Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	ale	Date				The second of a parenty	S	cho	ol Di	str	ict Code	<u>}</u>				
91	20	22	1099		4/2	9	/2022	Base:	91	-01	002	Aff	ilia	ted:			Ur	ifi	ed:		
Location	D	Sale	Number	U:	seabili	ty	& Code#						P	arcel	Νι	ımber					
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And the second s	D	ate of S	ale Assessed	Val	ue	-		4371			00 0 100					10020			016	0	000
Land		Imp	provements			To	otal		and the same	Ι	Date of S	Sale	Pr	oper	ty (Classific	atior	ı C	ode	-	
	720						720	Status	T	Pr	operty Ty	pe	7	Coning		Location	on City Size			Par	cel Size
Assessor Lo	cation:	RED	CLOUD (F	RC)				A) 2	İ	B)	01		C)	1		D) 1	E)		6	F)	1
The state of the s		e des tot forme interes o	powder on the last that have a graduate.	Residential						Commercial											
	Mul	ltiple Im	provements:	Multi	iple. Impi	rov	ements.:			Ì	Multiple.	Impr	over	nents.	:						
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Single Family			Resi	idential	Co	ondition:				Comme	rcial	Oc	cupa	псу	Code:				- '		
(100) 🗆 Mo	ne		(10) Worn Out						Primary:			(Othe	er1:		0	ther2:				
(101) 🗆 On	e Story			(20) □ Badly Worn						Commercial Construction Class:											
(102) □ Tw	o Story			(30)		Av	erage				(1)	Fi	epr	oof St	ruc	tural Stee	l Frai	ne			
(103) □ Spl	it Level	·····		(40)			od			_						ncrete Fra	me			·	
(104) 🗆 11/				(50)	<u> </u>	Ve	ry Good				•					ng Walls					
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(106) □ Oth	er									4					e ar	nd Walls					
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(302) 🗆 Tw				(20)		ai				-	<u>-`</u>	Lc							Worn		
(307) 🗆 11/	<u>-</u>			(30)			erage			_		Av				<u> </u>			Badly		<u> </u>
(308) □ Spl				(40)			od			\dashv				e Aver	age				Averag	ge	
(309) 🗆 21/		•••		(50)			ry Good			-	(40) □	Hi	gh			···			Good		
(304) 🗆 One				(60)	<u> </u>	Exc	cellent			-						····					
(305) 🗆 Two	o Story I	Duplex		· . · · ·					-		and the second					(:	60)	Li.	Excelle	ent	and the second
			t to Sale Pi			-)	:		<u> </u>												
Assessor Co	mment	s and R	Reason for A	djus	tment:																
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Comments 1	rom				****				്വം	mm	ents:								·		
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																			(Conti	nue o	n 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

The deed will no	t be recorded unless this statemen	t is signed and items 1-25 are accurate	ely completed.
1 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	ounty Number	3 Date of Sale/Transfer Mo. 4 Day 29 Yr. 2022	Date of Deed Mo4
WEBSTER -	AND THE PARTY OF T	6 Grantee's Name, Address, and Telephone	
5 Grantor's Name, Address, and Telephone Grantor's Name (Seller)	,Please Print)	Grantee's Name (Buyer)	e (Flease Fillit)
Justin Zywiec Street or Other Mailing Address		Sarah Rabago Street or Other Mailing Address	
4617 W Thatcher Lane		241 W 10th Ave	
City Lincoln	State Zip Code NE 68528	Red Cloud	State Zip Code 68970
Phone Number (402) 984-2933	5	62-458-9475 If Yes, is the gra	a 501(c)(3) organization? Yes V No antee a 509(a) foundation? Yes No
Email Address n/a		Email Address n/a	
7 Property Classification Number. Check of	ne 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 IOLL Commercial	Agricultural Recreational	Mineral Interests-Producing	Exempt
8 Type of Deed Conservator	Distribution La	nd Contract/Memo Partition S	heriff Other
Bill of Sale Corrective Cemetery Death Certificate – Tra			rust/Trustee /arranty
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031	pe of Transfer Distribution Forecl	osure Irrevocable Trust Revocable Tru	ust Transfer on Death
Exchange) by buyer or seller?	Auction Easement Gift	Life Estate Sale or Trust Partition Satisfaction o	Trustee to Beneficiary f Contract Other (Explain)
Buyer Seller No 11 Was ownership transferred in full? (If No, expense)			for same use? (If No, state the intended use.)
V Yes No		Yes	
13 Was the transfer between relatives, or if to a	-		□ o#
	=	Partnership, or LLC Self	Other
☐ Brothers and Ex-spouse	Sisters Grandparents and Cl	and Grandchild Spouse ild Step-parent and St	ten-child
14 What is the current market value of the real p		15 Was the mortgage assumed? (If Yes, state	·
\$720	hoperty:	Yes No \$	
16 Does this conveyance divide a current parce	l of land?	17 Was transfer through a real estate agent of	or a title company? (If Yes, include the name
Yes No			Yes GTA Real Estate Group No
18 Address of Property 241 W 10th Avenue 942 N Red Cloud, NE 68970	Seward St	19 Name and Address of Person to Whom th Grantee	e Tax Statement Should be Sent
	acant land		
20 Legal Description (Attach additional pages, i	f needed.)		
Lots Thirteen (13), Four	teen (14) and Fifteer	n (15), EXCEPT the South	n 10 feet of Lot
Fifteen (15), Block Sixt	teen (16), Smith and M	Moore's Addition to Red	Cloud, Webster
County, Nebraska			
21 If agricultural, list total number of acres trans	ferred in this transaction	·	
22 Total purchase price, including any lial	oilities assumed		. 22 \$ 1,000.00
23 Was non-real property included in the pu	rchase?		\$
Yes No (If Yes, enter dollar a	mount and attach itemized list.) (see	instructions)	Corporation C
24 Adjusted purchase price paid for real 6	estate (line 22 minus line 23)		. 24 3 1,000.00
25 If this transfer is exempt from the docu	mentary stamp tax, list the exemption	number	
correct, and that I am duly author		nt and that it is, to the best of my knowledge a	and the second second
Sarah Rabago Print or Type Name of Grantee of	or Authorized Representative		562-458-9475 Phone Number
sign	was accounted that to the property of the prop	Grantee	4/29/2022
here Signature of Grantee or Authoriz	ed Representative	Title	Date
	Register of Deed's Use Or	nly	For Dept. Use Only
	alue of Stamp or Exempt Number	28 Recording Data	
Mo. 5 Day 2 Yr. 22 \$	2.25	BK 2022 to 1099	
Nebraska Department of Revenue		,	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this day of A.D., 20, at 9:18 o'clock a M. Recorded in Book Or Page (Or 99 STAMP TAX STAMP TAX Deputy Ind Comp Assessor Carded State State State State State State
Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970
QUITCLAIM DEED
Justin Zywiec, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other
valuable consideration, conveys to Grantee, Sarah Rabago, the following described real estate (as
defined in Neb. Rev. Stat. 76-201):
Lots Thirteen (13), Fourteen (14) and Fifteen (15), EXCEPT the South 10 feet of Lot Fifteen (15), Block Sixteen (16), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska
Executed April 14, 2022.
Justin Zywiec
STATE OF NEBRASKA) GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2024 COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on by Justin Zywiec, a single person.

Budget Dachlers
Notary Public O

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		5	Sale Date			School District Code										
91	20	22	1100		4/	29/2022	Base: 9	91-0	-0002 Affiliated: Unified:										
Location	Ю	Sale	Number	Us	eabil	ity & Code#					Par	cel l	Number						
0001322	200		132		1		GeoCde	Twn	Rng Sect		ect	Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Valu	1e		4371			0	0	0	10020		019 0000				
Land		Imp	rovements			Total			Date of	Sale	Pro	perty	y Classifi	cation	Code	Code			
	555		47,160	ו		47,715	Status	Pi	roperty Type Zoning Location					n C	Lity Size	Parcel Size			
Assessor Lo	cation:	RED	CLOUD (I	RC)			A) 1	B)	01 01			D) 1	E) 6		F) 1				
		Ž.		Residential					Commercial										
	Mul	tiple Im	provements:	Multi	ole. Im	provements.:			Multiple.	Impr	roveme	ents. :							
	Construction Date				ruction	Date: 19	62		Construc	tion I	Date:								
Floo				Floor	Sq. Ft.	1,1.	52		Floor Sq.	Ft. :	:								
Building Cost Nev				Cost :		133,2	45		Cost:										
Single Family		Resi	dentia	l Condition: 30)		Comme	rcia	I Occ	upan	cy Code:	:		A. A. Carlo					
(100) 🗆 Mo		(10)		Worn Out			Primary	:		Ot	ther1:		Other2:						
(101) 🗷 One		(20) Badly Worn					Commercial Construction Class:												
(102) □ Two Story					(30) 🗷 Average					(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spl	it Level	•		(40)		Good			(2)	l Re	einfor	ced C	oncrete Fr	ame					
(104) 🗆 11/	2 Story			(50)		Very Good			(3)	1 M	[asonr	у Веа	ring Walls						
(111) 🗆 Bi-l	Level			(60)		Excellent			(4)	ı w	ood c	r Ste	el Framed	Ext. W	alls				
(106) □ Oth	ier								(5)	l M	etal F	rame	and Walls						
Townhouse or	r Duplex	Style:		Residential Quality: 20					(6)	Po	ole Fra	ame							
(301) 🗆 One	e Story			(10)		Low			Cost Ra	nk:				Condi	tion:				
(302) 🗆 Two	o Story			(20)	田	Fair			(10) □	I Lo	w			(10)	∃ Worn	Out			
(307) 🗆 11/	2 Story			(30)		Average			(20) □	l A	verage	;		(20)	□ Badly	Worn			
(308) 🗆 Spl	it Level			(40)		Good			(30) □	l Al	bove 1	Avera	ge	(30)	□ Avera	ge			
(309) 🗆 21/	2 Story			(50)		Very Good			(40) □	l Hi	igh			(40)	□ Good				
(304) 🗆 One	e Story D	ouplex		(60)		Excellent							<u> </u>	(50)	□ Very	Good			
(305) 🗆 Two	o Story I	Duplex							J					(60)	□ Excel	lent			
Assessor's	Adju	stment	to Sale P	rice	(+ o)	r -) :							. <u>-</u>						
Assessor Co	mment	s and R	eason for A	djust	ment	:													
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Comments 1								_omn	nents:										
000132	200							-											
																			
															(Cont	inue on back)			

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

132

FORM **521**

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

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 16 WEBSTER - 91 Day 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) Sarah Rabago Justin Zywiec Street or Other Mailing Address 241 W 10th Ave Street or Other Mailing Address 4617 W Thatcher Lane City Lincoln Code 68970 Zip Code State State Red Cloud 68528 V No V No Phone Number Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 984-2933 62-458-94 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. (C) (A) Status (B) Property Type Single Family Mobile Home ✓ Improved Industrial Mineral Interests-Nonproducing State Assessed Agricultural Mineral Interests-Producing Exempt Unimproved Multi-Family IOLL Recreational Commercial Sheriff Other Distribution Land Contract/Memo Partition 8 Type of Deed Conservator Personal Rep Trust/Trustee Bill of Sale Corrective Easement Lease Quit Claim **✓** Warranty Death Certificate - Transfer on Death Executor Mineral Cemetery Was transfer part of IRS like-Foreclosure Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Life Estate ✓ Sale Trustee to Beneficiary Gift Easement Partition Satisfaction of Contract Other (Explain) Seller V No 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.) Other Family Corp., Partnership, or LLC Self Yes Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No Yes \$ 89,000 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.)

Yes GTA Real Estate Group

No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 241 W 10th Avenue Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Twenty-three (23) and Twenty-four (24), Block Nineteen (19), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 89.000^l.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 89,000,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Sarah Rabago Print or Type Name of Grantee or Authorized Representative Phone Number 4/29/2022 Grantee Date Title Signature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded 1100 Day A \$ Yr. **22** Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

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 A.D., 20, at 9.20 o'clock OM. Recorded in Book A.D. o'clock OM. Recorded in Book ON Page IOD IOD County Clerk	NEBRASKA DOCUMENTARY
IndCompAssessorCarded	Date 5-2-22 \$_200.25By.00
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 WARRAN	NTY DEED
Justin Zywiec, a single person, Grantor, in consivaluable consideration received from Grantee, S described real estate (as defined in Neb. Rev. St.	arah Rabago, conveys to Grantee, the following
Lots Twenty-three (23) and Twenty-four (24), E to Red Cloud, Webster County, Nebraska; and	Block Nineteen (19), Smith and Moore's Additio
Grantor covenants, jointly and severally, if more (1) Is lawfully seised of such real estate (2) has legal power and lawful authority (3) warrants and will defend title to the persons.	e and that it is free from encumbrances;
Executed April (Le , 2022.	
Justin Zywiec	
STATE OF NEBRASKA)	GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING

STATE OF NEBRASKA) ss.

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on April , 2022 by Justin Zywiec, a single person.

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	22	1119	3/30	/2022	Base: S	1-00	02	Affi	liated:			Unified:			
Location	ID	Sale	Number	Useability	& Code#					Parc	el N	umber				
0018000	000		133	4	05	GeoCde	Twn	Rng	Se	ct Q	rt	Subdiv	Area	Blk	Pa	rcel
	D	ate of S	ale Assessed	Value		4491	1	11	1	. (0	00000		000	72	70
Land		Imp	provements	To	otal		Date of Sale Property Classification Code									
27	,570		161,165		188,735	Status	Prop	erty Ty	ре	Zoni	ing	Location	Cit	City Size Parcel Size		
		Irrigation Type: A) 1 B) 01 C) 5				D) 2	E)	0	F)	10						
LCG			ACRES:	VAI	UE:		LCG			A	CRI	ES:		VAL	JE:	
IRRIGATE	ED 1A1	-				GR	GRASSLAND 1G1									
	1A							1	lG		(0.030				10
	2A1							20	Gl	1.720			2,41			
	2A	_						2	2G							
-"	3A1							30	31							
	3A	٤	*					3	3G		. (0.320				90
	4A1							40	3 1							
	4A							4	1G							
DRYLANI	D 1D1					\$	helterbe	lt/Timb	ег							
	1D							Accreti	on							
	2D1							Was	ste		(0.210				60
	2D							Oth	пег							
	3D1					AG L	AND T	ГОТА	\mathbf{L}			2.280			2,	570
	3 D							Roa	ds							
	4D1						F	arm Sit	es							
	4D				:	Home Sites			es		:	1.000			25,0	000
San	eri K			10 AST 10		Recreation			on					-		
	wellings	1		1	61,165	Other										
Outl	Outbuildings				Noi	ı-AG T	OTA	\mathbf{L}			1.000			25,0	000	
								···								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORP WD; BETWEEN FAMILY CORP	
Comments from	Comments:
001800000	
	(Continue on back)



Real Estate Transfer Statement

FORM 521

For Dept. Use Only

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item. 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 2022 2022 Mo. __03_ Day _ 30 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rasser Farms, Inc Grantee's Name (Buyer) Brooks Rasser Street or Other Mailing Address 632 Road H Street or Other Mailing Address 1243 HWY 136 Zip Code 68970 Red Cloud State Zip Code 68970 City Red Cloud State Is the grantee a 501(c)(3) organization? ✓ No Yes Phone Number (402) 746-4165 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) Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Improved Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational Other Sheriff 8 Type of Deed Distribution Land Contract/Memo Partition Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep Death Certificate - Transfer on Death Executor Mineral Quit Claim **✓** Warranty Cemetery 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Irrevocable Trust Revocable Trust Transfer on Death Foreclosure 10 Type of Transfer Distribution Life Estate ✓ Sale Trustee to Beneficiary Yes Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) V No Court Decree 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) No ✓ Yes ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Yes Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No 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.) **✓** No ✓ Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 1243 Hwy 136 same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description see attached 3.18+-21 If agricultural, list total number of acres 86,600!00 22 Total purchase price, including any liabilities assumed . 22 0,00 23 86,600,00 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 David B. Garwood Phone Number Print or Type Name of Grantes or Authorized Representative April **39**, 2022 Attorney Signature of Grantee or Authorized Representative Title here

Day _ ~ Nebraska Department of Revenue

26 Date Deed Recorded

Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

28 Recording Data

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

A Tract of land in the West Half of the Northeast Quarter (W½NE¾) and the East Half of the Northwest Quarter (E½NW¾) in Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northwest corner of the East Half of the Northwest Quarter (E½NW¾) of said section; Thence East in the Section line a distance of 677 feet to the Point of Beginning; Thence South at a right angle a distance of 270 feet; thence Easterly at a right angle a distance of 675 feet; Thence Northerly at a right angle a distance of 270 feet to a point on the Section line; Thence Westerly on the Section line a distance of 675 feet to the Point of Beginning, containing 3.18 acres, more or less; EXCEPT tracts conveyed to the State of Nebraska for highway 136 right of way.

