. Stat. 76-

nal Town of Red Cloud, Webster County,

tee 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

Debora Jaeke

STATE OF NEBRASKA

) ss.

COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on Debora Jaeke, a single person and Emma Jaeke, a single person.

GENERAL NOTARY - State of Nebraska KRISTI MADSEN My Comm. Exp. July 19, 2025

# Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page	Sa	ıle Date	School District Code											
91	202	20	1020	4/1	4/2022	Base:	Base: 01-0123 Affiliated:							Unified:			
Location I	D	Sale	Number	Useabilit	ty & Code #	Parcel Number											
00250570	002505700 123 4					GeoCde	Twn	Rng	S	ect	Qrt	Sub	div	Area	Blk	Par	rcel
	Date of Sale Assessed Value					4129	4	12	!	5	3	000	000	1	000	00	00
Land		Imp	rovements		Total		Γ	ate of	Sal	e Pro	perty	Clas	ssifica	tion (	Code		
355,	970				355,970	Status	Pro	perty T	ype	Zo	ning	Lo	cation	ı City Size		Parce	l Size
	·	Irrigat	ion Type:	•		A) 2	B)	05		(C)	5	D)	3	E)	0	F)	9
LCG	· · · · · · · · · · · · · · · · · · ·	·	ACRES:	<b>V</b> A	ALUE:		LCG				ACR	ES:			VAL	UE:	
IRRIGATEL	) 1A1					GF	RASSLA	AND 1	G1		1	2.0	00			16,8	300
	1A								1G		2	1.0	00			29,4	100
	2A1					2G1											
	2A	·							2G			7.0	00			9,8	00
	3A1							3	G1								
	3A								3G								
	4A1							4G1									
	4A								4G								
DRYLAND	1D1				=	;	Shelterb	elt/Tim	ber								
	1D		98.000		269,010			Accret	ion								
	2D1							Wa	ste								
	2D								her							·	
	3D1					AG I	AND	TOTA	$\Gamma$			6.0			3	55,9	70
	3D			-		* ***		Ro	ads			4.0	00		· .		-
	4D1		11.000		18,920			Farm Si	ites								
ANYONE LANGUAGO MANGE A ANG SALAMANA	4D	To the latest and the	7.000		12,040			Iome Si									
							]	Recreat	ion								
	ellings/		· · · · · · · · · · · · · · · · · · ·						her								
Outbu	ildings				and the second s	No	n-AG	TOTA	$ \mathbf{L} $			4.0	00			el	-

ice (+ or -):	Total Recapture Value:	
justment:		
BETWEEN PARENT & CHILD		
-		
Com	ments:	
		(Continue on back)
	justment: BETWEEN PARENT & CHILD	justment:

# NEBRASKA Good Life Great Service

# **Real Estate Transfer Statement**

123

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 dee	d will not be recorded unless t	this statemen	t is signed and it	ems 1-25 are accuratel	ly completed.					
1 County Name WEE	2 County Number 3STER - 91		3 Date of Sale/Tran Mo Day	sfer 4	Date of Deed  04  Mo. ——— Day _	14 _{Yr.} 2022				
5 Grantor's Name, Address, and Te	lephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Dorothy Marie King			Grantee's Name (Buyer) Kenneth Earl King and Kevin Earl King							
Street or Other Mailing Address 1519 Pineywood Dr.			Street or Other Mai 43226 E 1140	ling Address 0 Road						
City Mcalester	State OK	Zip Code 74501	^{City} Eufaula	F	State OK	Zip Code 74432				
Phone Number (918) 423-5382			Phone Number (918) 423-5382 Is the grantee a 501(c)(3) organization? Yes Volume (918) 423-5382 If Yes, is the grantee a 509(a) foundation? Yes Volume (918) 423-5382							
Email Address n/a		-10	Email Address n/a							
7 Property Classification Number.	Check one box in categories A an			nobile home.		10.				
(A) Status		(B)	Property Type		70	(C)				
Improved Single  Unimproved Multi-F		[	Mineral Interests- Mineral Interests-	_	State Assessed	Mobile Home				
8 Type of Deed Conservator		bution Lar	nd Contract/Memo [	Partition Sh	eriff 🗸 C	Other_TOD				
Bill of Sale Corrective Cemetery Death Certif	Ease	ment Lea	ase [ neral [		ist/Trustee arranty					
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031	10 Type of Transfer Distribu					sfer on Death				
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller No	Auction Easeme		Life Estat	e Sale Satisfaction of	_	tee to Beneficiary er (Explain)				
11 Was ownership transferred in full?  Yes No	(If No, explain the division.)		_	as real estate purchased for	or same use? (If No.	, state the intended use.)				
13 Was the transfer between relatives	, or if to a trustee, are the trustor and	l beneficiary rela	tives? (If Yes, check t	he appropriate box.)						
	nt or Uncle to Niece or Nephew		Partnership, or LLC	Self Spouse	Other					
	thers and Sisters spouse	Grandparents and Ch		Step-parent and Ste	p-child					
14 What is the current market value of \$320,000	14 What is the current market value of the real property?  \$320,000  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes V No \$%									
16 Does this conveyance divide a curr	ent parcel of land?		17 Was transfer thr of the agent or t	ough a real estate agent or itle company contact.)	r a title company? (I	If Yes, include the name				
18 Address of Property			19 Name and Addr	ess of Person to Whom the						
RURAL WEBSTER COUNTY	, NEB		(SAME AS	GRANTOR)						
18a No address assigned	Bb Vacant land									
20 Legal Description (Attach additional	ter (SW1/4) of Section	Five (5)	Township Fo	our (4) North, Ra	ange Twelv	e (12) West				
of the 6th P.M., Webs	ster County, Nebraska	a.	rownomp re	741 (1) 1101411, 110	90	· ()				
		****								
21 If agricultural, list total number of a	cres transferred in this transaction	160+-	· ·		T [¢					
22 Total purchase price, including 23 Was non-real property included			×		22 ^{\$}	0,00				
	r dollar amount and attach itemiz	zed list.) (see i	nstructions)		23 \$	0,00				
24 Adjusted purchase price paid	for real estate (line 22 minus line	e 23)			24	0 00				
25 If this transfer is exempt from	the documentary stamp tax, list	the exemption	number 16							
	of law, I declare that I have examinuly authorized to sign this statement.		nt and that it is, to th	e best of my knowledge a	nd belief, true, com	(402) 746-3613				
Print or Type Name of	Grantee of Authorized Representative	e /		Attornovi		Phone Number				
sign	Authorized Representative		Title	Attorney		April / 7, 2022  Date				
nere ' signature or Grantee o	,	eed's Use Or				For Dept. Use Only				
26 Date Deed Recorded	27 Value of Stamp or Exempt Nu		28 Recording Data	$\cap$		. or bopt ose only				
Mo. 4 Day 20 Yr. 22	s Fxemot#1	6	BKana	12.6 1020						
Nebraska Department of Revenue			,		Authorized by Neb. Rev	. Stat. §§ 76-214, 77-1327(2)				

State	e of Nebra ity of Web	ska ster ss.	
	-	E	ntered on the
Clerk	<b>'s o</b> ffice o	f said county	this <u> </u>
of	Horil	A.D., 20 <u>2</u> 2	at 10:2
o'clo	ck <u>a</u> M.	. Recorded i	n Book <u>aba</u> こ
on Pa		7	
	Lause	telach	County Clerk
	16.00	a	Deputy
ind	Comp	Assessor	Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-20-22
\$ Exempt # 16 By as
Continue

# NEBRASKA TRANSFER ON DEATH DEED (Beneficiary Deed)

I, Dorothy Marie King, with a mailing address of 1519 Pineywood Drive, McAlester, OK 74501, (hereinafter referred to as the Owner) being of competent mind and having the legal capacity to execute this document, as Owner, does hereby transfer on death to Kenneth Earl King, with a mailing address of 43226 E 1140 Road, Eufaula, OK 74432; AND Kevin Earl King, with a mailing address of 536 East Jackson Avenue, McAlister, OK 74501, the Grantees as JOINT TENANTS, the following described interest in real estate, (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW¼) of Section Five (5), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

This Transfer on Death Deed is revocable. It does not transfer any ownership until the death of the owner. It revokes all prior beneficiary designations by this owner for this interest in real estate. The grantor has the right to withdraw or rescind this deed at any time. Any beneficiaries named in this deed are advised that this deed may be withdrawn or rescinded whether or not money or any other consideration was paid or given.

WARNING: The property transferred remains subject to inheritance taxation in Nebraska to the same extent as if owned by the transferor at death. Failure to timely pay inheritance taxes is subject to interest and penalties as provided by law.

**WARNING**: The designated beneficiary is personally liable, to the extent of the value of the property transferred, to account for medicaid reimbursement to the extent necessary to discharge any such claim remaining after application of the assets of the transferor's estate. The designated beneficiary may also be personally liable, to the extent of the value of the property transferred, for claims against the estate, statutory allowances to the transferor's surviving spouse and children, and the expenses of administration to the extent needed to pay such amounts by the personal representative.

**WARNING**: The Department of Health and Human Services may require revocation of this deed by a transferor, a transferor's spouse, or both a transferor and the transferor's

spouse in order to qualify or remain qualified for medicaid assistance. I, Dorothy Marie King, the transferor, sign my name to this instrument on April h, 2022, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this transfer on death deed to transfer my interest in the described real property and that I sign it willingly or willingly direct another to sign for me, that I execute it as my free and voluntary act for the purposes therein expressed, that I am eighteen years of age or older or am not at this time a minor, and that I am of sound mind and under no constraint or undue influence. Wordhy Marie King, Transferor We, Dacey Quinters and Nayukpa Kamsey, the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the transferor signs and executes this transfer on death deed to transfer her interest in the described real property and that she signs it willingly or willingly directs another to sign for her, and that she executes it as her free and voluntary act for the purposes therein expressed, and that each of us, in the presence and hearing of the transferor, hereby signs this deed as witness to the transferor's signing, and that to the best of our knowledge the transferor is eighteen years of age or older or is not at this time a minor and is of sound mind and under no constraint or undue influence. STATE OF OKLAHOMA, COUNTY OF <u>Fiftsburg</u> Subscribed, sworn to and acknowledged before me by Dorothy Marie King, as Owner and Dacey Quintero and Nayukpa ses, on April 14th, 2022. expires: November 6, 2025 Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page	Sal	Sale Date			School District Code										
91	202	22	1028	2/2	/2022	Base: 91-0074 Affiliated:							Unified:					
Location	Location ID Sale Number Useability & Code #				& Code#	Parcel Number												
0013153	00	:	124	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel				
	Da	ate of S	ale Assessed	Value		4135	4	9	3	2 2	00000	1	000	0000				
Land		Imp	provements	Т	otal		D	ate of	Sale	Property	Classifica	ation (	Code					
931	,265		365,720	1,:	296,985	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size				
	-	Irrigat	tion Type:			A) <b>1</b>	B)	05		ෆ 5	D) 3	E)	0	F) 9				
LCG			ACRES:	VA	LUE:		LCG			ACR	ES:		VAL	UE:				
IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1	12	5.010		1	74,945				
	1A					1G					7.590	10,625						
	2A1					2G1				_1		25,650						
	2A			2G				2G		1.330			370					
	3A1					3G1			<b>3</b> 1	_	0.940			1,315				
	3A								3G		1.470			410				
	4A1							40	G1		4.510							
	4A								4G				1,265					
DRYLAND	1D1		4.240		11,640	5	Shelterbe	elt/Timb	er									
	1D		21.310		58,495			Accreti	on									
	2D1		3.340		9,170			Was	_		_							
	2D		131.720		318,100			Otl						16 505				
WAR-1	3D1		22.090		53,350	AG L	AND '		-		7.200		8	46,505				
	<b>3</b> D							Roa	-		2.060			24 760				
_	4D1		105 000		101 170			arm Sit	$\dashv$		3.000 2.000			34,760 50,000				
	4D		105.330	-	181,170			ome Sit			2.000			30,000				
					257,040		<u> </u>	Lecreati										
	wellings uildings				108,680	No	n-AG '	Oth FOT A		1	7.060			84,760				
Outo	omonigs.		· :		200,000	110	urz.U	LUIM	اب					,				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD; TRANSFERRED INTO REVOCABLE TRUST		
Comments from	Comments:	
001315300 001315400 001315500 001315600	001315801	
	(Cor	ntinue on back)

**FORM** 521

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

	The deed w	ill not be rec	orded unie	ss this s	tatemen	t is signe	d and it	ems 1-25	are accur	ately complet					
1 County Name	I	2 County Nur	mber				Sale/Tran		2022	4 Date of Deed		2022			
		ER - 91	15.0		oremor	7		02 Yr				Yr. 2022			
The second secon	5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)								6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)						
Scott E. Bonifas	s and Stepha	nie M. Bon	ifas			See attached									
Street or Other Mailing 1923 Road 210			*****				Uther Mai	iling Addres	S						
City Blue Hill		State NE		Zip (	Code 58930	City			mpagest poster a state of	State		Zip Code			
Phone Number (402) 756-7625						Phone N				e a 501 (c)(3) orç granlee a 509(a					
Email Address n/a						Email Ad n/a	dress								
7 Property Classifica	atlon Number. Ch	eck one box in	categories A	and B. C	heck C if	property i	s also a n	nobile hom	10.						
(A) Status	principal de la constitución de				(B)	Propert						(c)			
Improved	Single Fa	•	Industrial		Ę	=		Nonproduc	ing	State Asses	ssed	Mobile Home			
Unimproved	☐ Multi-Fam	-	✓ Agricultur  Recreatio		L	Mineral	interests-	Producing		Exempt					
8 Type of Deed	Conservator	— - 711-314 PANIS MILL — 12 WINNESS		istribution	Lar	d Contrac	Memo	Partition	ı [	Sheriff	Othe	r			
Bill of Sale	Corrective		===	asement	Lea			Persona	• ==	Trust/Trustee					
Cemetery _	Death Certificat			xecutor	☐ Min		leroi cach	Quit Cla	im /	Warranty	Transfer	on Death			
9 Was transfer par kind exchange (I. Exchange) by buye	.R.C. § 1031	10 Type of Trat		Inbution sement	∭ Forecii ∭ Gift	usure [	Irrevocad		] Hevocable ] Sale	unar [	_	on Deam to Beneficiary			
	Seller V No	Court De		hange		or Trust	Partition		]   Satisfaction	of Contract	Other (8				
11 Was ownership tran	•	No, explain the o	livision.)					ias real esta √ Yes	ate purchase	d for same use	? (If No, sta	te the intended use.)			
13 Was the transfer bet	tween relatives, or	il to a trustee, a	re the trustor	and benef	iciary rela	tives? (If Y	es, check	the appropr	iate box.)			<del></del>			
✓ Yes 🔲	No 🔲 Aunt o	Uncle to Niece	or Nephew	Fami	ly Corp., P	artnership	or LLC	✓ Self			Other Gra	ntors' Rev Trusts			
	=	s and Sisters			•	and Grande	child	☑ Spo							
	Ex-spo			Parer	nts and Ch				o-parent and		and inter-	vi ento i			
14 What is the current of the state of the s		e real property?				15 Was	-	ige assume √ No 3		tale the amount	sini inieres	si raie.) %			
16 Does this conveyand		parcel of land?	<u></u>			17 Was	ransfer thi	rough a rea	l estate age	nt or a title comp	any? (II Ye	s, include the name			
Yes 🗸		•					=		ny contact.)	Yes		🗹 No			
18 Address of Property										the Tax Statem	ent Should	be Sent			
See attached	d					Same as no. 6 above.									
16a No address as		☐ Vacant land								· · · · · · · · · · · · · · · · · · ·					
20 Legal Description (A	•	iges, if needed.	}						***************************************						
See attached	d														
21 If agricultural, list tot	tal number of acre	s transferred in t	his transactio	n_see	attache	<u>d</u>									
22 Total purchase p	rice, including a	ny liabilities as	ssumed							22 \$		0,00			
23 Was non-real prop	perty included in	the purchase?				_				\$		0,00			
∐ Yes 📝 N	lo (If Yes, enter d	ollar amount a	ınd attach ite	emized iis	st.) ( <u>see l</u>	nstructio	<u>ns</u> )			23					
24 Adjusted purchas		•								24		oloo_			
25 If this transfer is	exempt from the	documentary	stamp tax.	list the ex	xemption	number	76-902	2(4)	·						
Ur	ider penalties of	law, i declare ti	hat i have exa	imined ini	s stateme	nt and tha	It is, to th	ne best of n	ny knowledg	je and belief, tr	ie, comple	e, and			
	and that I am duly thy F. Clare)	autnanzed to si	gri inis statem	ient.							(	402) 475-5100			
Printer	Type Name of &ra	nteror Authoriz	ed Represent	lative							PI	one Number			
sign	10X	W~				Tit.	A	πomey	or Grant	ee	4	-20-62			
here signature	refoi Grantèe or A	uthorized Repre	sentative			Title					U	116			
			Register o								FC	r Dept. Use Only			
26 Date Deed Recorder	d	27 Value of Sta	mp or Exemp	it Number 廿11		28 Recor	ding Dala	, m f	11	18					
Mo Day A	venus	* LX	emps:			(	Hac	2001 1	7 10		Neb. Rev. Sta	L §§ 76-214, 77-1327(2)			
Form No. 96-269-2008 10-2		96-269-2008 Rev.	6-2019						J						

#### ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

#### No. 6 Grantee's Name, Address and Telephone

Scott E. Bonifas, as Trustee of The Scott E. Bonifas Revocable Trust, pursuant to a written Trust Agreement dated February 2, 2022, and Stephanie M. Bonifas, as Trustee of The Stephanie M. Bonifas Revocable Trust, pursuant to a written Trust Agreement dated February 2, 2022.