State of Nebraska Ss.	
County of Webster Entered on the	:
numerical index and filed for record in the	
Clerk's office of said county this 2 day	\
of May A.D., 20 22, at 10:3	9
o'clock A.M. Recorded in Book 202	:0
on Page 11(9	
Jourse Poto M County Clerk	
10.00 (1) Deput	,



CORPORATION WARRANTY DEED

Rasser Farms, Inc., a corporation organized and existing under the laws of the State of Nebraska, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) received from GRANTEE, Brooks Rasser, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A Tract of land in the West Half of the Northeast Quarter (W½NE¾) and the East Half of the Northwest Quarter (E½NW¾) in Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northwest corner of the East Half of the Northwest Quarter (E½NW¾) of said section; Thence East in the Section line a distance of 677 feet to the Point of Beginning; Thence South at a right angle a distance of 270 feet; thence Easterly at a right angle a distance of 675 feet; Thence Northerly at a right angle a distance of 270 feet to a point on the Section line; Thence Westerly on the Section line a distance of 675 feet to the Point of Beginning, containing 3.18 acres, more or less; EXCEPT tracts conveyed to the State of Nebraska for highway 136 right of way; AND SUBJECT to Sellers reservation of an EASEMENT FOR INGRESS AND EGRESS to and from the adjoining property and buildings located thereon.

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

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

Executed April <u>29</u>, 2022

RASSER FARMS, INC.

Lizabeth L. Rasser, President

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 39, 2022, by Lizabeth L., President of Rasser Farms, Inc.

Comm. expires 18-73-7072

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		S	Sale Date				-	Sch	ool Dis	trict Cod	е					
91	20	22	1154		4/:	29/2022	Base: 9	1-0	0074 Affiliated: Unified:										
Location	ID	Sale	Number	Use	eabil	ity & Code #		. 1: =			1	Parcel N	Tumber						
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	D	ate of S	ale Assessed	Valu	e		4133		00 0 200						(000	00	00	
Land		Imp	rovements		· .	Total		Date of Sale Property Classification Code							ode				
6	,060		96,16	5		102,225	Status	Pı	roperty Type Zoni			Zoning	Location	1	City S	Size	ize Parcel Size		
Assessor Lo	cation:	BLUE	HILL (F	3H)			A) 1	B)	01 ©) 1	D) 1	E) (6	F)	3		
				Residential					Commercial										
	Mul	tiple Im	provements:	Multiple. Improvements. :					Multip	ole.	Improv	ements.:							
		Constr	uction Date:	Constr	uction				Const	ructi	on Dat	æ:							
			Floor:	Floor S	Sq. Ft.				Floor	Sq. I	Ft. :								
	:		g Cost New:	Cost:	200	261,2			Cost :										
Single Family	*	101		Residential Condition: 25							cial C	ccupan	-						
(100) Mo		ne		(10) Worn Out				Prima				herl:		Ot	her2:				
(101) 🗷 One			(20) 🗷 Badly Worn					Commercial Construction Class:									•		
(102) 🗆 Two				(30) E Average					(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame										
(103) 🗆 Spli				(40) ☐ Good					(2)					ame					
(104) 🗆 11/			<u> </u>	Very Good			(3)				ring Walls	7. 4 77	(T_ 11						
(111) □ Bi-l				(60) Excellent					(4)				el Framed I	xt. V	valls		-		
(106) □ Oth		•		Pacidontial Qualitys 30					(5)				and Walls						
Townhouse or		Style:		Residential Quality: 30					(6) Pole Frame Cost Rank: Condition:										
(301) □ One				<u> </u>		Low					Low	<u> </u>				Wom (
(302) Two				(20)		Fair			· · · ·	-	Ave			<u>` </u>		Wom (Badly '			
(307) 1 1/ (308) Spli				(30)		Average Good						ve Avera				Averag			
(308) 🗆 Spii (309) 🗖 21/				(50)		Very Good			· .		High					Good	,-		
(304) One		hinlev		(60)		Excellent			(10)		الجندد			<u>`</u>		Very C	Good		
(304) One				(00)	- -											Excelle			
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Assessor's									- .										
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Comments f								Comp	nents:										
0003190	000	-	****																
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181/11		~																-	
																(Contin	nue on	back)	

NEBRASKA

Nebraska Department of Revenue

Real Estate Transfer Statement

134

FORM

521 If additional space is needed, add an attachment and identify the applicable item number The deed will not be recorded unless this elatement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Webster Day 29 YE 22 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Selfer) Grantee's Name (Buyer) Thad L. Kelley and Denise R. Kelley Real Growth, LLC, a Nebraska limited liability company Street or Other Mailing Address Street or Other Mailing Address 1011 E Cary Street PO Box 84891 City State Zip Code City Tin Carie Papillion NE 68046 Lincoln NE 68501 Phone Number Phone Number is the grantee a 501(c)(3) organization? Yes X No (402) 984-7885 1402) 730-7302 If Yes, is the grantee a 500(e) foundation? ł Yes Fracil Address Email Address kedstrom@charter-title.net kedstrom@charter-title.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type **(3)** Single Family M improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Multi-Family Acricultural Unimproved Mineral Interests-Producing ☐ Exempt HOLL Commercial Recreational & Type of Deed ☐ Conservator Distribution Land Contract/Memo Partition ☐ Sheniff Other Bill of Sale Corrective Facement Personal Rep. Lease Trust/Trustee Cemeterv Death Certificate - Transfer on Death Executor Mineral Quit Claim X Warranty \$ Wastensier part of IRS like-land 16 Type of Transfer

Distribution Transclosure ☐ inevocable Trust ☐ Resocable Trust Transier on Death exchange? (LR.C. § 1031 Auction ☐ Gift Life Estate ☐ Easement X Sale Trustee to Beneficiary Exchange) by buyer or seller Court Decree Exchange Grantor Trust | Partition Satisfaction of Contract T Suyer ☐ Seller ☑ No Other (Explain) (1 Was connecting transferred in full) (2 No, explain the division.) 12 Was mai estate punctussed for same use? (If No, state the intended use.) X Yes ∏ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes X No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Sef Flore: T Brothers and Sisters Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$47,000.00 图章 16 Does this conveyance divide a current parcel of land?
Yes No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) X Yes Charter Title ☐ No 19 Name and Address of Person to Whom Tax Statement Should be Sent Real Growth, LLC, a Nebraska limited liability company 210 N Wilson Street Col. LLI 18 Address of Property 210 N Wilson Street Blue Hill, NE 68930 Blue Hill, NE 68930 18a No address assigned 18b Vacant Land 20 Legal Description Tract in Lot One (1), Hawley's Subdivision of Outlot Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, more particularly described as follows: Beginning at the Northeast corner of said Lot One (1), thence South on the East boundary line c Lot One (1) a distance of 243 feet; thence West 174 feet; thence North 243 feet to the North line of said Lot One (1); thence East 174 feet along the Notice boundary line of said Lot One (1) to the place of beginning. 21 if agricultural, list total number of acres 47 000 lon 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Tyes 🔀 No (If Yes, enter dollar amount and attach itemized list.) 23 47.000 00 24 Adjusted purchase price paid for real estate (line 22 minus line 23). 24 25 if this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Real Growth, LLC, a Nebraska limited liability company (402) 730-7302 tee or Authorized Representative Phone Number Type Name of 9 sign Grantee or Authorized Representative Signature of Grantee or Authorized Replesentative here Register of Deeds' Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 105.

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 05/03/22

\$ 105.75 By AS Bk 2022, Pg 1154

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 03 day of May A.D., 2022, at 12:53 o'clock PM. Recorded in Book 2022 on Page 1154

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

AFTER RECORDING RETURN TO:

Charter Title & Escrow Services, Inc. 6333 Apples' Way, Ste 115 Lincoln, NE 68516 402-435-1244

WARRANTY DEED

Thad L. Kelley and Denise R. Kelley, husband and wife, GRANTORS, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Real Growth, LLC, a Nebraska limited liability company,

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

Tract in Lot One (1), Hawley's Subdivision of Outlot Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, more particularly described as follows: Beginning at the Northeast corner of said Lot One (1), thence South on the East boundary line of Lot One (1) a distance of 243 feet; thence West 174 feet; thence North 243 feet to the North line of said Lot One (1); thence East 174 feet along the North boundary line of said Lot One (1) to the place of beginning.

GRANTORS covenants with GRANTEE that GRANTORS:

(1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and subject to all regular taxes and special assessments;

has legal power and lawful authority to convey the same;

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

Executed this 17 day of April, 2022.

STATE OF Nebraska

COUNTY OF L

The foregoing instrument was acknowledged before me this _____ day of April, 2022 by Thad L.

Kelley and Denise R. Kelley, husband and wife.

Notary Public

GENERAL NOTARY - State of Nebraska RACHAEL CRABBE My Comm. Exp. November 6, 2025

> Warranty Deed File No. 2264095

Page 1

2264095 Charter

Agricultural Land Sales Worksheet

Cnty No.	Во	ok 🍦	Page	Sale	Date	School District Code									
91	20	22	1155	4/19	/2022	Base:	91-00	02	Affilia	ited:		Unit	fied:		
Location	m	Sa	le Number	Useability	& Code#	Parcel Number									
0020122	201	5. 4 5. 1. 5. 1.	135	4	05	GeoCde	Twn	Rng	g Sect Qrt Subdiv Area Blk Parc					Parcel	i
ំ ស្គារ៉ូវ៉ា	D:	ate of	Sale Assessed	Value		0000	3	11	24	0	00000	1	000	0000	ļ
Land		Īm	provements	Te	otal	Date of Sale Property Classification Code								280000	
2	,260	, .		2,260 Status			Pro	perty Ty	ре	Zoning	Location	n Ci	ty Size	Parcel Si	ze
·		Irrig	ation Type:	1		A) 2 B) 05 C) 5 D) 3			E)	0	F) 6				
LCG ACRES: VALUE:							LCG			ACF	ES:		VAL	ue:	
IRRIGATE						GF	RASSLA	ND 1	G1						
	1A						.,		1G		-				
	2A1							2	GI					110	
	2A							:	2G		0.390				
	3A1	1						3	G1						
	3A							:	3G		1.920			540	D —
	4A1	 							G1					4 05	
	4A_								4G		4.830			1,350	ل —
DRYLANI		1					Shelterb		_					<u>-</u>	
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	wellings	1						Otl	ner						
Outl	ouildings	,				No	n-AG	ΓΟΤΑ	$oldsymbol{\mathrm{L}}$						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; SALE BETWEEN FAMILY	
Comments from C	omments:
002012201	
	(Continue on back)

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

DEPARTMENT OF REVENUE		pace is needed, add an atta						
		ecorded unless this states						
1 County Name	2 County I	Number	3 Date of Sale	Transfer Day 19		4 Date of Deed 04	Day 19 Yr	2022
E 0	WEBSTER - 91	- Driet			Yr			
Grantor's Name (Seller)	ess, and Telephone (Pleas		Grantee's Nar	ne (Buyer)			· · · · · · · · · · · · · · · · · · ·	
Street or Other Mailing A	ms, L.L.C., a Nebra dress	ska Limited Liability Co	Street or Other	r Mailing Ado	Kristen Bei Iress	rris		
912 Road X	State	Zip Code	5645 N 1			State		Zip Code
Bladen	NE	6892	28 Hastings		Tt. 16	NE		68901
Phone Number (402) 756-1018			Phone Number (402)519	- 1584		a 501(c)(3) orga rantee a 509(a)		Yes ✓ No Yes ✓ No
Email Address n/a			Email Address	.				
7 Property Classification	on Number. Check one box	in categories A and B. Check	C if property is als	o a mobile l	nome.			
(A) Status			(B) Property Ty		<u> </u>	Clauder		(C)
Improved	Single Family	Industrial	<u>=</u>	rests-Nonpro	-	State Asses	sea	Mobile Home
Unimproved	Multi-Family Commercial	Agricultural Recreational		rests-Produci	ny	Exempt		· · · · · · · · · · · · · · · · · · ·
	Conservator	Distribution	Land Contract/Me	=	=	Sheriff	Other	
므 모	Corrective Death Certificate - Transfer	= =	_Lease]Mineral		=	Trust/Trustee Warranty	- '	
9 Was transfer part of kind exchange (I.R. Exchange) by buyer of		ransfer Distribution F	ш		Revocable T	īrust _	Transfer on D	-
			iftLife rantor TrustPar	Estate	✓ Sale Satisfaction	of Contract	Trustee to Be	•
	eller ✓ No Court erred in full? (If No, explain the		rantor HustPar	12 Was real	estate purchased			
✓ Yes No)			√ Yes	∏ No			
	_	e, are the trustor and beneficiary	relatives? (If Yes, c rp., Partnership, or I		ropriate box.) Self	П	Other	•
Yes VNo	Brothers and Sister		ents and Grandchild	· =	Spouse		Oution	
	Ex-spouse	Parents a		=	Step-parent and	Step-child		
14 What is the current ma	rket value of the real proper	ty?			ımed? (If Yes, sta	ate the amount a	and interest rate	
\$17,500			Yes	✓ No		· 440		%
16 Does this conveyance ✓ Yes No	divide a current parcel of lar	nd?			real estate agen npany contact.)	t or a title comp	any: (H 185, INC	No
18 Address of Property	<u>·</u>		19 Name and	Address of F	Person to Whom	the Tax Stateme	ent Should be S	ent ·
			Simeon ar 5645 N 1s		Berns		•	
18a ✓ No address assi	aned 18b 🗸 Vacant	land	Hastings,		I			
	ch additional pages, if need				<u></u>	·		
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15255 500 a							٠.	
94 If applicational list total	number of acres transferred	in this transaction 7.28	± .					
				. i.		30 \$		7 500 00
	e, including any liabilities rty included in the purchas					22 \$	1	7,500¦00
Yes No	(If Yes, enter dollar amou	o: nt and attach itemized list.) (see instructions			23		
24 Adjusted purchase	price paid for real estate	(line 22 minus line 23)				3	1	7,500 00
25 If this transfer is ex	emot from the document	arv stamp tax, list the exem	otion number		<u> </u>		 	
Und	er penalties of law, I decla d that I am duly authorized t	re that I have examined this sta	tement and that it is	, to the best	of my knowledge	e and belief, tru	e, complete, ar	nd
	n T. Bahensky	- agri may sumamonte) 237-2114
	pe Name of Grantee or Auth	orized Representative			Attorney		Phone/	Number 3 /2022
sign Signature	of Grantee or Authorized Re	oresentative	Title		morney.		Date	15044
here Signature	or Granice of Audionzed Ne	<u> </u>		•			E P-	nt Hen Only
06 Date Dead Becaming	197 Volus of	Register of Deed's Us Stamp or Exempt Number	e Only 28 Recording	Data	^		For De	pt. Use Only
26 Date Deed Recorded Mo. 5 Day 4	y, 22 \$ 40) .50	RK=	inaa t	7 1155			
Nebraska Department of Reve	nue	Per 6-2019	1 0 1 10		7		leb. Rev. Stat. §§ 7	76-214, 77-1327(2)
Form No. 96-269-2008 10-2029) Rev. Supersedes 96-269-2008	101.02013		_				

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):

Simeon Berns and Kristen Berns

20. Legal Description:

A tract of land located in the Northwest Quarter of Section Twenty-four (24), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows: Commence at the Southwest Corner of the Northwest Quarter of said Section 24; thence N89°21'30"E, on the south line of said Northwest Quarter, a distance of 1099.00 feet to the point of beginning; thence N02°29'50"E, a distance of 195.00 feet; thence N34°34'12" W, a distance of 175.00 feet; thence N70°59'41" W, a distance of 206.00 feet; thence N00°03'50" E, a distance of 130.00 feet; thence S89°58'18" E, a distance of 75.00 feet; thence N 08°57'59" E, a distance of 402.00 feet; thence N65°15'03"E, a distance of 159.00 feet; thence S30°57'24"E, a distance of 230.00 feet; thence S24°19'59"E distance of 184.00 feet; thence S 08° 07'54"E, a distance of 638.00 feet to the south line of the Northwest Quarter of said Section 24; thence S89°21'30"E, on the south line of said Northwest Quarter, a distance of 281.00 feet to the point of beginning (containing 7.28 acres, more or less);

Together with a 30-foot easement for ingress and egress located in the Northwest Quarter of Section Twenty-four (24), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 24; thence N01°15'54"W, on the West line of said Northwest Quarter, a distance of 578.42 feet; thence N88°44'06"E, perpendicular to said west line, a distance of 58.81 feet to the East Right-of-way line of U.S. Highway 281 as recorded in Deed Book 79, Page 85, this being the point of beginning; thence S 83°47'28"E; a distance of 284.04 feet; thence S 89°56'10"E, a distance of 560.10 feet; thence N 08°57'59"E, a distance of 30.31 feet; thence N 89°55'50"W, a distance of 564.79 feet; thence N 83°47'28"W, a distance of 284.48 feet to said East Right-of-way line of U.S. Highway 281; thence S 00°45'54"E, a distance of 30.05 feet to the point of beginning (containing 0.58 acres, more or less).

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 05/04/22 \$ 40.50 By AS Bk 2022, Pg 1155

State of Nebraska ss. County of Webster

numerical index and filed for record in the Clerk's office of said county this 04 day of May A.D., 2022, at 09:15 o'clock AM. Recorded in Book 2022 on Pages 1155-1156

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 JOINT TENANCY WARRANTY DEED

Berns Family Farms, L.L.C., a Nebraska Limited Liability Company, GRANTOR, in consideration of Seventeen Thousand Five Hundred Dollars (\$17,500.00), conveys to Simeon Berns and Kristen Berns, a married couple, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A tract of land located in the Northwest Quarter of Section Twenty-four (24), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows: Commence at the Southwest Corner of the Northwest Quarter of said Section 24; thence N89°21'30"E, on the south line of said Northwest Quarter, a distance of 1099.00 feet to the point of beginning; thence N02°29'50"E, a distance of 195.00 feet; thence N34°34'12" W, a distance of 175.00 feet; thence N70°59'41" W, a distance of 206.00 feet; thence N00°03'50" E, a distance of 130.00 feet; thence S89°58'18" E, a distance of 75.00 feet; thence N 08°57'59" E, a distance of 402.00 feet; thence N65°15'03"E, a distance of 159.00 feet; thence S30°57'24"E, a distance of 230.00 feet; thence S24°19'59"E distance of 184.00 feet; thence S 08° 07'54"E, a distance of 638.00 feet to the south line of the Northwest Quarter of said Section 24; thence S89°21'30"E, on the south line of said Northwest Quarter, a distance of 281.00 feet to the point of beginning (containing 7.28 acres, more or less);

Together with a 30-foot easement for ingress and egress located in the Northwest Quarter of Section Twenty-four (24), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 24; thence N01°15'54"W, on the West line of said Northwest Quarter, a distance of 578.42 feet; thence N88°44'06"E, perpendicular to said west line, a distance of 58.81 feet to the East Right-of-way line of U.S. Highway 281 as recorded in Deed Book 79, Page 85, this being the point of beginning; thence S 83°47'28"E; a distance of 284.04 feet; thence S 89°56'10"E, a distance of 560.10 feet; thence N 08°57'59"E, a distance of 30.31 feet; thence N 89°55'50"W, a distance of 564.79 feet; thence N 83°47'28"W, a distance of 284.48 feet to said East Right-of-way line of U.S. Highway 281; thence S 00°45'54"E, a distance of 30.05 feet to the point of beginning (containing 0.58 acres, more or less).

GRANTOR covenants with GRANTEES that GRANTOR:

- 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: April 19, 2022.

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

By: A Jave 7 David K. Berns, Manager

Sharon G. Rerns Manager

STATE OF NEBRASKA)
COUNTY OF BUFFALO) ss:

The foregoing instrument was acknowledged before me on April 19, 2022, by David K. Berns and Sharon G. Berns, as Managers on behalf of Berns Family Farms, L.L.C., a Nebraska Limited Liability Company.

NOAH YOUNG General Notary - State of Nebraska My Commission Expires Feb 26, 2023 Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code											
91	20	22	1170	3/9/	/2022	Base: 9	1-00	02	Affi	liated	d:		Unified:				
Location	ID	Sale	Number	Useability	& Code#		Parcel Number										
0014033	301	:	136	4	04	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value		4489			0	0	0	00000	1	000	0000		
Land		Imp	provements	Te	otal		D	ate of S	Sale	le Property Classification Code							
	170				170	Status	Status Property Type		ре	Zoning		Location	City Size		Parcel Size	•	
		Irrigat	ion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) 1		
LCG ACRES:				VAI	UE:		LCG				ACR	ES:		VAL	JE:		
IRRIGATE	IRRIGATED 1A1					GR	ASSLA	ND 10	G1		_	0.120			170		
1A								1	lG								
2A1							G1										
	2A							2	2G								
3A1								30	G1								
	3A							3	3G								
	4A1							40	G1								
	4A							4	4G								
DRYLANI	D 1D1					5	Shelterbe	lt/Timb	er								
	1D							Accretic	on								
	2D1							Was	ste								
	2D							Oth	ner						-		
	3D1					AG L	AND T	OTA	\mathbf{L}			0.120			170		
	3D							Roa	ds				,				
	4D1						F	arm Sit	es	_,							
4D							H	ome Sit	es								
							Recreation										
Dwellings						Other									_		
Out	ouildings					Non-AG TOTAL											

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
SHERIFF'S DEED; FORECLOSURE		
Comments from	Comments:	
001403301		
	(Continue on	back)

Real Estate Transfer Statement

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

Good Life. Great Service • To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Mo._ 03 09 _{Yr.} 2022 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)
Maxon, LLC Grantor's Name (Seller) Webster County Sheriff Street or Other Mailing Address 6333 Apples Way, Suite 115 Street or Other Mailing Address 641 N. Cedar Street City Red Cloud Zip Code State Zip Code 68970 City Lincoln NE 68516 Phone Number (402) 746-2722 Phone Number (402) 473-5320 Is the grantee a 501(c)(3) organization? Yes ✓ No If Yes, is the grantee a 509(a) foundation? ✓ No Email Address tschmitzwcso945@yahoo.com nbruns@theinagroup.com 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved ✓ Agricultural Multi-Family Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Quit Claim Cemetery Death Certificate - Transfer on Death Executor Mineral Warranty Was transfer part of IRS like-Foreclosure Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution kind exchange (I.R.C. § 1031 Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Seller V No Partition Satisfaction of Contract Other (Explain) Foreclosure 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 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 Other 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? \$785 V 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 of the agent or title company contact.) Yes ✓ No Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Maxon, LLC 6333 Apples Way, Suite 115 Lincoln, NE 68516 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) 1 rod in width off the East side of the North Half of the Northeast Quarter Southwest Quarter in Section Seven (7), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska (0.250 Acres). 21 If agricultural, list total number of acres transferred in this transaction 22 785[¦].00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 785,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 505-8253 Lilly A. Richardson-Severn, Attorney for Grantee Phone Number Print or Type Name of Grantee or Authorized Representative sign Attorney for Grantee 5/2/22 Date Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only

Yr. ≥∂

26 Date Deed Recorded

Day .

27 Value of Stamp or Exempt Number

28 Recording Data

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 5 day
of May A.D., 20 22, at 1:43
o'clock p M. Recorded in Book 2022
on Page 170-171

County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-5-22
\$ 2.25 By 41

-----The above space is intended for recording information -----

RETURN RECORDED DEED TO: Lilly Richardson-Severn, Richardson-Severn Law, PLLC, PO Box 1567, Council Bluffs, Iowa 51502

DEED PREPARED BY: Lilly Richardson-Severn, Richardson-Severn Law, PLLC, PO Box 1567, Council Bluffs, Iowa 51502

SHERIFF'S DEED UNDER ORDER OF SALE

WHEREAS, by Decree of the District Court of Webster County, Nebraska, entered on December 22, 2021, in a cause pending in said court wherein

MAXON LLC, A NEBRASKA LIMITED LIABILITY COMPANY, Plaintiff, and

ESTATE OF DOROTHY JEAN HAMAN, DECEASED; ESTATE OF BERTHA FISHER, DECEASED; ESTATE OF FLORENCE GREENER, DECEASED; ESTATE OF DOROTHY MCPHERSON, DECEASED; ESTATE OF BERNICE SANDERSON, DECEASED; THOMAS J. KAISER; MARY E. GOODWIN-KAISER; BRIDGET M. BARRON; J. DOE, REAL NAME UNKNOWN, SPOUSE OF BRIDGET M. BARRON; JASON HELDT; STACIE HELDT; J. DOE AND M. DOE, REAL NAMES UNKNOWN, OCCUPANTS OF THE REAL ESTATE DESCRIBED BELOW; HEIRS, DEVISEES, LEGATEES, PERSONAL REPRESENTATIVES, OR OTHER PERSONS INTERESTED IN THE ESTATES OF DOROTHY JEAN HAMAN, DECEASED, BERTHA FISHER, DECEASED, FLORENCE GREENER, DECEASED, DOROTHY MCPHERSON, DECEASED, AND BERNICE SANDERSON, DECEASED; AND ANY AND ALL PERSONS WHO HAVE OR CLAIM SOME LIEN UPON OR INTEREST IN THE REAL ESTATE DESCRIBED HEREIN, REAL NAMES UNKNOWN, Defendants,

Appearance Docket CI 21-27, the undersigned, Sheriff of Webster County, Nebraska, was commanded to sell the real estate hereinafter described at public sale in the event redemption was not made as provided by said decree; and

WHEREAS, no redemption having been made the undersigned proceeded to sell the real estate hereinafter described at public sale to the grantee hereinafter named, and

WHEREAS, said sale was confirmed by Order of Court on the April 25, 2022; and the undersigned ordered and directed to convey the real estate hereinafter described to the purchaser.

NOW THEREFORE, in consideration of the sum of \$785.00, bid and paid by the grantee, the undersigned does hereby grant, sell and convey to the said Maxon LLC, a Nebraska Limited Liability Company, the premises as a foresaid sold, to-wit:

1 rod in width off the East side of the North Half of the Northeast Quarter Southwest Quarter in Section Seven (7), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska (0.250 Acres).

To have and to hold the same unto the said grantee, its heirs and assigns forever.

WITNESS my hand as Sheriff this 26 day of 40 , 2022.
Sheriff of Webster County, Nebraska
STATE OF MEDDASKA A
STATE OF NEBRASKA) ss.
COUNTY OF WEBSTER)
Before me, the undersigned a Notary Public in and for said county and State, personally
appeared Iroy R. Schnitz Sheriff of Webster County, Nebraska,
to me well known to be the identical person who executed the foregoing instrument of
conveyance and he/she acknowledged the execution thereof to be his/her voluntary act and
deed as such Sheriff.

GENERAL NOTARY - State of Nebraska
TANNER KRIZEK
My Comm. Exp. July 1, 2024

Notary Public

In Testimony whereof I have to hereunto set my hand and affixed my official seal this

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sale Date	School District Code												
91	20	22	1173	5/6/2022	Base: 9	91-00	02	Affi	liated:	- , . , . ,	Unified:						
Location	ID	Sale	Number	Useability & Code #					Parcel N	lumber							
0015033	300		137	1	GeoCde	Twn	Rng	Sec	ct Qrt	Subdiv	Area	Blk	Parcel				
	D	ate of S	ale Assessed	Value	4373	2	10	3:	L 0	00000	1	000	0000				
Land	l	Imj	provements	Total		D	ate of	Sale	Property	Classifica	ation Code						
105	,080		106,655	211,735	Status	Pro	perty Ty	ре	Zoning	City Size		Parcel Size					
		Irriga	tion Type:		A) 1	B)	05		C) 5	D) 3	E)	0	F) 8				
LCG			ACRES:	VALUE:		LCG			ACR	ES:	VALUE:						
IRRIGATI	ED 1A1	L			GF	LASSLA	ND 1	G1									
	1 <i>A</i>	1	11.840	41,735				1G	1	2.530			17,540				
2A1						20	G1		1.090		1,525						
			1.460	4,810			,	2G									
3A1							30	G1									
	3A						:	3G	·								
	4A1	1					40	G1									
	4A		0.200	630				4G									
DRYLAN	D IDI	I				Shelterb	elt/Timb	oer									
	10						Accreti	on									
	2D1						Wa	ste									
	2D						Otl	ner									
	3D1				AG L	AND T	ГОТА	\mathbf{L}	2	7.120			66,240				
	3D)					Roa	ds			,						
	4D1					F	arm Si	tes		1.000			13,840				
	4D					Н	ome Si	tes		1.000			25,000				
and the second s						F	Recreati	on									
I	Owellings	5		86,775													
	buildings	_		19,880	No	n-AG	ГОТА	\mathbf{T}		2.000			38,840				
										¥7 1	40						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
Comments from	Comments:	
001503300		
	,	
		(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. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number 2022 2022 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) Rodney W. Timm Grantor's Name (Seller)
Patrick F. Kile and Heidi Kile Street or Other Mailing Address 200 West J Street Street or Other Mailing Address 4460 S 11th Lane Cortland State Zip Code 68331 City Hastings State Zip Code 68901 Phone Number Is the grantee a 501(c)(3) organization? ✓ No ✓ No Yes Phone Number 22-461-If Yes, is the grantee a 509(a) foundation? Yes 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 Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Single Family Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational Sheriff Other. Distribution Land Contract/Memo Partition 8 Type of Deed Conservator Trust/Trustee Personal Rep. Bill of Sale Corrective Easement Lease Mineral Quit Claim ✓ Warranty Cemetery Death Certificate - Transfer on Death Executor Revocable Trust Transfer on Death 9 Was transfer part of IRS like-Irrevocable Trust 10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Easement Trustee to Beneficiary Life Estate Exchange) by buyer or seller? Auction Satisfaction of Contract Other (Explain) Court Decree Partition Seller V No Exchange Grantor Trust 12 Was real estate purchased for same use? (If No, state the intended use. 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes ☐ No ✓ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other 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? **✓** No \$170,000 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.)

Yes Southern Title, LLC Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 1356 Hwy 136 Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See Attached 21 If agricultural, list total number of acres transferred in this transaction 22 170,000^l.00 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 170,000,00 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. 112-461.886 Rodney W. Timm Print or Type Name of Grantee of Authorized Representative Grantee 5/ /2022 Date Title Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 20 Day Lo Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

Part of the Southeast Quarter (SE1/4) of Section Thirty-one (31), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter (SE1/4) of Section Thirty-one (31), thence North along the West line of said Quarter Section to the North Boundary line of Highway 136, said point being the point of beginning; thence North along the West line of said Southeast Quarter (SE1/4) of said Section Thirty-one (31), to the South boundary line of a tract conveyed to the United States of America for Irrigation Facilities; thence Southeasterly along the South boundary line of said irrigation facility right-of-way to a point 352 feet East of the West line of said Quarter Section; thence Southerly in an existing fence line a distance of 1059 feet to a corner post consisting of a railroad tie; thence Easterly 642 feet to an existing fence; thence Southerly in said fence line a distance of 841 feet to the North boundary line of Highway 136; thence West along the North line of said Highway 1061 feet to the point of beginning

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of May A.D., 20 22, at 11:25 o'clock A.M. Recorded in Book 2022 on Page 11:3-174 County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date S-6-2022
\$ 382.50 By Q.

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

WARRANTY DEED

Patrick F. Kile and Heidi Kile, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Rodney W. Timm, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Part of the Southeast Quarter (SE1/4) of Section Thirty-one (31), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter (SE1/4) of Section Thirty-one (31), thence North along the West line of said Quarter Section to the North Boundary line of Highway 136, said point being the point of beginning; thence North along the West line of said Southeast Quarter (SE1/4) of said Section Thirty-one (31), to the South boundary line of a tract conveyed to the United States of America for Irrigation Facilities; thence Southeasterly along the South boundary line of said irrigation facility right-of-way to a point 352 feet East of the West line of said Quarter Section; thence Southerly in an existing fence line a distance of 1059 feet to a corner post consisting of a railroad tie; thence Easterly 642 feet to an existing fence; thence Southerly in said fence line a distance of 841 feet to the North boundary line of Highway 136; thence West along the North line of said Highway 1061 feet to the point of beginning

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 29,2022

Heidi Kil

STATE OF NEBRASKA)
COUNTY OF Lancaster) ss.
COUNTI OF COOKS	- }

The foregoing instrument was acknowledged before me on April 29 Patrick F. Kile and Heidi Kile, husband and wife.

, 2022 by

GENERAL NOTARY - State of Nebraska REGINA A. RADEMACHER My Comm. Exp. December 4, 2023

Vegre A Rodemochen Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	:		Sale	Date	School District Code													
91	202	22	1190)	1	1/24	1/2020	Base: 9	1-0	002	A	ffiliat	æd:			Uni	fied:				
Location	Ю	Sale	Number		Usea	bility	& Code#					Pa	ircel N	Vun	umber						
0001493	300		138		4		05	GeoCde Tw		Rn	g :	Sect	Qrt	s	Subdiv	Area	Blk	P	ircel		
	Da	ate of S	ale Assess	ed V	alue			4371		00 0					0045		003	0000 2000			
Land		Imp	rovement	s		T	otal		- 1	Date o	f Sa	le Pr	operty	/Cl	lassifica	ition	Code				
	645				645				P	roperty	Туре	Z	oning		Location City Size			Parc	el Size		
Assessor Lo	cation:	RED	CLOUD	(RC)			A) 2	B)	0	01		C) 1		D) 1	E)	6	F)	1		
							Residential			Commercial											
	Mult	tiple Im	provement	s: M	ıltiple	Improv	rements.:			Multiple. Improvements.:											
		Constr	uction Dat	e: Co	nstruc	tion Da	te:			Const	uction	ı Date	:								
300			Floo	r: Flo	or Sq	Ft. :				Floor	Sq. Ft	.:									
Building Cost New					st:		w ·			Cost:											
Single Family			Re	esider	ıtial C	ondition:			Com	nerci	al Oc	cupan	cy C	Code:			. :				
(100) □ Mo	ie		(1	0) [J W	om Out			Prima	ıry:	mss = ; .	Ot	her	1:		Other2:					
(101) 🗆 One	e Story			(2	:0) E	I Ba	dly Worn	~		Commercial Construction Class:											
(102) 🗆 Two	o Story			(3	(30) Average							 (1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame 									
(103) □ Spl	it Level				(40)											me					
(104) 🗆 11/	2 Story			-+-	(50) Uery Good										g Walls						
(111) 🗆 Bi-l				(6	(60) Excellent										ramed E	xt. Wa	lls —				
(106) □ Oth				-										and	1 Walls						
Townhouse or		Style:		-			uality:	•		(6) Pole Frame											
(301) 🗆 One					(10) □ Low						Cost Rank:						Condition:				
(302) Two				+	(0) E					(10)					`	(10)					
(307) 🗆 1 1/					(30) Average					(20) □ Average (20) □ Badly V (30) □ Above Average (30) □ Average											
(308)				_	0) [ood Cd			(40) ☐ High (40) ☐ Good							ge	.,.			
(309) 🗆 21/		. 1 .		+	0) [-	ry Good cellent									Very	Good				
(304) □ One				1 (0	0) [I EX	сенен			(60) 🗆											
(305) Two				<u></u>		···-									(,	<i>(</i>) L	LACCH	Cife			
Assessor's				****):														
WD; SA	LE BE	TWEEN	PAREN	T &	Сн	TTD		 			_										
										-											
													,								
Comments 1	——————————————————————————————————————					·		Comp	nents:			- 247			_						
		 							. <u>-</u>								(Cont	inue or	back)		
Assessor Comments and Reason for Adjustment: WD; SALE BETWEEN PARENT & CHILD Comments from Comments: 000149300 (Continue on bace)										ı back)											