1923 Road 2100 Blue Hill, NE 68930 (402) 756-7625

No. 7 Property Classification, No. 14 Current Market Value, No. 18 Address, No. 20 Legal Description, No. 21 No. of Acres

Parcel 1 (PID: 001315600):

Property Classification:

Improved; agricultural

Current Market Value:

\$326,330.00 (2021 assessed value) 1923 Road 2100, Blue Hill, NE 68930

Legal Description:

The South Half of the Southeast Quarter (S½SE¼) of Section

Thirty-Two (32), Township Four (4) North, Range Nine (9),

West of the 6th P.M., Webster County, Nebraska.

No. of Acres:

Address:

80.00

Parcel 2 (PID: 001315500):

Property Classification:

Unimproved, agricultural

Current Market Value:

\$142,355.00 (2021 assessed value)

Address:

32-4-9

Legal Description:

The North Half of the Southeast Quarter (N½SE½) of Section Thirty-Two (32), Township Four (4) North, Range Nine (9),

West of the 6th P.M., Webster County, Nebraska.

No. of acres:

80.00

Parcel 3 (PID: 001315300):

Property Classification:

Improved, agricultural

Current Market Value:

\$289,730.00 (2021 assessed value)

Address:

1970 Road 2000, Blue Hill, NE 68930 The Northwest Quarter (NW¼) of Section Thirty-two (32),

Legal Description: The Northwest Quarter (NW¼) of Section Thirty-two (32), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract described as

follows:

Commencing at the Northwest corner of said Section 32, this being the point of beginning; thence S01°08'28"E (assumed bearing) on the West line of the Northwest Quarter of said Section 32, a distance of 1105.00 feet; thence N87°05'12"E, a distance of 234.00 feet to the beginning of a curve concave to the Southwest, having a radius of 225.00 feet; thence Southeasterly on said curve, the chord of which bears S64°21'51"E, 215.00 feet (chord distance), an arc distance of 224.16 feet; thence S32°23'52"E, a distance of 129.00 feet; thence S19°27'34"E, a distance of 64.00 feet; thence S04°05'25"W, a distance of 68.00 feet; thence S85°05'46"W, a distance of 169.50 feet; thence S01°45'56"E, a distance of 162.50 feet; thence N89°57'12"E, a distance

of 2288.74 feet to the East line of the Northwest Quarter of said Section 32; thence N00°55'06"W, a distance of 1650.12 feet to the Northeast corner of said Northwest Quarter; thence S88°52'19"W, on the North line of said Northwest Quarter, a distance of 2634.06 feet to the point of beginning, containing 93.36 acres, more or less, including 2.81 acres, more or less, of county road Right-of-way.

No. of acres:

65.33

Parcel 4 (PID: 001315400):

Property Classification:

Unimproved, agricultural

Current Market Value:

\$269,605.00 (2021 assessed value)

Address:

32-4-9

Legal Description:

The Southwest Quarter (SW½) of Section Thirty-two (32), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County,

Nebraska.

No. of acres:

161.77

Parcel 5 (PID: 001315801):

Property Classification:

Unimproved, agricultural

Current Market Value:

\$139,130.00 (2021 assessed value)

Address:

33-4-9

Legal Description:

The South Half of the Southwest Quarter (S½SW½) of Section Thirty-three (33), Township Four (4) North, Range Nine (9), West of the 6th

P.M., Webster County, Nebraska.

No. of acres:

80.04

39786.000/4856-0171-1133, v. 1

Index Computer Assessor	
Carded	

### NEBRASKA DOCUMENTARY **STAMP TAX**

Date: 04/21/22 \$ Ex004 By AS

Bk 2022, Pg 1028

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of April A.D., 2022, at 12:38 o'clock PM. Recorded in Book 2022 on Pages 1028-1029

etsch County Clerk Fee: \$16.00 By: AS Deputy **Electronically Recorded** 

Please record and return to: Timothy F. Clare, Rembolt Ludtke LLP, 1128 Lincoln Mall, Suite 300, Lincoln, NE 68508.

#### WARRANTY DEED

SCOTT E. BONIFAS and STEPHANIE M. BONIFAS, husband and wife, GRANTORS, for sufficient consideration, convey to GRANTEES, SCOTT E. BONIFAS, as TRUSTEE of THE SCOTT E. BONIFAS REVOCABLE TRUST, pursuant to a written Trust Agreement dated February 2, 2022, and STEPHANIE M. BONIFAS, as TRUSTEE of THE STEPHANIE M. BONIFAS REVOCABLE TRUST, pursuant to a written Trust Agreement dated February 2, 2022, each an undivided one-half (1/2) interest as tenants-in-common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

#### See Exhibit A attached.

Grantors covenant (jointly and severally, if more than one) with Grantee that Grantors:

- are lawfully seised of such real estate and that it is free from encumbrances except (1)easements and restrictions of record;
- (0)

Executed: February 2, 2022  Scott E. Bonifas  Stephanie M. Bonifas		nd title to the real estate against the lawful claims of all persons.
STATE OF NEBRASKA ) ss:  COUNTY OF LANCASTER  The foregoing instrument was acknowledged before me on February 2, 2022, by Scott E.  Bonifas and Stephanie M. Bonifas, husband and wife.  (SEAL)  GENERAL NOTARY - State of Nebraska  Actory Public	Executed: February 2, 2022	O. 051
STATE OF NEBRASKA ) ss:  COUNTY OF LANCASTER  The foregoing instrument was acknowledged before me on February 2, 2022, by Scott E.  Bonifas and Stephanie M. Bonifas, husband and wife.  (SEAL)  GENERAL NOTARY - State of Nebraska  Actory Public	Ja & Py	_ Statuu M. Box
The foregoing instrument was acknowledged before me on February 2, 2022, by Scott E. Bonifas and Stephanie M. Bonifas, husband and wife.  (SEAL)  GENERAL NOTARY - State of Nebraska  Notary Public	Scott E. Bonifas	Stephanie M. Bonifas
The foregoing instrument was acknowledged before me on February 2, 2022, by Scott E. Bonifas and Stephanie M. Bonifas, husband and wife.  (SEAL)  A GENERAL NOTARY-State of Nebraska  Notary Public	STATE OF NEBRASKA	)
The foregoing instrument was acknowledged before me on February 2, 2022, by Scott E. Bonifas and Stephanie M. Bonifas, husband and wife.  (SEAL)  A GENERAL NOTARY-State of Nebraska  Notary Public		) ss:
Bonifas and Stephanie M. Bonifas, husband and wife.  (SEAL)  GENERAL NOTARY - State of Nebraska  Notary Public	COUNTY OF LANCASTER	)
(SEAL)  A GENERAL NOTARY - State of Nebraska  Notary Public	The foregoing instrument wa	is acknowledged before me on February <u>2</u> , 2022, by Scott E.
GENERAL NOTARY - State of Nebraska  Notary Public	Bonifas and Stephanie M. Bonifas, hu	asband and wife.
Motary Paintic	(SEAL)	ALL/A
My Comm. Exp. August 14, 2024 Printed Name of Notary: In T. Clare	l fusi-	Notary Public
	1 53	Printed Name of Notary: Int F. Clare

### **EXHIBIT A**

### Parcel 1:

The South Half of the Southeast Quarter (S½SE½) of Section Thirty-Two (32), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

### Parcel 2:

The North Half of the Southeast Quarter (N½SE¼) of Section Thirty-Two (32), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

#### Parcel 3:

The Northwest Quarter (NW¼) of Section Thirty-two (32), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract described as follows:

Commencing at the Northwest corner of said Section 32, this being the point of beginning; thence S01°08'28"E (assumed bearing) on the West line of the Northwest Quarter of said Section 32, a distance of 1105.00 feet; thence N87°05'12"E, a distance of 234.00 feet to the beginning of a curve concave to the Southwest, having a radius of 225.00 feet; thence Southeasterly on said curve, the chord of which bears S64°21'51"E, 215.00 feet (chord distance), an arc distance of 224.16 feet; thence S32°23'52"E, a distance of 129.00 feet; thence S19°27'34"E, a distance of 64.00 feet; thence S04°05'25"W, a distance of 68.00 feet; thence S85°05'46"W, a distance of 169.50 feet; thence S01°45'56"E, a distance of 162.50 feet; thence N89°57'12"E, a distance of 2288.74 feet to the East line of the Northwest Quarter of said Section 32; thence N00°55'06"W, a distance of 1650.12 feet to the Northwest corner of said Northwest Quarter; thence S88°52'19"W, on the North line of said Northwest Quarter, a distance of 2634.06 feet to the point of beginning, containing 93.36 acres, more or less, including 2.81 acres, more of less, of county road Right-of-way.