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

138

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 statemen	t is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed								
WEBSTER - 91	Mo. 11 Day 24 Yr. 2020 Mo. 11 Day 24 Yr. 2020								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Mildred Gillett	Grantee's Name (Buyer) Marcia Mahin								
Street or Other Mailing Address 524 Lane A	Street or Other Mailing Address 505 N Cherry St								
City State Zip Code NE 68901	Red Cloud State Zip Code NE 68970								
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes Volume (402) 746-4559 If Yes, is the grantee a 509(a) foundation? Yes Volume (402) 746-4559								
Email Address	Email Address								
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.								
(A) Status (B	Property Type (C)								
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home								
✓ Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt								
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other								
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Leasement ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Mir	ase Personal Rep. Trust/Trustee peral Quit Claim Warranty								
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecl	- Control - Cont								
kind exchange (I.R.C. § 1031	Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)								
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)								
✓ Yes	Yes 🗸 No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	tives? (If Yes, check the appropriate box.) Partnership, or LLC Self Other Other								
Brothers and Sisters Grandparents a									
Ex-spouse Parents and CI									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
\$730	☐ Yes								
16 Does this conveyance divide a current parcel of land? ☐ Yes	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
517 N Cherry St Red Cloud, NE 68970	same as Grantee								
18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.)									
South eight and one-third feet (8 1/3') of Lot seven (7) and all of Lots Cloud, Webster County, Nebraska	eight(8) and nine (9), Block three (3), Radcliff's Addition to Red								
5.000, 1.0000, 5.000, 1.000									
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 it	nstructions)								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0,00								
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 5A								
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and								
Kory J McCracken	(402) 746-3613								
Print or Type Name of Grantee of Authorized Representative	AHovus Phone Number 11/24/2020								
	Title Date 5/9/2-2								
Register of Deed's Use On	ly For Dept. Use Only								
26 Date Deed Recorded 27 Value of Stamp of Exempt Number	28 Recording Data								
Mo. 5 Day 9 Yr. 22 \$ Exempt # Sa	BK 2022, Fg 1190								
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)								

State of Nebraska 3ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 May A.D., 20 22, at 2:06 DM. Recorded in Book 2022 County Clerk _Deputy Comp

NEBRASKA DOCUMENTARY

WARRANTY DEED

Mildred Gillett, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Marcia Mahin, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All of GRANTOR'S life estate in:

The South Eight and One-third feet (8 1/3') of Lot Seven (7) and all of Lots Eight (8) and Nine (9), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed November 24, 2020.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 24, 2020, by Mildred Gillett, a single person.

Comm. expires

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

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale	Date	School District Code													
91	20	22	1191		5/	10	/2022	Base:	91-0	0002		Affil	iated:			Uni	fied:				
Location	ID	Sale	Number	Us	seabi	lity	& Code#						Parce	l N	umber						
0001731	100	1	.39		1			GeoCde	Tw	n Ri	ıg	Sect	Qr	t	Subdiv	Area	Blk	Parcel			
Tale III	Da	ate of Sa	le Assessed	l Val	ue			4491				00	0		10005		026	0000			
Land		Imp	rovements			To	otal		1	Date	of S	ale I	Prope	ty	Classific	ation	Code				
1	,365		130,17	5		1	.31,540	Status	F	roperty	тур	e	Zonin	g	Location	Ci	Parcel Size				
Assessor Lo	cation:	RED (CLOUD (1	RC)				A) 1	В	03		C) 3		D) 1	E) 6		F) 1				
		ar X. Taraka		Residential						Commercial											
	Mul	tiple Imp	rovements:	Multiple. Improvements. :							Multiple. Improvements. :										
		Constru	uction Date:							Construction Date : 1900											
			Floor:	Floor	Sq. Ft	. :				Floor Sq. Ft. : 10,000											
		Building	g Cost New:	Cost	:					Cost: 734,400											
Single Family		Resi	dentia	al Co	ondition:			Commercial Occupancy Code:													
(100) □ Mo	ne		(10)		Wo	om Out			Primary: 353 Other1: Other2:												
(101) 🗆 On			(20)		Ba	dly Worn			Commercial Construction Class: 3 (1) □ Fireproof Structural Steel Frame												
(102) 🗆 Tw	o Story			(30) Average						(1)		Fire	proof S	Stru	ctural Stee	l Frame	е				
(103) 🗆 Spl	it Level			(40) Good						(2)		Reir	nforced	l Co	oncrete Fra	me					
(104) 🗆 11	/2 Story			(50) Ury Good						(3)	*	Mas	onry E	Bear.	ing Walls						
(111) □ Bi-	Level			(60) Excellent					(4)		Wo	od or S	teel	l Framed E	xt. Wa	11s					
(106) □ Oth	ner									(5)					nd Walls						
Townhouse of	r Duplex	Style:		Residential Quality:						(6) □ Pole Frame Cost Rank: 20 Condition: 20											
(301) 🗆 On	e Story			(10) □ Low						Cost Rank: 20											
(302) 🗆 Tw	o Story			(20)		Fai	г			(10)											
(307) 🗆 11/				(30)		Av	erage			(20) Average (20) Badly Worn											
(308) □ Spl	it Level			(40)		Go				(30) Above Average (30) Average							ge				
(309) 🗆 21/				(50)			ry Good			(40) ☐ High (40) ☐ Good (50) ☐ Very Good											
(304) 🗆 On				(60) Excellent						-			نيند	4							
(305) 🗆 Tw	o Story E	Ouplex	a suprice successive s									-			(50) 🗆	Excell	ent			
Assessor's	s Adjus	stment	to Sale P	rice	(+ 0	r -)	:														
Assessor Co	mment	s and Re	eason for A	djus	tmen	t:															
TRUSTE	E'S D	EED																			
	^								Q-			-									
	Comments from 000173100								Com	ments	l .										
0001/3	100																				
												7									
																	(Cont	inue on back)			

Real Estate Transfer Statement \30 • 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

Good Life. Great Service. DEPARTMENT OF REVENUE

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 Mo. Day Vr. 2022 4 Date of Deed Mo. Day / Vr. 2022										
WEBSTER - 91											
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)										
Mary E. Scheuneman, Trustee	Mark R. Dahle										
Street or Other Mailing Address 725 W 4th Avenue	Street or Other Mailing Address 333 N Wehster Ster St										
City State Zip Code_	City Red Clozed State Zip Code										
Red Cloud NE 68970	Phone Number Is the grantee a 501(c)(3) organization? Yes No										
Phone Number 7292 - 4200	58 - 3(- 7395) If Yes, is the grantee a 509(a) foundation? Yes No										
n/a	Email Address n/a										
7 Property Classification Number. Check one box in categories A and B. Check C i											
) Property Type (C)										
✓ Improved Single Family Industrial ☐ Unimproved Multi-Family Agricultural ☐ IOLL ✓ Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Exempt										
	nd Contract/Memo Partition Sheriff Other										
	ase Personal Rep. Trust/Trustee										
Cemetery Death Certificate – Transfer on Death Executor Mi	neral Quit Claim Warranty										
kind exchange (LB C § 1031	losure Irrevocable Trust Revocable Trust Transfer on Death										
Exchange) by buyer or seller?	□ 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	Ves No										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	atives? (If Yes, check the appropriate box.)										
	Partnership, or LLC Self Other Other										
	and Grandchild Spouse										
Ex-spouse Parents and C											
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ %										
\$180,000 16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name										
Yes V No	of the agent or title company contact.) Yes GTA Real Estate No										
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent										
333 N Webster St	Grantee										
Red Cloud, NE 68970											
18a No address assigned 18b Vacant land											
Lots Three (3), Four (4), Five (5) and Six (6), Block	Twenty-six (26) Original Town of Red Cloud										
	Twenty-six (20), Original Town of Red Cloud,										
Webster County, Nebraska											
21 If agricultural, list total number of acres transferred in this transaction	·										
	22 \$ 180,000,00										
22 Total purchase price, including any liabilities assumed	22 180,000,00										
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	189										
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 100,000,00										
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number										
Under penalties of law, I declare that I have examined this statement	ent and that it is, to the best of my knowledge and belief, true, complete, and										
correct, and that I am duly authorized to sign this statement. Mark R. Dahle	858-736-7893										
Priot of Type Name of Grantee or Authorized Representative	Phone Number										
sign franzish class	Grantee 5/10/27										
here Signature of Grantee or Authorized Representative	Title Dáte (
Register of Deed's Use O	nly For Dept. Use Only										
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data										
Mo. 5 Day 10 Yr. 22 \$ 405.00	RK 9090 HO 1191										
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)										

Clerk's office of sai of May A.D o'clock A.M. Re on Page 1191 Louise A.	Entered on the d filed for record in the d county this 10th day 1, 20 a at 10th a NEBRASKA DOCUMENTARY STAMP TAX Date 5 10 0000
Return to: Southern Title, L P O Box 221 Red Cloud, NE	
	TRUSTEE'S DEED
September 21, consideration described real	uneman, Trustee of the Mary Scheuneman Revocable Trust under Agreement dated , 2005, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable received from GRANTEE, Mark R. Dahle, conveys to GRANTEE, the following estate, (as defined in Neb. Rev. Stat. 76-201): 9, Four (4), Five (5) and Six (6), Block Twenty-six (26), Original Town of Red er County, Nebraska
Subject to ease	ements and restrictions of record
GRANTOR co	ovenants with GRANTEE that GRANTOR:
(1)	is lawfully seised of such real estate and that it is free from encumbrances;
(2)	has legal power and lawful authority to convey the same;
(3)	warrants and will defend title to the real estate against any acts of the GRANTOR.
Executed	May 10, 2022.
Maky E. Scho	She une man Austee Euneman, Trustee
STATE OF N	EBRASKA))ss.
COUNTY OF	WEBSTER)
The foregoing by Mary E. So dated Septemb	instrument was acknowledged before me on

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

Notary Public

My Commission Expires: 8/27/2025

Residential & Commercial

Sales Worksheet

Cnty No.	Boo	ok P	age		ale Date	School District Code													
91	202	22 12	218		5/	9/2022	Base: 9	91-0	074	Affili	ated:			Unit	fied:				
Location	D	Sale Numb	er	Usea	bili	ity & Code#					Parcel	Nun	ıber						
0003037	00	140		1	Ĺ,		GeoCde	Twr	n Rng Se		Qrt	St	ubdiv	Area	Blk	Pa	rcel		
	Da	te of Sale Ass	essec	Value			4133			00	0	20	005		012	00	00		
Land		Improvem	ents			Total			Date of Sale Property Classification Code										
	710	26	,99	0		27,700	Status	P	roperty Ty	operty Type Zoning			Location City		y Size Parcel Size		el Size		
Assessor Lo	cation:	BLUE HIL	L (I	3H)		^{1,00}	A) 1	B)	03	(3	D)) 1	E)	6	F)	1		
						Residentia						Co	mmer	cial					
	Mult	iple Improvem	ents:	Multiple	. Imp	provements.:			Multiple	Improv	ements.:								
		Construction 2	Date:	Constru	ction	Date :			Construc	tion Da	e:	19	00						
		F	loor:	Floor Sc	ı. Ft.	i	Floor Sq. Ft. : 1,940												
		Building Cost	New:	Cost:			Cost: 479,260												
Single Family	Style:			Reside	ntia	l Condition:	Commercial Occupancy Code:												
(100) 🗆 Mol	oile Hom	е		(10) E]	Worn Out	Primary: 350 Other1: Other2:												
(101) 🗆 One	Story			(20) E]	Badly Worn	Commercial Construction Class: 3												
(102) 🗆 Two	Story			(30) E]	Average	(1)] Fire	proof St	ructu	ral Steel	Frame	9						
(103) 🗆 Spli	t Level			(40) □ Good						Rein	forced (Conc	rete Fra	me					
(104) 🗆 1 1/2	2 Story			(50) E		Very Good			(3)	Mas	опгу Ве	aring	Walls						
(111) 🗆 Bi-L	evel			(60) Excellent] Woo	od or Ste	el Fr	amed E	xt. Wal	lls				
(106) 🗆 Othe	er									1 Meta	al Frame	and	Walls						
Townhouse or	Duplex	Style:		Residential Quality:							Frame		THE WEST						
(301) 🗆 One	Story			(10)						Cost Rank: 20 Condition: 30									
(302) 🗆 Two	Story			(20) □ Fair					(10)										
(307) 🗆 11/2	2 Story			(30) E		Average		(20) 🗷 Average						20) 🗆 Badly Worn					
(308) 🗆 Split	t Level			(40) E		Good		(30) Above Average (30)) ★ Average				
(309) 🗆 21/2	2 Story			(50) E	1	Very Good			(40) □ High (40) □										
(304) 🗆 One	Story D	uplex		(60) E	Excellent							(:	50) 🗆	Very	Good				
(305) 🗆 Two	Story D	uplex											(6	50) 🗆	Excel	ent			
Assessor's	Adjus	tment to Sa	ıle P	rice (+	or	· -):						alle de la constante de la cons				na n			
Assessor Co	mments	and Reason	for A	djustm	ent														
SURVIVO	RSHI	P WD																	
					_														
																	-		
Comments f	rom							Comm	nents:										
0003037								Juli											
															(Cont	inue on	back)		

NEBRASKA Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

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

FORM 521

Mo. 5 Day 1 Yr. 92	\$ 83.25	BK2022, 12 1218		
26 Date Deed Recorded,	27 Value of Stamp or Exempt Number	28 Recording Data		or Dept. Use Only
here Grantee or Authorized Representative Title Register of Deeds' Use Only For Dept. Use Only				
Kevin J. Kohmetscher and M Print or Type Name of Grant	Phone 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. Kevin J. Kohmetscher and Michelle D. Kohmetscher				
25 If this transfer is exempt from the documentary stamp tax, list the exemption number				
23 Was non-real property included in the purchase? Yes No (if Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23)			24 \$	36,500 00
22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)			23 \$	
21 If agricultural, list total number of acres			22 \$	36,500 00
20 Legal Description Lot 29, Block 9, Original Town of Blue Hill, Webster County, Nebraska.				
	Vacant Land	Blackini, NE 30000		
18 Address of Property 534 W Gage St Blue Hill, NE 68930	19 Name and Address of Person to Whom Tax Statement Should be Sent Kevin J. Kohmetscher and Michelle D. Kohmetscher 534-W-Gage St 2034 Road (900) Blue Hill, NE 68930			
16 Does this conveyance divide a current parce	l of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Charter Title No		
14 What is the current market value of the real \$36,500.00	5 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$%			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child				
11 Was ownership transferred in full? (If No, explain the division.) Yes No				
9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031				
8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sherriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty				
Improved	☐ Industrial☐ Agricultural☐ Recreational		State Assessed Exempt	☐ Mobile Home
7 Property Classification Number. Check on (A) Status	B) Property Type		(C)	
Email Address dwiebe@charter-title.net	a havin astanaile. A seed D. Obert O.Y.	Email Address dwiebe@charter-title.net		
		Phone Number Is the grantee a 501(c)(3) organization? Yes No No 1902 - 4046 If Yes, is the grantee a 509(a) foundation? Yes No		
Hastings	NE 68901	Blue Hill NZ 68930		
707 East 5th Street City State Zip Code		203 4 Road (900 City State Zip Code		
Ace's Bar and Grill, L.L.C., a Nebraska limited liability company Street or Other Mailing Address		Kevin J. Kohmetscher and Michelle D. Kohmetscher Street or Other Mailing Address		
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)		
Webster	91	Mo. <u>05</u> Day <u>09</u> Yr. <u>2022</u>	Mo05 D	
1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed	

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of May A.D., 20 a at 10 all o'clock A.M. Recorded in Book and on Page 1218

Toruse Potech County Clerk

1 D. Deputy

nd Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-(1-22)
\$ 83.45 By (1)

AFTER RECORDING RETURN TO:

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT Ace's Bar and Grill, L.L.C., a Nebraska limited liability company, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do grant, bargain, sell, convey, and confirm unto

Kevin J. Kohmetscher and Michelle D. Kohmetscher, husband and wife as joint tenants with right of survivorship,

the following described real property in Webster County, Nebraska:

Lot 29, Block 9, Original Town of Blue Hill, Webster County, Nebraska.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments; except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Executed this Leth day of May, 2022.

Ace's Bar and Grill, L.L.C., a Nebraska limited liability company

By: Albert J. Tom It's: Manager

STATE OF Nebraska COUNTY OF Webster

The foregoing instrument was acknowledged before me this day of May, 2022 by Albert J. Toms, Manager of Ace's Bar and Grill, L.L.C., a Nebraska limited liability company.

Notary Public

Sam A. Schutte

General Notary - State of Nebraska SARA A. SCHUTTE My Comm. Exp. Oct. 20, 2022.

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale I	Date				S	chool I)ist	rict (Code								
91	20:	22	1232		5/:	10/	2022	Base: 9	1-0	002	Affi	liated:		-		Uni	fied:	a. 500 - 1 060					
Location	ID	Sale	Number		Useabil	ity &	દ Code#					Parce	ΙN	umb	er								
0001503	300		141		4		05	GeoCde	Twn	Rng	Sec	ct Qı	rt	Sub	div	Area	Bik	P	arcel				
	Da	ate of S	ale Assess	ed V	alue			4371			00	0		100	45		004 0000						
Land		Imp	rovement	s		Tot	al		1	Date of	Sale	Prope	rty	Clas	sifica	tion	Code	Code					
	830		12,2	20		1	13,050	Status	Pı	roperty Ty	pe	Zonir	ıg	Lo	cation	С	City Size Parcel Siz						
Assessor Lo	cation:	RED	CLOUD	(RC)			A) 1	B)	01		C) 1		D)	1	E)	6	F)	2				
 			The second second			F	Residential							Con	mer	ial							
	Mul	tiple Im	provements	s: M	ıltiple. Imp	prover	ments.:			Multiple.	Impr	ovement	s. :										
		Constr	uction Date	Co	nstruction	Date	 			Construc	ion D	ate:											
			Floor	Flo	or Sq. Ft.	:	1,1			Floor Sq.	Ft. :												
			g Cost New		Cost: 108,055 Cost:																		
Single Family	Style:	101		Re	sidentia	I Cor	dition: 10																
(100) 🗆 Mo	bile Hon	ne		(1	0) 🗷	Wor	n Out			Primary: Other1: Other2:													
(101) 🗷 One			(20) Badly Wom Commercia									-			<i>(</i> _1	•							
(102) □ Tw				(3	0) 🗆	Avei	rage					eproof					e						
(103) □ Spl	it Level			- `		Goo				()		inforce				ne							
(104) 🗆 1 1/				(5	0) 🗆		Good					asonry l											
(111) 🗆 Bi-l				(6	0) 🗆	Exce	ellent	· · · · · · · · · · · · · · · · · · ·		```		ood or				xt. Wa	alls						
(106) 🗆 Oth	er		·	(5) Metal Frame and Walls									ï										
Townhouse or		Style:			Residential Quality: 30 (6) Pole Frame							e						-					
(301) 🗆 One	e Story			(10)					Cost Rank: Condition:														
(302) 🗆 Two						Fair				(10)					<u>`</u>	<u> </u>	Wom						
(307) 🗆 11/				- `		Ave				(20) ☐ Average (20) ☐ Badly Wo								1					
(308) 🗆 Spl			<u>;</u>	+		Goo				(30) Above Average (30) Average													
(309) 🗆 21/				+	<u> </u>		Good		_	(40)													
(304) □ One				(6	0) 🗆	Exce	ellent										l Very						
(305) □ Two	o Story E	Duplex		<u></u>											(6	60) E	l Excel	ent	,				
Assessor's							,																
Assessor Co						:																	
WD; BE	TWEEN	PARE	NT & C	HIL	D																		
Comments 1	rom				<u></u>			(omn	nents:		-											
000150																							
								· · · · · · · · · · · · · · · · · · ·				·					(Cont	inue or	ı back)				
																	,						

NEBRASKA ood Life, Great Service

Real Estate Transfer Statement

FORM 521

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name Mo. ______ Day __ 05 2022 10 WEBSTER - 91 Mo. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ray Jay and Carolyn A. Fountaine Grantee's Name (Buyer) Christopher Ray Fountaine Street or Other Mailing Address 62 N Seward St Street or Other Mailing Address 405 North Cherry St Zip Code 68970 City Red Cloud State State Red Cloud 68970 Is the grantee a 501(c)(3) organization? Yes hone Number (402) 746-0199 Phone Number (402) 879-5196 V No If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Unimproved Multi-Family Mineral Interests-Producing Exempt IOLL Commercial Recreational Land Contract/Memo Sheriff Other 8 Type of Deed Conservator Distribution Partition Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep Quit Claim Cemetery Death Certificate - Transfer on Death Executor Mineral ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death Foreclosure kind exchange (I.R.C. § 1031 ✓ Gift Life Estate Trustee to Beneficiary Auction Easement Exchange) by buyer or seller? Partition Satisfaction of Contract Other (Explain) Seller No Court Decree Exchange Grantor Trust 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$11,000 ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes _ Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 405 N Cherry St Same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Ten (10), Eleven (11) and Twelve (12), Block Four (4), Radcliff's Addition to Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 0,00 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? 0,00 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 24 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 David B. Garwood Phone Number 5-10-2022 Attorney Title Date Signature of Grantee or Authorized Representative here For Dept. Use Only Register of Deed's Use Only

26 Date Deed Recorded

Day

28 Recording Data

27 Value of Stamp or Exempt Number

\$

State of Nebraska County of Webster Sss.

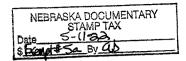
Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of Mau A.D., 2022, at 11:13 o'clock M. Recorded in Book 2022 on Page 1232

Coline Patric County Clerk

Assessor_

Carded

Comp



WARRANTY DEED

Ray Jay Fountaine and Carolyn A. Fountaine, husband and wife, GRANTOR, in consideration of ONE DOLLAR (\$1.00) and gift of the property, receipt of which is hereby acknowledged, convey to Christopher Ray Fountaine, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Ten (10), Eleven (11) and Twelve (12), Block Four (4), Radcliff's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed May 10, 2022.

Ray Jay Fountaine

Carolyn A. Fountaine

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 10, 2022, by Ray Jay Fountaine and Carolyn A. Fountaine, husband and wife.

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

Comm. expires 10-22-2022

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code											
91	20	22	1252	5/10	/2022	Base: 6	5-00	11	Affi	liated:			Unif	ied:			
Location	ID	Sale	Number	Useability	& Code#					Parc	el N	l Number					
0014104	100		142	1		GeoCde	Twn	Rng	Se	ct Q	rt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	/alue		4489	1	10	2	5 ()	00000	1	000	0000		
Land		Imp	provements	To	otal		D	ate of S	Sale	Prop	erty	Classific	ation (ode			
268	,930			2	268,930 Status Property Type					Zoni	ng	Location	Cit	y Size	Parcel Size		
		Irrigat	tion Type:	A) 2 B) 05						C) .	5	D) 3	E)	0	F) 10		
LCG			ACRES:	VAL	UE:		LCG			A	CR	ES:		VAL	JE:		
IRRIGATE	D 1A1					GR	G1		5	7.980			81,170				
	1A						G										
	2A1					2G1						6.970			51,760		
	2A					2G					9	6.430		1	35,000		
	3A1							30	G1								
	3A							3	3G								
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DRYLANI) 1D1					S	helterbe	lt/Timb	er								
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	2D							Oth	_								
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Outl	ouildings					Nor	ı-AG T	OTA	Γ	• • <u></u>		4.960					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORP WD	
Comments from	Comments:
001410400	
	(Continue on back)

FORM

Real Estate Transfer Statement

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

The Northwest Quarter (NW1/4); and the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4); all in Section Twenty-five (25), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction		The deed	will not be rec	orded unles	s this stateme	ent is sig	ned and i	tems 1-25 ar	re accuratel	y compl	eted.		
Country Name (Suller) Control Name (Name & Name	1 County Name	WEBS		mber	- region of the second							O Yr. 20	22
Court Land & Cattle Co. Lynn Kimminau System of Chem Mailly Address System of Status Sy	5 Grantor's Name, Ac	idress, and Tele	ohone (Please P	rint)		6 Gran	tee's Name	e, Address, an	d Telephone	(Please P	rint)		
Station Stat													
Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. Property Classification Number, Check one part of the Check one part of	Street or Other Mailing					Street 1263	or Other Ma Road 2	ailing Address 2700					
Add	Hastings		State NE		Zip Code 6890	Law							68957
Property Classification Number, Check one box in categories A and B, Check C If property Type						402-4	160-0						
Columbrate Single Family Industrial Mineral Interests Propoducing State Assessed Mabile Home Industrial Mineral Interests Producing State Assessed Mabile Home Uniformity Outs. Commercial Recreations Email Address n/a						Address							
Single Family Industrial Microsal Inferences Norporducing Sate Assessed Mobile Home Uniformeted Multi-Family Agricultural Recreational R	7 Property Classifica	ation Number. C	heck one box in	categories A	and B. Check C	if propert	y is also a	mobile home.	•				
Usingstowed Multi-Family Agricultural Mineral Interests-Producing Deempt	(A) Status				(B) Prope	rty Type					(C)	
Fold Commercial Recreational	[Improved	Single Fa	amily	Industrial		Mine	ral Interests	-Nonproducing		State Ass	sessed	Mob	ile Home
Bill of Sale Corrective Cemetery Death Cartificate - Transfer on Death Executor Mineral Quik Claim Warranty			•			Mine	ral Interests	-Producing		Exempt			
Cemetery Destrit Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was transfer part of IT-8 like Type of Transfer Distribution Ceasers Certificate Trustee to Beneficiary	8 Type of Deed	Conservator		Dis	stribution [][and Contra	act/Memo	Partition	She	eriff	Ot	ther	
Selection Count Count Desemble Count Desemble Count Desemble Count Desemble Description Count Desemble Description Desemble Description Desemble Description Desemble Description Description Desemble Description Descripti			ite – Transfer on										
Buyer Seller No Court Decree Exchange Transfor Trust Partition Satisfaction of Contract Other (Explains)	kind exchange (I.	.R.C. § 1031				eclosure [ŧ	=		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 14 What is the current market value of the real property? Grandparents and Grandchild Spouse Step-parent and Sisep-child 14 What is the current market value of the real property? S415,000 S Sep-parent and Sisep-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes	Exchange) by buye	er or seller?				l ntor Trust				Contract	_		y
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.) Yes	11 Was ownership tran	sferred in full? (If	No, explain the o	livision.)			12 V			r same us	e? (If No, s	state the inten	ded use.)
Brothers and Sisters Grandparents and Grandchild Spouse Spouse Skep-pouse Parents and Child Step-parent and Step-child Step-parent and Step-parent an	13 Was the transfer bet	tween relatives, o	r if to a trustee, a	are the trustor a	nd beneficiary re	elatives? (If	Yes, check	the appropriat	te box.)			. ,	
Ex-spouse											Other_		
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$415,000		=		[-		dchild						
\$415,000		· · ·			Parents and		- 11			-	nt and into	root roto \	
16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) 7 yes Agri Affiliates, Inc No 18 Address of Property 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee		market value of tr	e real property?				_		(II les, state	uie amoui	it and inter	rest rate.)	%
of the agent or title company contact.		ce divide a curren	t parcel of land?		···	17 Wa	s transfer th	rough a real e	state agent or	a title con	mpany? (If	Yes, include to	ne name
Ag Land Grantee Register of Deed's Use Only Grantee For Dept. Use Only 26 Date Deed Recorded Mo. 5 Day 13 Yr. 20 Grantee	Yes 🗸	No											. No
20 Legal Description (Attach additional pages, if needed.) The Northwest Quarter (NW1/4); and the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4); all in Section Twenty-five (25), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction						1 .		lress of Person	to Whom the	Tax State	ment Shou	ıld be Sent	
20 Legal Description (Attach additional pages, if needed.) The Northwest Quarter (NW1/s); and the Northwest Quarter of the Southwest Quarter (NW1/sW1/s); all in Section Twenty-five (25), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction	18a V No address as	ssigned 18b	✓ Vacant land	Ė									
(25), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction	20 Legal Description (A	ttach additional p	ages, if needed.)									
21 If agricultural, list total number of acres transferred in this transaction	The Northwest	Quarter (NV	V1/4): and the	e Northwes	st Quarter of est of the 6	f the So th P.M.,	uthwest Webste	: Quarter (ler County,	NW¼SW! Nebraska	¼); all i ì	n Sectio	on Twenty	/-five
22 Total purchase price, including any liabilities assumed		• •											
23 Was non-real property included in the purchase? Yes No (lfYes, enter dollar amount and attach itemized list.) (see instructions) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number	21 If agricultural, list tot	al number of acre	s transferred in t	his transaction	200	+-				1 16			
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) 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. Lynn Kimminau Print or Type Name of Grantée or Authorized Representative Signature of Grantée or Authorized Representative Register of Deed's Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number BY 2002 Pro Dept. Use Only Register of Deed's Use Only 18 Recording Data 19 13 Yr. 20 \$ 933.75				ssumed						22		415,00	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)				ınd attach iter	nized list.) (<u>se</u>	e instruct	ions)			23 \$			
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. Lynn Kimminau Print or Type Name of Grantée or Authorized Representative Find or Type Name of Grantée or Authorized Representative Grantee For Dept. Use Only Register of Deed's Use Only 26 Date Deed Recorded Mo. 5 Day 13 Yr. 20 \$ 933.75 Phone Number 5/60 - 6 / 37 Phone Number 5/ /2022 Date For Dept. Use Only	24 Adjusted purchas	se price paid fo	r real estate (lir	ne 22 minus l	ine 23)					24		415,00	0,00
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Lynn Kimminau Print or Type Name of Grantée or Authorized Representative Find or Type Name of Grantée or Authorized Representative Grantee For Dept. Use Only Register of Deed's Use Only 26 Date Deed Recorded Mo. 5 Day 13 Yr. 20 \$ 933.75 Phone Number 5/60 - 6 / 37 Phone Number 5/ /2022 Date For Dept. Use Only	25 If this transfer is	exempt from the	e documentary	stamp tax, li	st the exempti	on numbe	r		<u> </u>				
Sign Multiple Name of Grantee of Authorized Representative Title Date Register of Deed's Use Only For Dept. Use Only	Un	der penalties of	law, I declare th	nat I have exan	nined this staten	nent and th	at it is, to t	he best of my	knowledge ar				
Sign Multiple Name of Grantee of Authorized Representative Title Date Register of Deed's Use Only For Dept. Use Only	Lynn	Kimminau									402-	460-0	137
here Signature of Grantee or Authorized Representative Register of Deed's Use Only Register of Deed's Use Only 26 Date Deed Recorded Mo. 5 Day 13 Yr. 20 \$ 933.75 BX 2022 Pg 1252	sian Print or	type Name of Gr	aritee or Authoriz	eu nepresenta	uve			Gran	tee		,		
Register of Deed's Use Only 26 Date Deed Recorded Mo. 5 Day 13 Yr. 20 Register of Deed's Use Only 27 Value of Stamp or Exempt Number S PA Day 13 A Day 14 A Day	i	re of Grantee or A	uthorized Repre	sentative		Title					j	Date	
Mo. 5 Day 13 Yr. 22 \$ 6 933.75 BY 2022 Pg 1252				Register of	Deed's Use (Only						For Dept. Us	e Only
4 11 2 11 11 11 12 2 2 2 2 2 2 2 2 2 2 2	26 Date Deed Recorded		-	mp or Exempt	Number		•	^					
			\$ 6	433.7	<u> </u>	BK	909	ia, rg	1 4 52	uthorized h	v Neb. Rev. 5	Stat. §§ 76-214	77-1327(2)

State of Nebraska 3 _{SS} . County of Webster 3	
Entered on the pumerical index and filed for record in the	
Clerk's office of said county this 13 day of May A.D., 20 @@, at 1:31	
o'clock D. M. Recorded in Book @@@@	FADV
Lavise Polsch County Clerk 10.00 Lo Deputy Date 5-13-22	IARI
IndCompAssessorCarded\$ 933.75 By V.O.	
Return to: Southern Title, LLC 2837 W Hwy 6 #205 Hastings, NE 68901	
CORPORATION WARRANTY DEED	
Quirk Land & Cattle Co., a Nebraska corporation, Grantor, in consideration of ONE (\$1.00) and other valuable consideration received from Grantee, Lynn Kimminau, co. Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):	DOLLAR nveys to
The Northwest Quarter (NW¼); and the Northwest Quarter of the Southwest Quarter (NW¼SW¼); all in Section Twenty-five (25), Township One (1) North, Range Ten (the 6 th P.M., Webster County, Nebraska	(10) West of
Grantor covenants, jointly and severally, if more than one, with Grantee that Grantor:	:
 is lawfully seised of such real estate and that it is free from encumbrance has legal power and lawful authority to convey the same; warrants and will defend title to the real estate against the lawful claims opersons. 	•
Executed TM Any LO , 2022.	
Quirk Land & Cattle Co., a Nebraska corporation	
BY: Bruce Hocking, Vice President	
STATE OF NEBRASKA)) ss.	
COUNTY OF)	
The foregoing instrument was acknowledged before me on May 10 the Bruce Hocking, Vice President of Quirk Land & Cattle Co., a Nebraska corporation, the corporation.	2022 by on behalf of
Notary Public A GENERAL NOTARY - State of MARTY I. DU My Comm. Exp. Januar	

Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok	Page		S	ale Date					Scho	ol Dis	trict Code	3					
91	202	22	1255		5/:	16/2022	Base: 9	1-00	02	Ā	Affilia	ted:		Un	ified:	and the second s			
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	Da	ite of S	ale Assessec	Val	ue		4371				00	0	10005		005	0000			
Land		Imp	rovements			Total		D	Date of Sale Property Classification Code										
	645		14,55	5		15,200	Status	Pro	perty	Тур	e 2	Zoning	Location	ı C	ity Size	Parcel Size			
Assessor Lo	cation:	RED	CLOUD (I	RC) A) 1 B) 03 C) 3 D) 1 E)								6	F) 1						
				Residential Commercial															
	Mult	tiple Im	provements:	Multiple. Improvements. : Multiple. Improvements. :															
	*	Constr	uction Date:	Construction Date :						ructio	on Date		1876			7			
	*.		Floor:	Floor Sq. Ft. :						Sq. F	t.:		,620						
·	 	Buildir	g Cost New:	Cost:									,025		**				
Single Family	Style:			Residential Condition: Commercial									-						
(100) □ Mo	bile Hom	ie		()		Worn Out									Other2:				
(101) 🗆 One				(20) Badly Worn					Commercial Construction Class: 3										
(102) 🗆 Two				(30) ☐ Average					(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame										
(103) □ Spli				<u> </u>	<u> </u>	Good			(2)					me					
(104) 🗆 11/				<u> </u>		Very Good			(3)				ring Walls		·_ 1 1_				
(111) 🗆 Bi-I				(60) □ Excellent (4									el Framed H	XI. W	aus				
(106) □ Oth		64.1	<u> </u>	(5)															
Townhouse or		Style:										tion: 1	n						
(301) □ One				(10) □ Low (20) □ Fair					(10) \(\sum \) Low (10) \(\overline{\text{E}} \) Wom Out										
(302) Two (307) 1 1/				_ <u>`</u>		Average	· · · · · · · · · · · · · · · · · · ·		<u> </u>						☐ Badly				
(308) Spli			_			Good	*****								□ Avera	_			
(309) □ 21/			<u></u>		, <u> </u>	Very Good	-		(40) ☐ High (40) ☐ Good										
(304) One		uplex		• •		Excellent			`/-					<u> </u>	□ Very				
(305) Two				\/											I Excel	lent			
Assessor's	************		t to Sale P	rice	(+ or	: -):					الخط فعيرين وبغير				- 13	age of the second secon			
Assessor Co																			
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NEBRASKA Good Life, Great Service

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

143

FORM **521**

• If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Day 12 Day 16 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)
Webster CountyNatural Resources Conservation Foundation Grantee's Name (Buyer) Mark A. Van Beber Street or Other Mailing Address 20 North Webster Street, Suite 115 Street or Other Mailing Address 426 North Jefferson Street Zip Code 68970 City Red Cloud Zip Code 68970 Red Cloud Is the grantee a 501(c)(3) organization? Phone Number (402) 746-3790 Phone Number (254) 718-9674 Yes VNC If Yes, is the grantee a 509(a) foundation? Yes V No Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (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 Distribution Conservator Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Trust/Trustee Lease Personal Rep Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim **✓** Warrantv 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 Auction Easement Life Estate ✓ Sale Trustee to Beneficiary Buyer Seller V No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes □ No ✓ 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.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Ex-spouse Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$11.560 ✓ 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 of the agent or title company contact.) Yes Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 137 West 4th Avenue, Red Cloud, NE 68970 Grantee 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 0,00 23 Was non-real property included in the purchase? 23 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 0,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (254) 718-9674 Mark A. Van Beber Phone Number Print or Type Name of Grantee or Authorized Representative sign Grantee 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 Day 16 Yr. 22

The West Sixty-seven (67) feet of Lots Thirteen (13), Fourteen (14) and Fifteen (15) and the West Seventy-six (76) feet of Lot Sixteen (16) EXCEPT the East Nine (9) feet of the West Seventy-six (76) feet of Lot Sixteen (16) all in Block Five (5), Original Town of Red Cloud, Webster County, Nebraska.

BOOK	മ്മാ	PAGE	1255
~		INCL	30Y D (C)

NEBRASKA DOCUMENTARY

STAMP TAX

State of Nebraska ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day _A.D., 20<u>@</u>Q, at 1:31 of Mau c'clock D M. Recorded in Book 2002 County Clerk Disso 10.00 Lo Deputy Carded _Assessor Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970

CORPORATION WARRANTY DEED

Webster County Natural Resources Conservation Foundation, a Nebraska Non-Profit Corporation, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Mark A. Van Beber, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Sixty-seven (67) feet of Lots Thirteen (13), Fourteen (14) and Fifteen (15) and the West Seventy-six (76) feet of Lot Sixteen (16) EXCEPT the East Nine (9) feet of the West Seventy-six (76) feet of Lot Sixteen (16) all in Block Five (5), Original Town of Red Cloud, Webster County, Nebraska.

Grantor covenants, jointly and severally, with Grantee that Grantor:

April 12

- (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.

Webster County Natural Resources Conservation Foundation, BY: Roy Anderson, President

STATE OF NEBRASKA, WEBSTER, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on $\frac{4/2}{2022}$. 2022 by Roy Anderson, President, Webster County Natural Resources Conservation Foundation, a Nebraska Non-profit Corporation.

GENERAL NOTARY - State of Nebraska LYNETTA SNELLING My Comm. Exp. August 25, 2023

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		S	ale Date					,	Sch	ool Dis	tri	ct Code	;						
91	20	22	1259		5/1	6/202	2	Base: 9	91-0	002		Affilia	ated:			U	nific	ed:				
Location	ID	Sale	Number	Į	Jseabili	ty & Cod	le#		Parcel Number									.,,				
0001551	01	:	144		1			GeoCde	Twr	ı Rı	ıg	Sect	Qrt	5	Subdiv	Area Bik Parc						
	Da	ate of S	ale Assesse	d Va	lue			0000				00	0	0	0000	000 0000						
Land		Imp	rovements			Total				Date of Sale Property Classification Code												
	545					5	545	Status	P	roperty Type Zoning					Location		City	Size Parcel Size				
Assessor Lo	cation:	RED	CLOUD ((RC) A) 2 B					B)	0	1	C) 1 D) 1 E) 6 F							F)	1		
						Resid	ential							C	Commer	cial		· · · · · · · · · · · · · · · · · · ·	**********			
	Mul	tiple Im _j	provements:	Mu	ltiple. Imp	rovements.	:			Multi	ple. 1	Improv	ements.:									
		Constr	uction Date:	Cor	struction	Date:				Const	ructi	on Dat	e:									
			Floor:	Flo	or Sq. Ft.	-				Floor	Sq.	Ft. :										
		Buildin	g Cost New:	Cos	st:					Cost							_					
Single Family	Style:	•		Re	sidential	Condition	n:	1 1 1 1	Commercial Occupancy Code:													
(100) □ Mo	bile Hon	ne	····	(10	0) 🗆	Worn Out		Primary: Other1: Other2:								ther2:						
(101) 🗆 One	e Story			(20) Badly Worn							Commercial Construction Class: (1) ☐ Fireproof Structural Steel Frame											
(102) 🗆 Two	o Story		-	(30) Average								Firep	roof Str	uct	ural Stee	l Fra	me					
(103) 🗆 Spl	it Level			(40	0) 🏻	Good				(2)		Rein	forced (Con	стеtе Fra	me						
(104) 🗆 1 1/	2 Story			(50)) 🗆	Very Good	d			(3)					ıg Walls							
(111) 🗆 Bi-l	Level			(60)) 🗆	Excellent				(4)		Woo	d or Ste	el F	ramed E	xt. V	Valls	3				
(106) 🗆 Oth	ier									(5)				ano	d Walls							
Townhouse or	r Duplex	Style:	<u> </u>	Residential Quality:									Frame				-					
(301) 🗆 One	Story			(10) □ Low						Cost Rank: Condition:												
(302) □ Two	-			 		Fair				(10) Low					- `			Worn				
(307) 🗆 1 1/						Average				(20)		Aver			<u>`</u>			Badly				
(308) □ Spli	it Level			(40	<u> </u>	Good				(30) Above Average						☐ Average						
(309) 🗆 21/				(50	-	Very Good			(40)		High			`			Good					
(304) □ One	e Story D	uplex		(60)) 🗆	Excellent								`			Very (
(305) □ Two	o Story I)uplex		<u> </u>								· · · · · · · · · · · · · · · · · · ·			(60)	Ц	Excelle	ent			
Assessor's								*******														
Assessor Co	mment	s and R	eason for A	∖dju	stment:																	
JTWD	***																					
			_																			
																						
Comments 1	from				'-m-				Comr	nents					***			****				
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																	-	(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

1 County Name 2 County Number	Is signed and items 1-25 are accurately completed. A Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. <u>5</u> Day <u>16</u> Yr. <u>77</u> Mo. <u>5</u> Day <u>16</u> Yr. <u>77</u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Dennis and Ruth Wentworth	Grantee's Name (Buyer) Brandon and Amanda Wood
Street or Other Mailing Address 202 S Walnut St	Street or Other Mailing Address 75845 Rd 328
City State Zip Code	City State Zip Code Grant NE 69140
Réd Cloud NE 68970 Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No
	(402) 533-3481 If Yes, is the grantee a 509(a) foundation? Yes No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	
	Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home
☐ Improved ✓ Single Family ☐ Industrial ✓ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Producing State Assessed Mobile Home
- A - A - A - A - A - A - A - A - A - A	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was transfer part of IRS like-kind exchange (IR.C. § 1031	osure
Exchange) by buyer or seller?	
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
Yes Aunt or Uncle to Niece or Nephew Family Corp., P	artnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents a	
Ex-spouse Parents and Ch	iild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
14 What is the current market value of the real property? \$545	Yes V No \$ %
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes V No	of the agent or title company contact.) Yes Vo
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Red Cloud, NE 68970	Same as Grantee
18a ✓ No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
See attached	
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions) 23
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 4.500,00
•	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
	number It 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.	nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement. Kory J McCracken	number Int and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement. Kory J McCracken Print or Type Name of Grandee or Authorized Representative	nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-3613
correct, and that I am duly authorized to sign this statement. Kory J McCracken Print or Type Name of Grantee or Authorized Representative	nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-3613 Phone Number
correct, and that I am duly authorized to sign this statement. Kory J McCracken Print or Type Name of Grantee or Authorized Representative	Attorney Attorney Title Attorney Attorney Title Attorney Attorney Attorney Title Attorney Title Attorney Title Attorney Attorney Title Attorney Title Attorney Title Attorney Title
correct, and that I am duly authorized to sign this statement. Kory J McCracken 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	Attorney Title Attorney Title For Dept. Use Only 128 Recording Data
sign Nere Correct, and that I am duly authorized to sign this statement. Kory J McCracken Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use On	Attorney Attorney For Dept. Use Only

Lots Three (3) and Four (4), Block Ten (10), Railroad Addition to Red Cloud, Webster County, Nebraska.	

>SCALE OF INEDIASNA >SS.
County of Webster 3
Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
of 11au A.D., 20 22, at 3:08
o'clock p oM. Recorded in Book 2022
on Page 1259
Truse Petrch County Clerk
10.00 an Deputy
Ind Comp Assessor Carded

Chata of Mohraelia 3



JOINT TENANCY WARRANTY DEED

Dennis Wentworth and Ruth Wentworth, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Brandon Wood and Amanda Wood, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Three (3) and Four (4), Block Ten (10), Railroad Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed May 16, 2022.

Dennis Wentworth

Ruth Werltworth

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 16, 2022, by Dennis Wentworth and Ruth Wentworth, husband and wife.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	le Date				Sc	hool Dis	trict Code	e					
91	20	22	1260		5/1	7/2022	Base: 6	5-0	011	Affi	liated:		Unit	fied:				
Location	ID	Sale	Number	Us	eabilit	y & Code #					Parcel N	lumber						
0006170	000		145		4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Parcel				
	Da	ate of S	ale Assessed	Valu	ie		4487			00	0	40020		004	0000			
Land		Imp	rovements		ŗ	Fotal]	Date of S	Sale	Property	Classific	ation (Code				
	420		11,260	50 11,680 Status Property Type Zoning							Location	i Cit	y Size	Size Parcel Size				
Assessor Lo	cation:	GUID	E ROCK	K (GR) A) 1 E					01		C) 1	D) 1	E)	7	F) 2			
						Residential						Commer	cial					
	Mul	tiple Im	provements:	Multip	le. Impr				Multiple.	Impro	ovements.:							
		Constr	uction Date:	Constr	uction D				Construct	ion D	ate:							
				Floor	Sq. Ft.:	1,4			Floor Sq.	Ft. :								
	-		g Cost New:	Cost:		160,7			Cost:						,			
Single Family						Condition: 15	5				Occupan		· · ·					
(100) □ Mo		ne		· ·		Vom Out			Primary: Other1: Other2:									
(101) 🗆 One				` ,														
(102) 🗷 Two			-	· · ·		\verage			• • •			uctural Stee						
(103) □ Spl				` _		J ood						oncrete Fra	me					
(104) 🗆 11/						Tery Good				-		ring Walls						
(111) □ Bi-l				(60)		excellent			` /			el Framed I	ext. Wa	lis				
(106) □ Oth											tal Frame	and Walls						
Townhouse or		Style:				Quality: 30			-,``/		le Frame							
(301) 🗆 One				(10)						Cost Rank: Condition: (10) □ Low (10) □ Worn Out								
(302) Two				. ,		air		-							·			
(307) 🗆 1 1/				· /.		verage			(20)									
(308) 🗆 Spli				- ` ` ` 		Good			(30) □ Above Average (30) □ Average (40) □ High (40) □ Good									
(309) 🗆 21/		1.		(50) U Very Good					(40) ☐ High (40) ☐ Good (50) ☐ Very Good									
(304) One				(60)	<u>ц</u> Е	excellent			·					Excell				
(305) 🗆 Two												(OU) LI	EXCEI	CIII			
Assessor's						-):								-				
Assessor Co															-			
QCD; BI	ETWEE	N PAF	ENT & C	HILD	WIT	H LIFE ES	STATE											
		-													<u>-</u>			
													,		· -			
Comments f	from						(Comn	nents:				*****					
0006170																		

														(Conti	nue on back)			
														, , , , , , , ,				

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

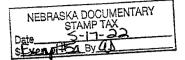
145

FORM **521**

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

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.					
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	0000				
WEBSTER - 91	Mo. 05 Day 17 Yr. 2022 Mo. 05 Da	y <u>17</u> Yr. <u>2022</u>				
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller) Linda V Alexander	Grantee's Name (Buyer) Jaime R Oglesby and Daniel R Alexander					
Street or Other Mailing Address	Street or Other Mailing Address					
250 W Lincoln PO Box 84 City State Zip Code	PO Box 84 City State	Zip Code				
Guide Rock NE 68942	Guide Rock NE	68942				
Phone Number (402) 831-0546	Phone Number (402) 831-0546 Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four					
Email Address	Email Address	ndation? Yes No				
7 Property Classification Number. Check one box in categories A and B. Check C i						
) Property Type	(C)				
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home				
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt					
	nd Contract/Memo Partition Sheriff	Other				
	ase Personal Rep. Trust/Trustee					
	neral Quit Claim Warranty					
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forec	losure Irrevocable Trust Revocable Trust Tr	ansfer on Death				
kind exchange (I.R.C. § 1031 Auction Easement Gift		rustee to Beneficiary				
Exchainge) by buyer or benefit.	or Trust Partition Satisfaction of Contract O	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.)				
☐ Yes	Ves No					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.						
		er				
	and Grandchild Spouse					
Ex-spouse ✓ Parents and C		internet rate \				
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)				
\$13,095	Yes ✓ No \$ 17 Was transfer through a real estate agent or a title company	2 (If Voc. include the name				
16 Does this conveyance divide a current parcel of land? Yes ✓ No	of the agent or title company contact.)	. (II res, include the name				
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S					
250 W Lincoln St	Same as Grantor, Linda Alexander					
Guide Rock, NE	PO Box 84					
18a No address assigned 18b Vacant land	Guide Rock, NE 68942					
20 Legal Description (Attach additional pages, if needed.)						
See Attached	1 bot's Add to Guide Rock, N	C				
S 100 Lot 1, Block 4, 1a	10013 Had 10 OLLICE 17007, 11	E				
, , ,	•					
21 If agricultural, list total number of acres transferred in this transaction						
The second second	00 \$					
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)	ì				
	\$	000				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0,00				
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number_5a					
Under penalties of law, I declare that I have examined this statement	ent and that it is, to the best of my knowledge and belief, true, c	omplete, 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	05/17/2022				
here Signature of Grantee of Authorized Representative	Title	Date				
TIETE 1		Fay Dant Has Out				
Register of Deed's Use O 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	128 Resprding Data	For Dept. Use Only				
5 17 22 s Fv. stt.c.	DK2002 to 1260					
Mo DayYP		Rev. Stat. §§ 76-214, 77-1327(2)				
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019		63				

State of Nebraska 3ss.
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
of May A.D., 20 22 at 3'.10
coclock POM. Recorded in Book 2002
on Page 1260
Duige Peter Chunty Clerk
10.00 QL Deputy
ind Comp Assessor Carded



QUITCLAIM DEED

Linda V. Alexander, 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 my children Jaime R. Oglesby, a married person, and Daniel R. Alexander, a married person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South One Hundred feet (S100') of Lot Seven (7), Block Four (4), Talbot's Addition to Guide Rock, Webster County, Nebraska.

GRANTOR HEREBY RESERVES TO THEMSELVES A LIFE ESTATE IN SAID REAL ESTATE.

Executed May <u>/7</u>, 2022.