### Parcel 4:

The Southwest Quarter (SW¼) of Section Thirty-two (32), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

### Parcel 5:

The South Half of the Southwest Quarter (S½SW½) of Section Thirty-three (33), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

39786.000.000/4895-5195-2387, v. 1

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Pag	e		Sal	e Date				Se	chool	l Dist	tric	t Code				
91	20	22	104	9		4/22	2/2022	Base: 9	1-0	002	Affi	liate	d:			Un	ified:		
Location	Ю	Sale	Number		Use	ability	& Code#					Par	cel N	lum	ber				
0001155	500		125			4	05	GeoCde	Twn	Rng	Sec	ct !	Qrt	Su	ıbdiv	Area	Blk	P:	arcel
	D	ate of S	ale Asses	sed \	/alu	e		4491			00	2	0	10	005		025	00	000
Land		Imp	rovemer	ts	Total					Date of Sale Property Classification Code									
	830		6,	345	5 7,675 Status Proj				roperty Type Zoning Lo				Location		ity Size	Parc	el Size		
Assessor Lo	cation:	RED	CLOUD	(RC	2)			A) <b>1</b>	B)	01		C)	1	D	) 1	E)	6	F)	2
							Residential							Co	mmer	cial			
	Mul	tiple Im	provemen	ts: N	/ultip	e. Impro	vements.:			Multiple.	Impre	oveme	ents. :						
		Constr	uction Da	te:	Constri	iction Da				Construc	tion D	Date:						···	
			Flo	or: F	loor S	q. Ft. :	1,3			Floor Sq	Ft. :								
		Buildin	g Cost No		Cost:		128,3			Cost:					<del> </del>		,		
Single Family	Style:	104		I	Resid	ential C	Condition: 10	)		Comme	rcial	Occi	upanc	y C	ode:			•	
(100) □ Mo	bile Hon	ne		_   •	(10)	₩ W	om Out			Primary	:		Ot	her1	:		Other2:		
(101) 🗆 One	e Story				(20)	□ Ba	adly Worn			Comme		-							
(102) 🗆 Tw	o Story				(30)	□ A:	verage			<u>```</u>					ral Stee		ne		
(103) □ Spl	it Level				(40)		ood			(-/					rete Fra	me			
(104) 🗷 11/					(50)		ery Good								Walls				
(111) 🗆 Bi-l					(60)	□ E2	xcellent			\ 7			-		amed E	xt. W	alls		
(106) □ Oth	er							· ·	-					and	Walls				
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(307) 🗆 11/	2 Story				. ,		verage					rerage			`		□ Badly		L .
(308) 🗆 Spl				_	(40)		ood						Avera	ge			] Avera		
(309) 🗆 21/			<u></u>		(50)		ery Good			(40)	l Hi	gh	<del>.</del>		<del> </del>		☐ Good		
(304) □ Ons				(	(60)	□ E2	rcellent										☐ Very		
(305) 🗆 Two	o Story I	Ouplex													(1	60) l	□ Excel	ent	
Assessor's					<u></u>		):												
Assessor Co																			
JTWD;	BETWE	EN PA	RENT	& C:	HIL	D													
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### NEBRASKA

DEPARTMENT OF REVENUE

To be filed with the negister of	i Decus.	· Head mon	actions on i	CVCISC SIGC	•
alf additional enace is needed	add an at	tachment and	d identify th	e annlicable	item nu

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	22 22
WEBSTER - 91 ▼	Mo. 4 Day 22 Mo. 4 Day	88 Yr
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Eston Jones	Grantee's Name (Buyer) Saundra Nelson and Patrick Nelson  Street or Other Mailing Address	
Street or Other Mailing Address 818 North Webster	305 North Cedar	
City State Zip Code Red Cloud NE 68970	City State NE	Zip Code 68970
Phone Number	Phone Number Is the grantee a 501(c)(3) organization	
Email Address	Fmail Address If Yes, is the grantee a 509(a) found	lation? Yes V No
	NA	
7 Property Classification Number. Check one box in categories A and B. Check C i  (A) Status	Property Type	(C)
(A) Status (E)    Improved   ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
□ IOLL □ Commercial □ Recreational		
	and Contract/Memo Partition Sheriff	Other
	ease Personal Rep. Trust/Trustee	
Cemetery Death Certificate – Transfer on Death Executor M	ineral Quit Claim Warranty	
	closure Irrevocable Trust Revocable Trust Tran	nsfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement ✓ Gift	Life Estate Sale Trus	stee to Beneficiary
		er (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No	o, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel		
	and Grandchild Spouse	S
Ex-spouse Parents and C		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	terest rate.)
\$6,005	☐ Yes ☐ No \$	%
16 Does this conveyance divide a current parcel of land?  Yes  No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent
305 North Cedar, Red Cloud, NE 68970	Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		01 1 1 1 5
Lots Ten (10), Eleven (11) and Twelve (12), Block	Twenty-five (25), Original Town of Red	Cloud, NE
68970		
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?	\$	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number <u>5a</u>	
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, cor	nplete, and
Saundra Nelson		Phone Number
Print or Type Name of Grantee or Authorized Representative	Grantee	A CONTRACTOR OF THE STATE OF TH
And the size of Paragraph of of	Title	Date
here Signature of Grantee of Authorized Representative	1000	5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -
Register of Deed's Use O		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 4 Day 20 Yr. 22 \$ Exempt #5a	BL dodb, tg 1049	v. Stat. §§ 76-214, 77-1327(2)
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019		J.a 33 10-214, 11-1021(2)
Grantee—Retain a copy of t	his document for your records.	

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of ADGI A.D., 20 20, at 2:36 e'clock D.M. Recorded in Book 2005 on Page 1049

LDUISE PASCH County Clerk
10.00 LD Deputy ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4.00.00
\$ Secret #50. By 10

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

### JOINT TENANCY WARRANTY DEED

Eston Jones, a single person, Grantor, in consideration of Love and Affection received from Grantees, Saundra Nelson and Patrick Nelson, 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 Ten (10), Eleven (11) and Twelve (12), Block Twenty-five (25), Original Town of Red Cloud, Webster County, Nebraska

Grantor covenants, 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 April 22, 2022.

Eston Jones

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 22, 2022 by Eston Jones, a single person.

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

Novary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Pag	e		S	ale Date				S	choo	l Dis	tric	t Code	3			
91	20:	22	105	0		4/2	2/2022	Base: 9	1-0	002	Aff	iliate	ed:			Un	ified:		
Location	ID	Sale	Number		Useability & Code #		ty & Code#				1		arcel Number		nber			· · · · ·	
0001265	500	:	126			4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Su	ıbdiv	Area	Blk	P	arcel
Date of Sale Assesse					Valu	e		4371			0	0	0	10	020		010	00	00
Land		Imp	rovemen	ts	Total				Date of Sale Property Classification					on Code					
	550		16,4	130	16,980			Status	P	roperty T	уре	Zo	oning	ng Location		n City Size		Parc	el Size
Assessor Lo	cation:	RED	CLOUD	(RC	<u> </u>			A) 1	B)	01		C)	1	D	) 1	E)	6	F)	1
The second secon	×						Residentia				4			Co	mmer	cial			
<del></del>	Mul	tiple Im	provemen	ts: N	⁄Jultip	le. Imp	rovements.:			Multiple	. Impi	rovem	ents.:						
		Constr	ruction Da	te: C	Constr	uction l	Date: 19	00		Constru	tion I	Date:							
			Floc	or: F	loor S	Sq. Ft. :	•	22		Floor Sc	. Ft. :	:							
	٠.		ng Cost Ne		Cost:		83,7			Cost:					Tograme et a				
Single Family	Style:	101		1	Resid	lential	Condition: 1	0		Comm	ercia	l Occ	upano	су С	ode:				
(100) 🗆 Mo	bile Hon	ne			(10)	*	Worn Out			Primary	<i>r</i> :	- A	Ot	her1	l:		Other2:		
(101) 🗷 One	e Story				(20)		Badly Worn			Comm	ercia	l Con	struc	tion	Class:	es ^N v s			
(102) 🗆 Tw	o Story				(30)		Average								ral Stee		ne		
(103) □ Spl	it Level			-	<u>`                                    </u>		Good			<del></del>					rete Fra	me			
(104) 🗆 11/	2 Story			-   1	(50)		Very Good				-				Walls				
(111) □ Bi-l					(60)   Excellent										amed E	xt. W	alls		
(106) □ Oth	ier			$\perp$	30								rame	and	Walls				
Townhouse or		Style:					Quality: 30			1		ole Fr	ame					····	
(301) 🗆 One					(10)		Low			Cost R						Condi			Jun -
(302)  Tw					(20)		Fair			(10)							☐ Worn		
(307) 🗆 1 1/				-	<u> </u>		Average					verag				-	☐ Badly ☐ Avera		L .
(308) 🗆 Spl				$\dashv$	<u> </u>		Good			<del></del>			Avera	ge			Good	-	
(309) 🗆 2 1/		1		<del>-</del>	(50)		Very Good			(40) E	] H	ıgıı	<del></del> ,			,	☐ Good		
(304) □ One				-   '	(60)		Excellent		-						<del></del> `		☐ Very		
(305) 🗆 Tw							The second secon					***				00) 1	_ DVOOT	CIIL	
Assessor's																			
Assessor Co						ment:													
WD; BE	TWEEN	PARE	INT & C	CHI	LD													-	
			<del></del>					<del></del>											
				-										-			<del>.</del>		
						****												-	
Comments i	from						· <del>·</del>	-	Comp	nents:								-	
000126								*******											
															· <del>-</del>				
					-										_		(Carl	imie	hacle)
																	(Cont	nine of	ı back)