Linda v. Alexander

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 17, 2022, by Linda V. Alexander, a single 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	Sale Date School District Code														
91	20	22	1267		5/1	7/2022	Base: 9	1-0	O074 Affiliated: Unified:									
Location	m	Sale	Number	Useability & Code #					Parcel Num					umber				
0003289	900	:	146		1		GeoCde	Twi	ıRı	ng	Sect	Qrt	\$	Subdiv	Area	Blk	Pa	arcel
	D	ate of S	ale Assessed	l Val	ue		4133				00	0	2	0035		006	00	000
Land		Imp	rovements			Fotal			Date of Sale Property Class					lassifica	ification Code			
1	,645					1,645	Status	P	roperty	Тур	e 2	Zoning		Location	n City Size Parcel Siz			el Size
Assessor Lo	cation:	BLUE	HILL (F	BH)			A) 2	B)	0	1	(C)	1		D) 1	E)	6	F)	1
				entra e segui		Residential							C	ommerc	ial			
	Mul	tiple Im	provements:	Mult	iple. Impr	ovements.:			Multip	ple. I	mprove	ments. :						
		Constr	uction Date:	Cons	struction I	ate:			Const	ructi	on Date	:						
			Floor:	Floor	r Sq. Ft. :				Floor	Sq. I	Ft. :							
		Buildin	g Cost New:	Cost	:				Cost:	:								
Single Family	Style:			Resi	idential	Condition:			Com	mer	cial O	ccupar	cy (Code:				
(100) 🗆 Mo	bile Hon	ne		(10)	7 🗆 (Vorn Out			Prima	ary:		О	ther	rl:	(Other2:		
(101) 🗆 One	e Story			(20)) [] E	Badly Worn			Com	mer	cial Co	onstru	ction	n Class:				
(102) 🗆 Two	o Story			(30))	verage			(1)		Firep	roof St	ructi	ural Steel	Frame	!		
(103) 🗆 Spl	it Level			(40) □ Good				(2) Reinforced Concrete Frame										
(104) 🗆 11/				(50) U Very Good				(3) Masonry Bearing Walls										
(111) □ Bi-l				(60) Excellent				(4) U Wood or Steel Framed Ext. Walls										
(106) □ Oth	ier								(5)									
Townhouse or		Style:		Residential Quality:				(6) D Pole Frame						El Tala				
(301) 🗆 One	e Story			(10) □ Low				Cost Rank:					Condition:					
(302) □ Two						air			(10) Low				<u> </u>	(10)				
(307) 🗆 11/				(30) □ Average				(20) Average						(20) 🛘 Badly Worn				
(308) 🗆 Spli				(40)		lood			(30) Above Average					····	(30) Average			
(309) 🗆 21/				(50)		ery Good			(40) □ High						Good			
(304) 🗆 One				(60)		xcellent										Very (
(305) 🗆 Two	o Story I	Ouplex												(6	0) 🗆	Excell	ent	
Assessor's						-):					1800							1
Assessor Co	mment	s and R	eason for A	djus	tment:													
WD						-14												
Comments f	rom						(Comn	nents:									
0003289			a			- to dis- and t												
																(Conti	nue on	back)

Real Estate Transfer Statement

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

	t is signed and items 1-25 are accurately completed.					
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 05 Day 17 Yr. 2022 4 Date of Deed Mo. 05 Day 17 Yr. 2022					
WEBSTER - 91						
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)					
City of Blue Hill	Kayden S. Ferguson					
Street or Other Mailing Address PO Box 277	Street or Other Mailing Address 210 N Pine St					
City State Zip Code NE 68930	City State Zip Code NE 68930					
Phone Number (402) 756-2056	Phone Number (402) 984-4414 Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes V No					
Email Address cityofbluehill@gmail.com	Email Address kaydenferguson444@gmail.com					
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.					
	Property Type (C)					
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home					
✓ Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt					
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other					
Bill of Sale Corrective Easement Lea	ase Personal Rep. Trust/Trustee					
Cemetery Death Certificate – Transfer on Death Executor Mir	neral Quit Claim V Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031						
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary					
Buyer Seller V No Court Decree Exchange Granto 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 No	Yes No					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela						
	eartnership, or LLC Self Other					
Brothers and Sisters Grandparents a						
Ex-spouse Parents and Cf 14 What is the current market value of the real property?	iild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)					
\$1,645	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 Volume No					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent					
18 Address of Property 209 S Webster St	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee					
209 S Webster St						
209 S Webster St 18a No address assigned 18b Vacant land	Grantee					
209 S Webster St 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North 16' Lot 7 & All Lot 8 Block 6 Grussells Subdivi	Grantee					
209 S Webster St 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	Grantee					
209 S Webster St 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North 16' Lot 7 & All Lot 8 Block 6 Grussells Subdivi	Grantee					
209 S Webster St 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North 16' Lot 7 & All Lot 8 Block 6 Grussells Subdivi Webster County, Nebraska	Sion of Rohrers Addition to City of Blue Hill,					
209 S Webster St 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North 16' Lot 7 & All Lot 8 Block 6 Grussells Subdivi Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	Grantee sion of Rohrers Addition to City of Blue Hill, 22 \$ 800.00					
209 S Webster St 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North 16' Lot 7 & All Lot 8 Block 6 Grussells Subdivi Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	Grantee sion of Rohrers Addition to City of Blue Hill, 22 \$ 800,00 nstructions)					
209 S Webster St 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North 16' Lot 7 & All Lot 8 Block 6 Grussells Subdivi Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	sion of Rohrers Addition to City of Blue Hill, 22 \$ 800.00 nstructions) \$ 23 \$ 23 \$ 200.00					
209 S Webster St 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North 16' Lot 7 & All Lot 8 Block 6 Grussells Subdivi Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	Grantee sion of Rohrers Addition to City of Blue Hill, 22 \$ 800,00 nstructions) 23 \$ 800,00 number					
209 S Webster St 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North 16' Lot 7 & All Lot 8 Block 6 Grussells Subdivi Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	Grantee sion of Rohrers Addition to City of Blue Hill, 22 \$ 800,00 nstructions) 23 \$ 800,00					
209 S Webster St 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North 16' Lot 7 & All Lot 8 Block 6 Grussells Subdivi Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	Grantee sion of Rohrers Addition to City of Blue Hill, 22 \$ 800,00 nstructions) 23 \$ 800,00 number					
209 S Webster St 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North 16' Lot 7 & All Lot 8 Block 6 Grussells Subdivity Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	Sion of Rohrers Addition to City of Blue Hill, 22 \$ 800,00 Instructions) 23 \$ 800,00 Instructions \$ 800,00 Instructions \$ 800,00 Instructions \$ 800,00 In and that it is, to the best of my knowledge and belief, true, complete, and (402) 984-4414 Phone Number					
209 S Webster St 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North 16' Lot 7 & All Lot 8 Block 6 Grussells Subdivity Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	Sion of Rohrers Addition to City of Blue Hill, 22 \$ 800.00 anstructions) 23 \$ 800.00 number and that it is, to the best of my knowledge and belief, true, complete, and (402) 984-4414 Phone Number Grantee Grantee					
209 S Webster St 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North 16' Lot 7 & All Lot 8 Block 6 Grussells Subdivi Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	Sion of Rohrers Addition to City of Blue Hill, 22 \$ 800,00 Instructions) 23 \$ 800,00 Instructions \$ 800,00 Instructions \$ 800,00 Instructions \$ 800,00 In and that it is, to the best of my knowledge and belief, true, complete, and (402) 984-4414 Phone Number					
209 S Webster St 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North 16' Lot 7 & All Lot 8 Block 6 Grussells Subdivity Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	Sion of Rohrers Addition to City of Blue Hill, 22 \$ 800.00 Instructions) 23 \$ 800.00 Instructions And that it is, to the best of my knowledge and belief, true, complete, and (402) 984-4414 Phone Number Grantee Grantee Title To Dept. Use Only					
209 S Webster St 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North 16' Lot 7 & All Lot 8 Block 6 Grussells Subdivity Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	Sion of Rohrers Addition to City of Blue Hill, 22 \$ 800,00 Instructions) 23 \$ 800,00 Instructions					
209 S Webster St 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North 16' Lot 7 & All Lot 8 Block 6 Grussells Subdivity Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	Sion of Rohrers Addition to City of Blue Hill, 22 \$ 800,00 Instructions) 23 \$ 800,00 Instructions \$ 800,00 In and that it is, to the best of my knowledge and belief, true, complete, and (402) 984-4414 Phone Number Grantee Grantee Title For Dept. Use Only					

State of Nebraska County of Webster Sentered on the numerical index and filed for record in the Clerk's office of said county this 18 day of Mau A.D., 20 a. at 12.30 o'clock M. Recorded in Book 2003 on Page 2007 County Clerk Deputy ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date S-(8-22
\$ 2.25 By なし

WARRANTY DEED

CITY OF BLUE HILL, a Nebraska Municipality, Grantor, in consideration of \$800.00 received from Grantee, KAYDEN S. FERGUSON, a single person, coveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

NORTH SIXTEEN FEET (16') OF LOT SEVEN (7) AND ALL OF LOT EIGHT (8) BLOCK SIX (6) GRUSSELLS SUBDIVISION OF ROHRERS ADDITION TO THE CITY OF BLUE HILL, 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 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: 4) /ay /7 ,2022

CITY OF BLUE HILL

By: <u>(McCar Aller)</u>
Tricia Allen, City Clerk/Treasurer

STATE OF NEBRASKA)

COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on May <u>17</u>, 2022, by Tricia Allen, City Clerk/Treasurer of City of Blue Hill, a Nebraska Municipality.

Comm. Expires Oec 3, 2023

Notary Public

General Notary · State of Nebraska LORI D. MEENTS My Comm. Exp. Dec. 2, 2023.

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sale	Date	S				School District Code						
91	20	22	1268	5/13	/2022	Base: 65-0011 Aff				ffiliated: Unified:						
Location ID Sale Number Useability & Code #					Parcel Number											
0014066	500		147	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value	1 1 1	4489	1	10	1	.4	0	00000	1	000	0000	
Land		Imp	provements	Te	otal		D	ate of	Sale	e Pr	operty	Classifica	ation (Code		
450	,145		2.70	4	150,145	Status	Pro	perty T	ype	z	oning	Location	Cit	y Size	Parcel Size	
		Irrigat	tion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) 10	
LCG		j	ACRES:	VĄI	UE:		LCG				ACR	ES:		VAL	UE:	
IRRIGATE	D 1A1					GI	RASSLA	AND 1	G1		20	4.940		2	86,920	
	1A								1G		3	3.470	70 46,8			
	2A1							2	GI	80.800			113,120			
	2A								2G							
	3A1					3G1			G1			2.320	3,250			
	3A								3G							
	4A1		. ,					4	Gl							
	4A		··						4G							
DRYLANI							Shelterb	-	-							
	1D							Accreti	ion							
	2D1							Wa								
	2D					ACT	AND	Oti			32	1.530			50,145	
	3D1					AGL	AIND	Roa	_			4.530		4	JV, 14J	
	3D 4D1							Farm Si	-			1.000				
	4D1 4D							Iome Si	\rightarrow							
in the state of th								Recreati	_							
	wellings					Other			-							
**	ouildings					No	n-AG					4.530				
		1			*	ALUK,						~~ ~	*****			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:						
Assessor Comments and Reason for Adjustment:							
CORP WD							
	,						
		218-0072-0					
Comments from	Comments:						
001406600 001409500							
		(Continue on back)					

NEBRASKA Constitute Charles Severe.

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 ite

FORM 521

DEPARTMENT OF REVENUE II AU	iditional space is needed, add an at	tacililent and identity the applicable item	i ilulibei &							
The deed will n	ot be recorded unless this stateme	ent is signed and items 1-25 are accurately completed.								
1 County Name	2 County Number	3 Date of Sale/Transfer 4 Date of Deed								
Webster	91	Mo. <u>5</u> Day <u>13</u> Yr. <u>2022</u> Mo. <u>5</u> Day <u>10</u> Yr. <u>20</u>								
5 Grantor's Name, Address, and Telepho	one (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller)	ornaration	Grantee's Name (Buyer)								
Quirk Land & Cattle Co., a Nebraska co	orporation	BH Farms, L.L.C., a Nebraska limited li	ability com	pany						
Street or Other Mailing Address PO Box 149		Street or Other Mailing Address	12							
City	State Zip Code	City	State	Zip C	ode					
Hastings	NE 68901	Hastings, NE. 68901		<i>H</i> 2 - 50						
Phone Number n/a		Phone Number Is the grantee a 501 402-460-8770 If Yes, is the grantee			No No					
Email Address		Email Address								
dwiebe@charter-title.net 7 Property Classification Number. Check on	a boy in astagories A and B. Charl C if	dwiebe@charter-title.net								
(A) Status		(6.02)		(C)						
	<u>-</u>	3) Property Type		(C)						
☐ Improved ☐ Single Family ☐ Unimproved ☐ Commercial	☐ Industrial ☐ Agricultural ☐ Recreational	☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ ☐ ☐	State Assesse Exempt	ed Mobile I	Home					
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate - Tr	Easement Lea		Trustee	Other						
exchange? (I.R.C. § 1031	Auction Easement Gift	closure	st _	Transfer on Death Trustee to Beneficiary Other (Explain)	<i>'</i>					
11 Was ownership transferred in full? (If No, exp	plain the division.)	12 Was real estate purchased for sa Yes No	me use? (If No	o, state the intended us	e.)					
13 Was the transfer between relatives, or if to a Yes No Aunt or Unc Brothers and Ex-spouse	le to Niece or Nephew 🔲 Family Corp., F	Partnership, or LLC Self Spouse	☐ Othe	er						
14 What is the current market value of the real p \$623,700.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$%								
16 Does this conveyance divide a current parcel Yes No	of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)								
18 Address of Property		19 Name and Address of Person to Whom Tax Statement Should be Sent BH Farms, L.L.C., a Nebraska limited liability company								
18a ⊠ No address assigned 18b □	Vacant Land	Same as #6								
20 Legal Description Tract 1: The Southeast Quarter (SE1/4) 3/4 of the Southwest Quarter (SW1/4) a EXHIBIT 21 If agricultural, list total number of acres	20 Legal Description Tract 1: The Southeast Quarter (SE1/4) and the East 40 acres of the Southwest Quarter (SW1/4) and a strip 90 feet wide off the East side of the West 3/4 of the Southwest Quarter (SW1/4) all in Section 14, Township 1, Range 10 West of the 6th P.M., Webster County, Nebraska. SEE ATTACHED EXHIBIT									
22 Total purchase price, including any liab	pilities assumed		22 \$	623,700	00					
23 Was non-real property included in the p			23 \$							
	state (line 22 minus line 23)	24 \$ 623,700 00								
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.										
BH Farms, L.C., a Nebraska	a limited liability company by David N. Brand e or Authorized Representative	<u> </u>		2-460-8770 ne Number						
sign Sign	()									
here Signature of Grantee or Author		Grantee or Authorized Representative May 13, 2022 itle Date								
	Register of Deeds	' Use Only	For Dept. Use O	nly						
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data								
Mo. <u>5</u> Day <u>18</u> Yr. <u>22</u>	\$ 1404.00	BK 2022. Pa 1268								

Tract 1: The Southeast Quarter (SE1/4) and the East 40 acres of the Southwest Quarter (SW1/4) and a strip 90 feet wide off the East side of the West 3/4 of the Southwest Quarter (SW1/4) all in Section 14, Township 1, Range 10 West of the 6th P.M., Webster County, Nebraska.

Tract 2: The Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) and the North Half of the Northwest Quarter (N1/2NW1/4) of Section 23, Township 1 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

St:	ate of Nebraska 7cc
Co	unty of Webster \$\int_{\sigma}^{\sigmas}. Entered on the
Cle	merical index and filed for record in the rk's office of said county this 18 day
of_ o'c	clock DM. Recorded in Book 2022 NEBRASKA DOCUMENTARY
on —	Page 1268 Stamp Tax Date 5-18-22 \$ 1404.00 By (1)
Ind	peputy — Deputy
	AFTER RECORDING RETURN TO:
	Charter Title & Escrow Services, Inc. 747 N. Burlinton Ave. Suite G208 Hastings, NE. 68901
	randings, No. 00901
	CORPORATE WARRANTY DEED
	THE GRANTOR, Quirk Land & Cattle Co., a Nebraska corporation, in consideration of
į	One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to the Grantee;
	BH Farms, L.L.C., a Nebraska limited liability company,
	he following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:
2	Pract 1: The Southeast Quarter (SE1/4) and the East 40 acres of the Southwest Quarter (SW1/4) and a strip 90 feet wide off the East side of the West 3/4 of the Southwest Quarter (SW1/4) all in Section 14, Township 1, Range 10 West of the 6th P.M., Webster County, Nebraska.
Ę	ract 2: The Southwest Quarter of the Northwest Quarter (SWI/4NWI/4) and the North Half of he Northwest Quarter (NI/2NWI/4) of Section 23, Township 1 North, Range 10 West of the 6th P.M., Webster County, Nebraska.
C	THE GRANTOR covenants with GRANTEES that GRANTOR: is lawfully seized of such real estate that it is free from 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 the title to the real estate the lawful claims of all persons.
E	executed this 10th day of May, 2022.
	Quirk Land & Cattle Co., a Nebraska corporation
	2, 1110.
	By: Bruce A. Hocking
	It's: Vice-President
27	FATE OF Nebraska
i	OUNTY OF Lancaster
Ti H	ne foregoing instrument was acknowledged before me this \(\frac{10^{\text{TA}}}{10^{\text{CO}}} \) day of May, 2022, by Bruce A. ocking, Vice-President of Quirk Land & Cattle Co., a Nebraska corporation.
NE.	May Oust
146	GENERAL NOTARY - State of Nebraska MARY I. DURST My Comm. Exp. January 28, 2025