NEBRASKA Real Estate Transfer Statement Good Life, Great Service • To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 1 County Name 2 County Number WEBSTER - 91 Day 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Eston Jones Saundra Nelson and Patrick Nelson Street or Other Mailing Address 818 North Webster Street or Other Mailing Address 305 North Cedar Street Red Cloud State Zip Code 68970 State Zip Code City Red Cloud 68970 V No V No Phone Number Is the grantee a 501(c)(3) organization? Yes Phone Number 7460 If Yes, is the grantee a 509(a) foundation? 1857 Email Address Email Address NA 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Improved Single Family Industrial Mineral Interests-Producing Exempt Unimproved Multi-Family Agricultural IOLL Recreational Commercial Other Land Contract/Memo Partition Sheriff Conservator Distribution 8 Type of Deed Trust/Trustee Lease Personal Rep Bill of Sale Corrective Fasement ✓ Warranty Death Certificate - Transfer on Death Mineral Quit Claim Executor Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Revocable Trust Transfer on Death Foreclosure Irrevocable Trust 10 Type of Transfer Distribution Sale Trustee to Beneficiary **✓** Gift Auction Life Estate Easement Exchange) by buyer or seller? Partition Satisfaction of Contract Other (Explain) Seller V No **Grantor Trust** Court Decree Exchange Buyer 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self Other Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew ✓ Yes Grandparents and Grandchild Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$15.675 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) ✓ No Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 818 North Webster, Red Cloud, NE 68970 Grantee 18b Vacant land 18a No address assigned 20 Legal Description (Attach additional pages, if needed.) Lots Seventeen (17) anf Eighteen (18) and the North 10 feet of Lot Nineteen (19), Block Ten (10), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska If agricultural, list total number of agree transferred in this transaction

21 if agricultural, list total number of dolos danotones with a danotones with a				
22 Total purchase price, including any liabilities assumed	22	\$	0	00
23 Was non-real property included in the purchase?		\$		
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23			
		15	010	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24		U _I (	00
_				
25. If this transfer is exampt 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. Eston Jones

Print or Type Name of Grantee or Authorized Representative

Phone Number

Signature of Grantee or Authorized Representative Register of Deed's Use Only

27 Value of Stamp or Exempt Number

28 Recording Data

For Dept. Use Only

Date

Nebraska Department of Revenue

26 Date Deed Recorded

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

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

State of Nebraska Ss.

County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of ADD A.D., 20 22, at 238 o'clock D. M. Recorded in Book 22 on Page 1050

County Clerk Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-22-22
\$ & compt # 5a by 100

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

### WARRANTY DEED

Saundra Nelson and Patrick Nelson, wife and husband, Grantors, in consideration of Love and Affection received from Grantee, Eston Jones, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seventeen (17) and Eighteen (18) and the North 10 feet of Lot Nineteen (19), Block Ten (10), Smith and Moore's Addition to 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 April 27, 2022.

Saundra Nelson

Patrick Nelson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 2022 by Saundra Nelson and Patrick Nelson, wife and husband.

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

Notary Public

## Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sa	le Date	School District Code										
91	202	22	1051	4/2	2/2022	Base:	65-00	11	Aff	liated:		Unif	ied:			
Location	Ю	Sale	Number	Useabilit	y & Code#	Parcel Number										
0014095	501	•	127	1		GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value		4489	1	10	2:	3 0	00000	1	000	0000		
Land	-	Imp	rovements		Cotal	Date of Sale Property Classification Code										
510	10,675				510,675	Status Property Type			тре	Zoning Location		ı City Size		Parcel Size		
	Irrigation Type:				A) 2	B)	05		c) <b>5</b>	D) <b>3</b>	E)	0	F) 9			
LCG			ACRES:	VA	LUE:	Services	LCG			AC	RES:		VAL	UE:		
IRRIGATE						GF	RASSLA	ND 1	G1	1.	51.740		2	12,435		
	1A				-	1G 5.0				5.060	7,080					
	2A1	-						20	G1				24,460			
	2A								2G	;			50,640			
	3A1						3G1									
	3A							1	3G		39.490			55,285		
	4A1							40	G1							
	4A								4G							
DRYLANI	) 1D1	_				5	Shelterb	elt/Timl	рег							
	1D		48.340		132,690			Accreti	on	<del></del>						
	2D1							Wa	ste							
	2D							Otl								
	3D1					AG L	AND '		_	3:	L4.600		5	10,675		
	3D							Roa		<del></del>	5.000			<u>.</u>		
	4D1		6.100		10,490	Farm Sites										
	4D	is a pine y	10.230		17,595			ome Si	- 1							
			4			<del></del>	F	Recreati	on							
	wellings					×		Oth								
Outl	ouildings					No	n-AG	ГОТА	工		5.000		***			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORP WD	
Comments from Co	omments:
001409501 001409600 001410700	The state of the s
	(Continue on back)

Grantor's Name (Seller

O Box 149

Phone Number (402) 441-0140

(A) Status

IOL

8 Type of Deed

✓ Yes

Yes

] Improved

✓ Unimproved

Bill of Sale

Cemetery

9 Was transfer part of IRS like-

Exchange) by buyer or seller?

kind exchange (I.R.C. § 1031

No

City Hastings

Email Address

Quirk Land & Cattle Co. Street or Other Mailing Address
P O Box 140

1 County Name

### Real Estate Transfer Statement

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

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

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

Death Certificate - Transfer on Death

Corrective

Seller V No

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

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

<ul> <li>To be filed with the Register of Deeds.</li> </ul>	ransfer Statement • Read instructions on reverse side. achment and identify the applicable item number.
	ment is signed and items 1-25 are accurately completed.
2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 4 Day 2022 Mo. 4 Day Yr. 2022
s, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
0	Grantee's Name (Buyer)
e Co.	Red Thorn  Street or Other Mailing Address
ess	8810 Tralee Rd
State Zip Code NE 689	City State Zip Code OO2 Lincoln NE 68520
INE 008	Phone Number   Is the grantee a 501(c)(3) organization?   Yes
	(815) 739-0814 If Yes, is the grantee a 509(a) foundation? Yes
	Email Address
Number. Check one box in categories A and B. Check	
Number: Officer one box in categories it and 2. Ches	(B) Property Type (C)
Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Multi-Family Agricultural	Mineral Interests-Producing Exempt
Commercial Recreational	
onservator Distribution	Land Contract/Memo Partition Sheriff Other
prrective Easement	Lease Personal Rep. Trust/Trustee
eath Certificate – Transfer on Death Executor	Mineral Quit Claim Warranty
RS like- 10 Type of Transfer Distribution F	Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
8 1031	Gift Life Estate Sale Trustee to Beneficiary
	Grantor Trust Partition Satisfaction of Contract Other (Explain)
ed in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use
	Yes
relatives, or if to a trustee, are the trustor and benefician	
Aunt or Uncle to Niece or Nephew Family Co	orp., Partnership, or LLC Self Other
	rents and Grandchild Spouse
	and Child Step-parent and Step-child
Brothers and Sisters Grandpar  Ex-spouse Parents a	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
Brothers and Sisters Grandpar  Ex-spouse Parents a	☐ Yes
Brothers and Sisters Grandpar Ex-spouse Parents a et value of the real property?	Yes No \$ %  17 Was transfer through a real estate agent or a title company? (If Yes, include the name)
Brothers and Sisters Grandpar Ex-spouse Parents a et value of the real property?	Yes ✓ No \$ %  17 Was transfer through a real estate agent or a title company? (If Yes, include the nam of the agent or title company contact.) ✓ Yes Agri Affiliates Inc No
Brothers and Sisters Grandpar  Ex-spouse Parents a  et value of the real property?	
Brothers and Sisters Grandpar	Yes ✓ No \$ %  17 Was transfer through a real estate agent or a title company? (If Yes, include the nam of the agent or title company contact.) ✓ Yes Agri Affiliates Inc No
Brothers and Sisters Grandpar Ex-spouse Parents a et value of the real property?	

Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount an 14 What is the current market value of the real property? V No \$878,900 Was transfer through a real estate agent or a title compar 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Agri Affi Yes 19 Name and Address of Person to Whom the Tax Statemen 18 Address of Property Grantee Ag Land 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See Attached 21 If agricultural, list total number of acres transferred in this transaction 22 878,900¹.00 23 Was non-real property included in the purchase? 23 Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 878,900,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement 402-746-2246 Teresa Theobald Name of Grantee or Authorized Representative 4/22/2022 Title Agent Signature of Grantee or Authorized Representative here For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded 1051 \$ Day ala Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee — Retain a copy of this document for your records.

The East Half of the Southeast Quarter (E½SE1/4) of Section Twenty-three (23), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

The West Half of the Southeast Quarter (W½SE¾) of Section Twenty-three (23), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

The East Half of the Southwest Quarter (E½SW¼) of Section Twenty-three (23), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

The Northwest Quarter of the Northeast Quarter (NW¼NE¼) of Section Twenty-six (26), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

The Northeast Quarter of the Northwest Quarter (NE¼NW¼) of Section Twenty-six (26), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

State of Nebraska 3 _{SS} .	
County of Webster J Entered on the	
numerical index and filed for record in the Clerk's office of said county this <u>A</u> day	
of April A.D., 2022, at 3:50	
o'clock P.M. Recorded in Book 2022	NEBRASKA DOCUMENTARY STAMP TAX
on Page 1051 	Date 4-22-22
(o.∞ Deputy	\$ 1977.75 By (L)
IndCompAssessorCarded	·
Return to:	
Southern Title, LLC 2837 W Hwy 6 #205	
Hastings, NE 68901 CORPORATION WA	ARRANTY DEED
	•
Quirk Land & Cattle Co., a Nebraska corporation, (\$1.00) and other valuable consideration received liability company, conveys to Grantee, the following	from Grantee, Red Thorn, a Nebraska limited
Rev. Stat. 76-201):	
The East Half of the Southeast Quarter (E½SE1/4) (1) North, Range Ten (10) West of the 6 th P.M., W	of Section Twenty-three (23), Township One ebster County, Nebraska
The West Half of the Southeast Quarter (W½SE½) (1) North, Range Ten (10) West of the 6th P.M., W	of Section Twenty-three (23), Township One ebster County, Nebraska
The East Half of the Southwest Quarter (E½SW¼) (1) North, Range Ten (10) West of the 6th P.M., W	of Section Twenty-three (23), Township One ebster County, Nebraska
The Northwest Quarter of the Northeast Quarter (N Township One (1) North, Range Ten (10) West of	JW4NE4) of Section Twenty-six (26), the 6 th P.M., Webster County, Nebraska
The Northeast Quarter of the Northwest Quarter (N	
Township One (1) North, Range Ten (10) West of	the 6 th P.M., Webster County, Nebraska
Grantor covenants, jointly and severally, if more th	an one, with Grantee that Grantor:
(1) is lawfully seised of such real estate as	ad that it is free from encumbrances:
(2) has legal power and lawful authority to	o convey the same;
(3) warrants and will defend title to the re persons.	al estate against the lawful claims of all
Executed April 2013, 2022.	
Quirk Land & Cattle Co., a Nebraska corporation	
Se Chil	
BY: Bruce Hocking, Vice President	
STATE OF NEBRASKA )	
) ss.	
COUNTY OF )	in the line of the
The foregoing instrument was acknowledged befor Hocking, Vice President of Quirk Land & Cattle C	re me on April 80 th , 2022 by Bruc <b>s</b> , o., a Nebraska corporation, on behalf of the
corporation.	•

GÉNÉRAL NOTARY - State of Nebraska MARY I. DURST My Comm. Exp. January 28, 2025

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	School District Code										
91	20	22	1055	4/25	5/2022	Base: 6	55-00	11	Aff	iliated			Unit	ied:		
Location	ID	Sale	Number	Useability	& Code#	Parcel Number										
0012053	800		128	1		GeoCde	Twn	Rng	Se	ct (	)rt	Subdiv	Area	Blk	Parcel	
·	D	ate of S	ale Assessed	Value		4241	3	9	1	3	4	00000	1	000	2035	
Land		Imp	rovements	Т	otal	Date of Sale Property Classification Code										
667,380 49,335				716,715	Status Property Type			ре	Zoning Location			n City Size		Parcel Size		
Irrigation Type:					A) 1 B) 05				C)	5	D) 3	E)	0	F) <b>7</b>		
LCG	1. 3. 4.	A	ACRES:	VA	LUE:		LCG	<del>*************************************</del>			ACR	ES:		VAL	UE:	
IRRIGATE	D 1A1	1	64.090		293,530	GR		ND 1	G1			7.460			10,445	
	1A		24.780	-	113,490	1G					7.690		10,765			
···	2A1							2	G1			2.360			3,305	
2A			2.830		12,365				2G							
3A1			5.660		24,110			3	G1							
	3.A								3G							
	4A1							4	G1	····						
	4A		38.100		160,015				4G							
DRYLANI	) 1D1						Shelterb	elt/Timl	oer						<u>.</u>	
	1D							Accreti	on.							
	2D1							Wa	ste			1.840			515	
	2D							Otl								
	3D1					AG L	AND	TOTA	_	*******		4.810		6	28,540	
	3D							Roa				3.980			<u> </u>	
	4D1					Farm Si	tes			1.000	-		13,840			
	4D							Iome Si				1.000			25,000	
							]	Recreati								
	wellings				24,860	3.7		Oti	<del></del>			F 000			20 040	
Outh	ouildings				24,475	Noi	n-AG	TOTA	ய			5.980			38,840	

Total Recapture Value:
mments:
(Continue on back)

## NEBRASKA Good Life. Great Service.

### **Real Estate Transfer Statement**

128

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.

ii additional opaco io nocaca, and an attach	ment and recently and approaches the manual of	
	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number  WEBSTER - 91	3 Date of Sale/Transfer  Mo. 4 Date of Deed  Mo. 4 Day  Day  Day  Day	25 yr. 22
	6 Grantee's Name, Address, and Telephone (Please Print)	
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	Grantee's Name (Buyer)	
Knehan's Farms, LLC	David E & Tamara S Alber, Trustees	
Street or Other Mailing Address 495 S Towns Blvd	Street or Other Mailing Address 2483 Rd R	
City State Zip Code Garden City KS 67846	Guide Rock State NE	Zip Code 68942
Phone Number (620) 640-0991	Phone Number (402) 756-7741 Is the grantee a 501(c)(3) organized if Yes, is the grantee a 509(a) four	
Email Address	Email Address	idation: Tos Ojivo
7 Property Classification Number. Check one box in categories A and B. Check C in	property is also a mobile home.	
	) Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
Ocmmercial Recreational		
	nd Contract/Memo Partition Sheriff	Other
Bill of Sale       Corrective       ☐ Easement       ☐ Lessement       ☐ Lessement       ☐ Lessement       ☐ Mile         Cemetery       ☐ Death Certificate – Transfer on Death       ☐ Executor       ☐ Mile	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		ansfer on Death
Exchange) by buyer or seller?		ustee to Beneficiary
		her (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	12 Was real estate purchased for same use? (If N  ✓ Yes  No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	atives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., I	Partnership, or LLC Self Othe	er
☐ Brothers and Sisters ☐ Grandparents	and Grandchild Spouse	
Ex-spouse Parents and C	hild 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 i	nterest rate.)
\$884,434	Yes   ✓ No \$	%
16 Does this conveyance divide a current parcel of land?  ☐ Yes	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
2460 Road R	David E Alber, Trustee, David E Alber Revocable Trust	
Guide Rock, NE 68942	Tamara S Alber, Trustee, Tamara S Alber Revocable Trust 2483 Road R	
18a No address assigned 18b Vacant land	Guide Rock, NE 68942	
20 Legal Description (Attach additional pages, if needed.)		
See attached		
21 If agricultural, list total number of acres transferred in this transaction160 +/-		
	22 \$	224 424 22
22 Total purchase price, including any liabilities assumed	22 💆	884,434 <mark>,</mark> 00
23 Was non-real property included in the purchase?  ✓ Yes   No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	20,000 <mark>,</mark> 00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	864,434 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this stateme	ent and that it is, to the best of my knowledge and belief, true, co	mplete, and
correct, and that I am duly authorized to sign this statement.  Kory J McCracken		(402) 746-3613
Print or Type Name of Grantee of Authorized Representative		Phone Number
sign	Attorney	
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use Or	nly (	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 4 Day 26 Yr. 22 \$ 1946.25	18 Kada to 1055	
Jahrenka Danartmant of Royanya		ev. Stat. §§ 76-214, 77-1327(2)

The Southeast Quarter (SE½) of Section Thirteen (13), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

### BILL OF SALE

### KNOW ALL MEN BY THESE PRESENTS:

That Knehans Farms, LLC (Sellers), of 2460 Rd R, Guide Rock, Nebraska 68942, in consideration of \$20,000. Dollars paid and allowed by David E. Alber, Trustee of the David E. Alber Revocable Trust, dated June 29, 2021, and Tamara S. Alber, Trustee of the Tamara S. Alber Revocable Trust, dated June 29, 2021, (Buyer), of 2483 Rd R, Guide Rock, Nebraska 68942, the receipt of which is hereby acknowledged, do hereby sell, assign, transfer and deliver to the said Buyer herein named, the following goods and chattels, to-wit:

DES	CB.	ΓŒΙ	777	$\mathcal{I}$	Ī
DEO	-	IT I	- 11	יוע	J

**AMOUNT** 

(1) Irrigation pumps/panels

\$10,000.00

(2) Pivot

\$10,000.00

To have and to hold the same unto the said buyer and the heirs, executors, administrators, successors and assigns of the said buyer forever.

Dated this 25 day of April, 2022.

SELLER:

Knehans Farms, LLC

Gerhard Knehans, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April <u>25</u>, 2022, by Gerhard Knehans, Member, on behalf of Knehans Farms, LLC.

Comm. expires

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

Notary Public

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 alo day of 10.11 A.D., 20.22, at 11.11 o'clock A.M. Recorded in Book 20.22 on Page 10.55 County Clerk 10.00 Deputy Ind Comp Assessor Carded

#### WARRANTY DEED

Knehans Farms, LLC, a Nebraska limited liability company, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to David E. Alber, Trustee of the David E. Alber Revocable Trust, dated June 29, 2021, an undivided one-half interest, and Tamara S. Alber, Trustee of the Tamara S. Alber Revocable Trust, dated June 29, 2021, an undivided one-half interest, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) of Section Thirteen (13), Township Three (3) North, Range Nine (9) 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 April 75, 2022.

Knehans Farms, LLC

Gerhard L. Knehans, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on April 25, 2022, by

Gerhard L. Knehans, Member, on behalf of Knehans Farms, LLC.

Comm. expires

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

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Boo	k Page	Sale Date				School District Code										
91	202	2 1063	4.	/27/2022	Base: 9	1-00	002	Affili	ated:		Unified:						
Location	ID	Sale Number	Useab	ility & Code#			Parcel Number										
0001031	.00	129	4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel				
	Da	te of Sale Assessed	l Value		4371			00	0	10005		004	0000				
Land		Improvements		Total		D	Date of	Sale I	ropert	y Classific	ation (	Code					
	295	22,37	0	22,665	Status	Pro	operty T	y Size	Parcel Size								
Assessor Lo		RED CLOUD (1			A) 1	B)	03	THE DESIGNATION	Zoning  C) 3	D) 1	E)	6	F) <b>1</b>				
N. A. T. Wast			1. 10						Commer	cial							
	Multi	ple Improvements:	Multiple. I	mprovements. :			Multiple	. Improv	rements.:	2	CONTRACTOR OF						
	The state of the state of	Construction Date:					Construc			1900							
		Floor:	Floor Sq. F				Floor Sq			1,066							
	10 1-15	Building Cost New:	Cost:				Cost :		4:	2,095							
Single Family	DMG		Resident	ial Condition:			Comm	ercial (	Occupan	cy Code:							
(100) 🗆 Mo	bile Home	e	(10)	Worn Out			Primary: <b>471</b> Other1: <b>384</b> Other2:										
(101) 🗆 One	e Story		(20)	Badly Worn			Commercial Construction Class: 3										
(102) 🗆 Two	o Story		(30)	Average			(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spli	it Level		(40)	Good			(2)  Reinforced Concrete Frame										
(104) 🗆 11/	2 Story		(50)	Very Good			(3) 🗷 Masonry Bearing Walls										
(111) 🗆 Bi-l	Level		(60)	Excellent			(4) Uwood or Steel Framed Ext. Walls										
(106) 🗆 Oth	er						(5)  Metal Frame and Walls										
Townhouse or	r Duplex	Style:	Resident	ial Quality:			(6) □ Pole Frame										
(301) 🗆 One	e Story		(10)	Low			Cost Rank: 20 Condition: 20										
(302) 🗆 Two			(20)	Fair			(10)										
(307) 🗆 1 1/			(30)	Average			(20) 🗷 Average (20) 🗷 Badly Worn										
	it Level		(40)	Good			(30)  Above Average (30)  Average										
(309) 🗆 21/			(50)	Very Good		-	(40) ☐ High (40) ☐ Good										
(304) 🗆 One			(60)	Excellent	- (10)		(50) □ Very Good										
(305) 🗆 Two	o Story D	uplex									60) 🗆	Excel	ent				
		tment to Sale P															
		and Reason for A															
WD; SA	LE BET	WEEN AUNTS	& NEPH	EW													
Comments f	from				(	Comm	ents:										
000103																	
													politicos in the second				
												/~					
												(Cont	inue on back)				

### **Real Estate Transfer Statement**

**FORM** 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statement		ed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 2022							
WEBSTER - 91 ▼	Mo. 4 Day 17 Yr. 2022 Mo. 4 Day 7 Yr. 2022							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) see attached	Grantee's Name (Buyer) Petsch Electric, LLC							
Street or Other Mailing Address	Street or Other Mailing Address							
City State Zip Code	City State	L 87 10						
	THE CIAL TO							
Phone Number	Phone Number Is the grantee a 501(c)(3) organized (402) 257-7165 If Yes, is the grantee a 509(a)							
Email Address	Email Address	9						
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.							
	Property Type	(C)						
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assess	sed Mobile Home						
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt							
Ochmercial Recreational								
8 Type of Deed Conservator Distribution Lar	d Contract/Memo Partition Sheriff	Other						
Bill of Sale Corrective Easement Lea								
	eral Quit Claim Warranty	7						
9 Was transfer part of IRS like- kind exchange (LR.C. § 1031		Transfer on Death						
kind exchange (I.R.C. § 1031	Life Estate Sale  Trust Partition Satisfaction of Contract	Trustee to Beneficiary  Other (Explain)						
Buyer Seller No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract  12 Was real estate purchased for same use?							
V Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)							
		Other						
Brothers and Sisters Grandparents a								
Ex-spouse Parents and Ch								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount a	and interest rate.)						
\$20,000	Yes	%						
16 Does this conveyance divide a current parcel of land?  Yes  No	17 Was transfer through a real estate agent or a title compared of the agent or title company contact.) Yes	any? (II Yes, include the name						
	19 Name and Address of Person to Whom the Tax Stateme							
18 Address of Property 414 N Webster St	Grantee							
Red Cloud, NE 68970	oranies -							
18a No address assigned 18b Vacant land								
20 Legal Description (Attach additional pages, if needed.)								
The South Six inches (6") of lot Eight (8), all of Lot N	line (9), and the North Seven inches	s (7") of Lot Ten						
910), Block Four (4), Original Town of Red Cloud, W	/ebster County, Nebraska							
( ),								
21 If agricultural, list total number of acres transferred in this transaction	·							
Partition of the Control of the Cont	22  \$	20,000,00						
22 Total purchase price, including any liabilities assumed		20,000.00						
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i		i						
	\$	20,000,00						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)								
25 If this transfer is exempt from the documentary stamp tax, list the exemption number								
Under penalties of law, I declare that I have examined this statement	number							
correct, and that I am duly authorized to sign this statement.	number  It and that it is, to the best of my knowledge and belief, true	e, complete, and						
correct, and that I am duly authorized to sign this statement. Justin Petsch, Member, Petsch Electric, LLC	number  nt and that it is, to the best of my knowledge and belief, true	e, complete, and (402) 257-7165						
Justin Petsch, Member, Petsch Electric, LLC Print or Type Name of Grantee or Authorized Representative	nt and that it is, to the best of my knowledge and belief, true							
Justin Petsch, Member, Petsch Electric, LLC  Print or Type Name of Grantee or Authorized Representative	nt and that it is, to the best of my knowledge and belief, true Grantee	(402) 257-7165 Phone Number						
Justin Petsch, Member, Petsch Electric, LLC  Print or Type Name of Grantee or Authorized Representative	nt and that it is, to the best of my knowledge and belief, true	(402) 257-7165						
Justin Petsch, Member, Petsch Electric, LLC Print or Type Name of Grantee or Authorized Representative	nt and that it is, to the best of my knowledge and belief, true  Grantee  Title	(402) 257-7165 Phone Number						
Justin Petsch, Member, Petsch Electric, LLC  Print or Type Name of Grantee or Authorized Representative  Signature of Grantee or Authorized Representative  Register of Deed's Use On  26 Date Deed Recorded  27 Value of Stamp or Exempt Number	Grantee  Title  19 28 Recording Data	(402) 257-7165 Phone Number  Date						
Justin Petsch, Member, Petsch Electric, LLC  Print or Type Name of Grantee or Authorized Representative  Signature of Grantee or Authorized Representative  Register of Deed's Use On	Grantee  Title  19 28 Recording Data  BL 2022 A 1063	(402) 257-7165 Phone Number  Date						

Lila L. Rupprecht and Michael Rupprecht 2336 T Road Campbell, NE 68932 402-746-0557

Kila R. Burgess and Derald T. Burgess 217 N Cherry St Red Cloud, NE 68970 402-746-4767

Entered on the  Entered on the  Entered on the  Entered on the  South and filed for record in the  April A.D., 20 a at 8:50  Tock A.M. Recorded in Book 2022  Page 1019  April Pata h County Clerk  Deputy  d Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	WARRANTY DEED
Rupprecht, wife and husband, Granton valuable consideration received from C	gess, wife and husband; and Lila L. Rupprecht and Michael s, in consideration of ONE DOLLAR (\$1.00) and other Grantee, Petsch Electric, LLC, a Nebraska limited liability wing described real estate (as defined in Neb. Rev. Stat.
	(8), all of Lot Nine (9), and the North Seven inches (7") of Town of Red Cloud, Webster County, Nebraska
Grantors covenant, jointly and severall	y, with Grantee that Grantors:
(2) have legal power and lawf	n real estate and that it is free from encumbrances; ful authority to convey the same; the to the real estate against the lawful claims of all persons.
Executed April 27,2  Lia R. Burgess  Lila L. Rupprecht	Derald J. Burgass  Derald T. Burgass  Michael Rupprecht
STATE OF NEBRASKA ) ) ss. COUNTY OF WEBSTER )  The foregoing instrument was acknowl Kila R. Burgess and Derald T. Burgess	
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025	Notary Public
STATE OF NEBRASKA ) ) ss. COUNTY OF WEBSTER )	
The foregoing instrument was acknowl Lila L. Rupprecht and Michael Ruppre	ledged before me on April 27, 2022 by cht, wife and husband.

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

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	S	ıle Date	ate School District Code											
91	20	22	1097	4/2	4/27/2022		Base: 91-0074 Affiliated:						Unified:				
Location	ш	Sale	Number	Useabili	ty & Code #		Parcel Number										
0017171	L01		130	1		GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value		0000	4	10	30	0	0	00000	1	000	0000		
Land		Imj	provements		Total		D	ate of	Sale	Pro	perty	Classific	assification Code				
320	,320				320,320	Status	Pro	perty Ty	ре	Zo	ning	g Location Ci		y Size	Parcel Size		
		Irriga	tion Type:			A) <b>2</b>	В)	05		C)	C) 5 D) 3 I			0	F) <b>10</b>		
LCG			ACRES:	V.	ALUE:		LCG				ACR	ES:		VAL	UE:		
IRRIGATI	ED 1A1					GR	LASSLA	ND 10	G1			7.360			10,180		
	1A							1	1G			2.480	1,150				
	2A1					2G1 <b>4.5</b>					4.540	6,355					
	2A					2G											
	3A1					3G1						0.120	35				
	3A					3G											
	4A1							40	G1	2.470			69				
	4A							2	4G			1.630	455				
DRYLANI	) 1D1		22.580		57,015	į.	Shelterbe	elt/Timb	рег								
	1D	1	40.290		101,730			Accreti	on								
	2D1		2.000		5,050			Was	ste								
	2D		0.040		90	Other											
	3D1		34.890		77,455	AG LAND TOTAL					_	6.450	320,320				
	3D	1				Roads				-		3.980					
	4D1		31.280		49,420		F	arm Sit	tes								
	4D		6.770		10,695		Н	ome Sit	tes								
							F	Lecreati	on								
Ι	wellings							Oth	_								
Out	ouildings					No	n-AG	ГОТА	$\mathbb{L}$	• 101		3.980			<del></del>		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001717101	
	(Continue on back)

### NEBRASKA s constitute sugar Service

Real Estate Transfer Statement

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

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

FORM 521

	The d	eed will not be	recorded u	nless this stat	fomont	o clanad and	t and i	Continuity and the	#H.		L	<u> </u>	<u></u>		
1 County Name		2 County Nu	mber	iness this stat				i-25 are accur				······································			
Webster	91					3 Date of Sale/Transfer  Mo. 4 Day 7 Yr. 22  Mo. 4 Day 7 Yr. 22									
5 Grantor's Nam	Grantor's Name, Address, and Telephone (Please Print) 6							6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Se Benjamin W. Or	Gr	antee's Name (	Buver)				ise t this	<del></del>							
Street or Other Mall	ing Address	na D. Olikeli			Al	ithony J Bol	aty and	Carmen M E	3oha	ty		·			
280 Road 306					16	eet or Other Ma 18 Rd O - 11	##NG AC	press							
City Glenvil		State		Zip Code	Cit	у		<del></del>		State	<del></del>	Zin	Code		
Phone Number	· · · · · · · · · · · · · · · · · · ·	NE_		68941	Yo		***********	<u>.</u>		NE		684			
(402) 984-2317					1	one Number (2) 641-3167		Is the grantee	e a 50	1(c)(3) o	rganization?	Yes			
Email Address benonken@hotn	noil com				Em	ail Address			granu	e a 509(	a) foundation	? Yes	V No		
7 Property Classif	ication Number. Ch	eck one hoy in c	atomorine A	and D. Charle	bo	hatyanthony	@yaho	o.com			···				
(A) Status	1	our one por mi	acegories A	and b. Check		perty is also a operty Type	mobile	nome.		<del></del>					
[ Improved	☐ Single Fa	milv	Industria		***************************************		- Ti	- 1 * .			· · · · · · · · · · · · · · · · · · ·		<del>2)</del>		
Unimproved IOLL		nily	Agricultu Recreation	ral		Vlineral Interest Vlineral Interest	s-Nonpro s-Produc	aucing sing	Н	State As Exempt	ssessed	Mot	ile Home		
8 Type of Deed	☐ Conservator		По	istribution	Land (	Contract/Memo	Пе	rtition 🗍	Shen	-1##					
Bill of Sale	Corrective		<u>□</u> €	asement _	Lease			<u></u>		/Trustee	Oth	el			
9 Was transfer part		ate - Transfer on D			Minera	<del></del>	Q	uit Claim 🛛	Warn	anty					
kind exchange (IR)	C § 1031	10 Type of Trans			oreclosu Sift	re lirrevo		Jst ∏Revocab	le Tru	st		er on Death			
Exchange) by buyer Sell	er or seller?	Court Decr		- September -		rust Partiti		Sale Satisfact	fion of	Contract	∐Truster t ∐Other (	e to Benefici	ary		
11 Was ownership tra		in evoluin the divi	eion \				···						<del></del>		
⊠ Yes □	No	o, explain the divi	2011)			12 V	Vas real X Yes	estate purchase	d for s	ame use	? (If No, state	the intende	d use.)		
13 Was the transfer b	etween relatives, or	f to a trustee, are	the trustor a	nd beneficiary re	elatives?										
☐ Yes 🏻	No L Aunto	r Uncle to Niece o	r Nephew	Family Corp	p., Partn	ership, or LLC	□ s			П	Other				
		rs and Sisters		Grandparer		Grandchild		ouse							
14 What is the current \$766,720.00	Ex-spo t market value of the			Parents and			age assi	ep-parent and S umed? (If Yes, s			nt and interest	rate.)			
16 Does this conveyar	ice divide a current p	arcel of land?		· · · · · · · · · · · · · · · · · · ·	17	Was transfer t	No hrough a	\$ real estate age rpany contact.)	nt oc.	fitle con	npany? (if Yes	, include the			
18 Address of Property	· · · · · · · · · · · · · · · · · · ·	<del></del>	<del></del>		19			erson to Whom					∐ No		
Property in Webst Red Cloud, NE 68	er County				An	thony J Boh	aty	CISOLI (O AAUDUL	IBX	natemen	Councilla de S	ent			
						18 Rd O - 11: rk, NE 6846:									
18a 🗌 No address a	ssigned 18b	Vacant Land													
20 Legal Description (A The Southwest Qua	Altach additional pag arter (SW1/4) of	es, if needed.) Section Thirty	(30), Towr	ship Four (4)	) North	, Range Ten	(10) W	est of the 6th	P.M	., Webs	ter County	, Nebrask	3		
/ // //		400.40													
1 If agricultural, list tot		160.42_		<u></u>				······································		- ( &		<del> </del>	- <del></del>		
2 Total purchase pr			ned	***************************************				~~~ <del>~~~~</del>	2	2 \$		766,720	00		
3 Was non-real pro	perty included in t If Yes, enter dolla	he purchase?	Haah Hawi	rad link \ face	inalus -	tions)				\$					
						uons)			2	3		700 700	100		
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5 If this transfer is e															
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/28/22 \$1725.75 By AH Bk 2022, Pg 1097

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of April A.D., 2022, at 12:47 o'clock PM. Recorded in Book 2022 on Pages 1097-1098

Fee: \$16.00 By: AH Deputy

Electronically Recorded

### AFTER RECORDING RETURN TO:

Scott Abstract Company 220 North Dewey North Platte, NE 69101 66242-

### WARRANTY DEED

Benjamin W. Onken and Armeshia D. Onken, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Anthony J Bohaty and Carmen M Bohaty, husband and wife, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

The Southwest Quarter (SW1/4) of Section Thirty (30), Township Four (4) North, Range Ten (10) 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 seized of such real estate and that it is free from encumbrances, EXCEPT subject to easements, reservations, 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:  $\frac{4pn}{3rd}$ , 20%

STATE OF Newraska )	•
COUNTY OF Adams )	
The foregoing instrument was acknowledged be, 20 aa by Benjamin W. wife.	fore me this 3 rd day of Onken and Armeshia D. Onken, husband and
<u>O</u> No	tary Public
My Commission Expires: 111142025	
File No. 66242-	General Notary - State of Nebraska ASHLEY J. PHILLIPS My Comm. Exp. Nov. 16, 2025.