Page 1

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sale	Date	School District Code											
91	20:	22	1280	5/19	/2022	Base: 91-0074 Af				Affiliated: Unified:							
Location	п	Sale	Number	Useability	& Code#					Parcel Number							
0021138	300		148	4	05	GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Value	<u> </u>	4131	4	11	2	6 3	00000	1	000	0660			
Land		Imp	rovements	T	otal		D	ate of	Sal	e Propert	y Classific	ation (Code				
927	,800		28,920	2	956,720	Status	Pro	perty Ty	ype	Zoning	Location	Cit	y Size	Parcel Size			
		Irrigat	ion Type:	1.		A) 1	B)	05		c) 5	D) 3	E)	0	F) 9			
LCG			ACRES:	VAI	.UE:		LCG			ACI	RES:		VAL	UE:			
IRRIGATE	D 1A1					GR	ASSLA	AND 1	GI		54.790		•	76,705			
	1A					1G			1G	10	7.050	.050 149,8					
	2A1					2G1			G1		27.490	490 38,48					
	2A					2G			2G								
	3A1					3G1			G1		2.940			4,115			
	3A				· · · · · · · · · · · · · · · · · · ·				3G								
	4A1								G1								
	4A			_					4G								
DRYLANI			152.950		886,195	S	helterb		_		-						
	1D	<u></u>	43.180		.09,030			Accreti	-		2 205						
	2D1		0.570		1,440			Wa	-		7.890			2,205			
	2D 3D1		20.480		45,465	AG L	A NID '	Oti		<u>, , , , , , , , , , , , , , , , , , , </u>	7.860		0	77,530			
	3D1 3D		20.400		43,463	AG L	AIND	Roa	_	4:	9.380			,,,,,,,,			
-	4D1		23.770		37,555		ī	Farm Si			2.000			25,270			
	4D1		16.750		26,465			ome Si	_		1.000			25,000			
		englass to the			,			Recreati	-					,_,			
n	wellings				18,605			Oth	-					•			
	ouildings				10,315	Non-AG TOTAL			1	2.380			50,270				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
PERSONAL REP DEED; BETWEEN PARENT &	CHILD	
Comments from	Comments:	
002113800 002113300 002113200		
		(Continue on back)

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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

FORM 521

	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo 5 Day _ 19 _ Yr 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
Scott M. Fink, Pers Rep of Est of Sylvia M. Fink Street or Other Mailing Address	Scott M. Fink and Amy M.Berggren Street or Other Mailing Address
Street or Other Mailing Address 41234 Goose Creek Road	41234 Goose Creek Road
City State Zip Code Elsmere NE 69135	City State Zip Code 69135
Phone Number (402) 469-4569	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 469-4569 If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	
(A) Status (B)	Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial ☐ Industrial ☐ V Unimproved ☐ Multi-Family ✓ Agricultural ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
Ocmmercial Recreational	
	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir	ase
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)
Yes No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F Brothers and Sisters Grandparents a	eartnership, or LLC Self Ster Other Spouse
Ex-spouse Parents and Ch	-
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$ 337, 824	Yes V No \$ %
16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Ag Land	Grantee
18a 🔽 No address assigned 18b 🔽 Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
See Attached	
21 If agricultural, list total number of acres transferred in this transaction 312,9	1-
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see i	S
24 / Adjusted parentage price para for real column 12 / miles and 22 /	24 0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 15 . nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement. Teresa Theobald	(402) 746-2246
Print or Type Name of Grantee or Authorized/Representative	Phone Number
sign Jusa Krobala	Title Ins. Agent 5/19/2022
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use Or	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 5 Day 17 Yr. 22 \$ Exempt # 15 Nebraska Department of Revenue	BK2002, tg 1280 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
The same of the sa	U

Return to Sullivan Shoemaker PC, LLO; Adam D. Pavelka; P.O. Box 309, Hastings, NE 68902

PERSONAL REPRESENTATIVE'S DEED

Scott M. Fink, Personal Representative of the Estate of Sylvia F. Fink, Deceased, GRANTOR, under the authority of the County Court of Webster County, Nebraska, and pursuant to a devise under the last Will and Testament of Sylvia F. Fink, conveys to GRANTEES, Scott M. Fink and Amy M. Berggren, Siblings as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW 1/4) of Section Twenty-Six (26), Township Four (4), North, Range Eleven (11), West of the Sixth P.M., Webster County, Nebraska.

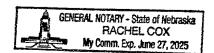
An undivided one-half interest in the East Half (E ½) of Section Twenty-Five (25), Township Four (4) North, Range Eleven (11), West of the Sixth P.M., Webster County, Nebraska, except that real estate described on Exhibit A.

subject to easements, reservations, covenants, and restrictions of record.

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

Executed 4-22	, 2022.
State of Nebraska Sss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this day of May A.D., 2022, at 3:23 o'clock 0 M. Recorded in Book 3022	Scott M. Fink, Personal Representative, Estate of Sylvia F. Fink, Deceased
on Page 1280 Auge Potro County Clerk Deputy Ind Comp Assessor Carded Carded	NEBRASKA DOCUMENTARY STAMP TAX Date S-(9-22 \$ Exempt # 15 By Q D
STATE OF NEBRASKA COUNTY OF Thomas)) SS:
,	vas acknowledged before me on 222 day of

_, 2022, by Scott M. Fink, Personal Representative of the Estate of Sylvia F.



Fink, Deceased.

Rochel Cox NOTARY PUBLIC

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code												
91	20	22	1281	5/19	/2022	Base:	91-00	74	Affi	liated:			Unif	ied:		·		
Location	ID	Sale	Number	Useability	& Code#	Parcel Number												
0021132	200		149	4	GeoCde	Twn	Twn Rng S		t Qrt	Subd	Subdiv .		Area Blk		æi			
	D	ate of S	ale Assessed	Value		4131	4	11	2!	5 1	000	00	1	000	061	.5		
Land		Imp	provements	To	otal	Date of Sale Property Classification Code												
574	574,290			5	74,290	Status	Pro	perty Ty	ре	Zoning	ation	Cit	y Size	Parcel :	Size			
		Irrigat	ion Type:		-	A) 2	B)	05		ෆ 5	D) 3		E)	0	F) 9)		
LCG		£	ACRES:	VAL	UE:		LCG		, , ,	AC	RES:		VALUE:					
IRRIGATE	D 1AI					GRASSLAND 1G1					14.73	30	62,620					
	1A	-							1G	•	70.97	70	99,360					
****	2A1							20	G1		18.89	90	26,445			15		
	2A							:	2G									
	3A1							30	G1		2.94	10			4,11	L5		
	3A							:	3G									
	4A1	 						40	G1					-				
	4A							4G										
DRYLANI			79.060	1	99,625		Shelterbe		-									
·	1D		36.560		92,315			Accreti	+									
	2D1		0.570		1,440			Was	-		5.24	10			1,46	5		
	2D 3D1		16.030		35,585	ACI	AND T	Oth		2(7.47	10		E	74,29			
	3D1		10.030		33,363	AG L	AND.	Roa	-	3(5.44				14,23	,0		
	4D1		17.690		27,950		τ	arm Sit	-		J. 33							
	4D1 4D		14.790		23,370			ome Sit										
	S. 12. 15.72.	Samposition	1 To a second second			 -		Lecreati										
	wellings							Oth	\dashv									
	uildings					Noi	n-AG				5.44	0	i.e	· · · · · · · · · · · · · · · · · · ·				

Assess	sor's Adj	ust	ment	to	Sale Pri	ce (+ or -):				Total Recapture Value:	
Assesso	or Comme	ıts a	nd Re	aso	n for Adj	ustm	ent:					
WD;	BETWEE	N A	TNUA	æ	UNCLE	TO	NIECE	æ	NEPHEW			
					·							
Comme	nts from						•			Comn	nents:	
0023	113200	002	21133	300)							·
												(Continue on back)

NEBRASKA

Real Estate Transfer Statement

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.

FORM 521

The deed will not be recorded unless this statement	is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo 5 Day _ 19 _ Yr 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer) Stanley F. Pavelka and Sharon M. Pavelka
Scott M. Fink and Amy M. Berggren Street or Other Mailing Address	Street or Other Mailing Address
41234 Goose Creek Road City State Zip Code	17175 S Ayr Ave
Elsmere NE 69135	Blue Hill NE 68930
Phone Number (402) 469-4569	Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	
	Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ✔ Agricultural	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
IOLL Commercial Recreational	Milleral interests-i roddong
	d Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
Cemetery Death Certificate – Transfer on Death Executor Min	eral Quit Claim V Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust Transfer on Death
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)
Yes No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)
	artnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents a	
Ex-spouse Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$%
\$387,824 16 Does this conveyance divide a current parcel of land?	Yes No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes V No	of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Ag Land	Grantee
18a 🗸 No address assigned 18b 🗸 Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
See Attached	
o o o / maono a	
210.21	and the same of th
21 If agricultural, list total number of acres transferred in this transaction	7 .
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in	, and the second
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	207 024:00
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 statemer correct, and that I am duly authorized to sign this statement.	at and that it is, to the best of my knowledge and belief, true, complete, and
Teresa Theobald	(402) 746-2246
Print or Type Name of Grantee or Authorized Bepresentative	Phone Number
Sign Joursa / hubit	Title Ins Agent 5/19/2022
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On	•
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 5 Day 19 Yr. 22 \$ 873.00	BK202, tg 1281
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of May A.D., 2022, at 3:27 o'clock OM. Recorded in Book 2020 on Page 1281-1282

Total Velocity Clerk

16.00 Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-19-22
\$ 873. Description

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

WARRANTY DEED

SCOTT M. FINK AND LACAYLLA B. FINK, HUSBAND AND WIFE, AND AMY M. BERGGREN AND CHRISTOPHER M. BERGGREN, WIFE AND HUSBAND, Grantor (whether one or more), in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee (whether one or more), conveys to Grantee, STANLEY F. PAVELKA AND SHARON M. PAVELKA, HUSBAND AND WIFE, as joint tenants with right of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

AN UNDIVIDED HALF (1/2) INTEREST IN AND TO:

THE EAST HALF (E1/2) OF SECTION TWENTY-FIVE (25), TOWNSHIP FOUR (4) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, EXCEPT A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP FOUR (4) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE1/4) THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE1/4) A DISTANCE OF 65.50 FEET TO THE SOUTH LINE OF HIGHWAY NUMBER 4 AND PLACE OF BEGINNING; THENCE CONTINUING S00°00'00"W ALONG THE EAST LINE OF SAID NORTHEAST OUARTER (NE1/4) A DISTANCE OF 719.87 FEET: THENCE S90°00'00"W PERPENDICULAR TO THE EAST LINE OF SAID NORTHEAST QUARTER (NE1/4) A DISTANCE OF 407.59 FEET; THENCE N00°00'00"E PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER (NE1/4) A DISTANCE OF 716.90 FEET TO THE SOUTH LINE OF SAID HIGHWAY NUMBER 4: THENCE N89°34'56"E ALONG SAID SOUTH LINE A DISTANCE OF 407.59 FEET TO THE PLACE OF BEGINNING, SUBJECT TO COUNTY ROAD RIGHT OF WAY ALONG THE EAST.

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, ex	cept
easeme	ents, 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 (3) persons.

EXECUTED: <u>4-22</u>	, 20 <u>22</u> .
SCOTT M. FINK Of M BUY AMY M. BERGGREN	LACAYLLA B. FINK CHRISTOPHER M. BERGGREN
STATE OF NEBRASKA)) ss. COUNTY OF Thomas)	
The foregoing instrument was ack	nowledged before me on the Andrew day of COTT M. FINK AND LACAYLLA B. FINK, Grantor.
GENERAL NOTARY - State of Nebraska RACHEL COX My Comm. Exp. June 27, 2025	Rochel Cak Notary Public
STATE OF NEBRASKA)) ss. COUNTY OF LINCOLN)	
The foregoing instrument was ackr	nowledged before me on the 4 day of MY M. BERGGREN AND CHRISTOPHER M.
GENERAL NOTARY - State of Nebraska DEBBI J. SIMPSON My Comm. Exp. November 5, 2023	Notary Public Simpson

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date				S	chool l)ist	trict Code					
91	20	22	1283	5/19	Base: (Affi	liated:			Unified:							
Location	ш	Sale	Number	Useability	& Code#	Parcel Number											
002006	500		150	4	05	GeoCde	Twn	Rng	Se	ct Q	t	Subdiv	Area	Blk Parcel			
	D	ate of S	ale Assessed	Value		4245 3 11 1 2 00000 1 000							9225				
Land		Imp	provements	т	Date of Sale Property Classification Code												
229	,570		8,990		Status	Pro	perty Ty	ре	Zoni	ıg	Location	Cit	y Size	Parcel Size			
	Irrigat	ion Type:		A) 2	B)	05		c) 5		D) 3	E) 0		F) 9				
LCG ACRES: VALUE:							LCG			A	CR	ES:		VAL	UE:		
IRRIGATE	ED 1AI					GR	ASSLA	ND 1	G1			5.140			05,190		
	1A	_				1G					1	8.490	25,885				
	2A1							20	G1		5	8.130	81,380				
	2A							2	2G								
	3A1							30	G1			1.850			2,590		
	3A							3	3G								
	4A1					4G1											
	4A	<u>† </u>					4G										
DRYLANI		 				5	Shelterbe		\dashv								
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	4D1						tes			1.000			13,840				
4DI 4D								ome Sit									
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	wellings	1	and remove the agreement as the agree agreement.	eart Anna mainte (33 P. Thirte Meile (1967) (1967) (1967)	ener som HPE (POST ISON H) (IT FEEL SEE)	Other											
	ouildings				8,990	Non-AG TOTAL 3.900								13,840			
												C7 W					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; BETWEEN AUNT & UNCLE TO NIECE	& NEPHEW
Comments from	Comments:
002006600 002100301 002607100	
	(Continue on back)

Real Estate Transfer Statement

150

FORM

ood 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

	· · · · · · · · · · · · · · · · · · ·
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 5 Day 19 Yr. 2022 4 Date of Deed Mo. 5 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) Stanley F. Pavelka Jr and Sharon M. Pavelka	Grantee's Name (Buyer) Scott M. Fink and Amu M. Berggren
Street or Other Mailing Address	Street or Other Mailing Address 4/234 Goose Creek Road
	City State Zip Code
State Since Hill NE 68930 Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes VNo
n/9	402-467-4569 If Yes, is the grantee a 509(a) foundation? Yes V No
Email Áddress N/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C it	
) Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ✔ Agricultural ☐	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
OLL Commercial Recreational	
	nd Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Force	
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes NoNo	12 Was real estate purchased for same use? (If No, state the intended use.) Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	yearney years year
	Partnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C	and Grandchild Spouse
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
# 275,282	
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes V No	of the agent or title company contact.) Yes Southern Title LLC No
18 Address of Property Ag Land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a V No address assigned 18b V Vacant land	
20 Legal Description (Attach additional pages, if needed.) See Attached	
See Allached	
21 If agricultural, list total number of acres transferred in this transaction	
21 If agricultural, list total number of acres transferred in this transaction	±-
22 Total purchase price, including any liabilities assumed	22 \$ 275282 CO
21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	22 \$ 275282 00 instructions) 23 \$
22 Total purchase price, including any liabilities assumed	instructions) 22 \$ 375383 00 23 \$ 23 \$ 27 34 00
22 Total purchase price, including any liabilities assumed	22 \$ 27526 00 instructions) 23 \$ 275,38\$,00
22 Total purchase price, including any liabilities assumed	22 \$ 275282 CO instructions) 23 \$ 24 \$ 275,282 00
22 Total purchase price, including any liabilities assumed	22 \$ 27522 CC instructions) 23 \$ 275,382 00 a number
22 Total purchase price, including any liabilities assumed	instructions) 22 \$ 275282 © instructions) 23 \$ 24 \$ 275,282 00 number nt and that it is, to the best of my knowledge and belief, true, complete, and \$\mathcal{L}2 + \mathcal{L}2 +
22 Total purchase price, including any liabilities assumed	22 \$ 27526 00 instructions) 23 \$ 275,38\$,00
22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (ff Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement. Print of Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	instructions) 22 \$ 27526 00 instructions) 23 \$ 20 24 \$ 275,38 00 number
22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (if Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement. Print of Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use Or	instructions) 22 \$ 275,282 00 23 \$ 24 \$ 275,282 00 In number
22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (ff Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement. Print of Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	instructions) 22 \$ 275282.00 23 \$ 24 \$ 275,285 00 number

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 May A.D., 2022, at 3:3 o'clock OM. Recorded in Book 2022 on Page 1283-1284 County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-19-22
Stal. 60
By 11

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

WARRANTY DEED

STANLEY F. PAVELKA AND SHARON M. PAVELKA, HUSBAND AND WIFE, Grantor (whether one or more), in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee (whether one or more), conveys to Grantee, SCOTT M. FINK AND AMY M. BERGGREN, SIBLINGS, as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION ONE (1), TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11) WEST OF THE 6^{TH} P.M., WEBSTER COUNTY, NEBRASKA; and

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW ½) OF SECTION TWO (2), TOWNSHIP FOUR (4) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SECTION 2, RUNNING THENCE NORTH 00°00'00"WEST (ASSUMED BEARINGS) AND ALONG THE WEST LINE OF THE SAID SW1/4 A DISTANCE OF 661.00 FEET; RUNNING THENCE SOUTH 44°46'02" EAST A DISTANCE OF 938.58 FEET TO A POINT LOCATED ON THE SOUTH LINE OF THE SAID SW1/4; RUNNING THENCE NORTH 89°32'04"WEST A DISTANCE OF 661.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO ROAD RIGHT-OF-WAY ON THE WEST AND SOUTH; and

A QUONSET ONLY (NO UNDERLYING REAL ESTATE) LOCATED ON THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION TWENTY-SIX (26), TOWNSHIP FOUR (4) NORTH, RANGE ELEVEN (11) WEST OF THE 6^{TH} 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 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

STANIEVE DAVELVA

SHARON M. PAVELKA

STATE OF NEBRASKA)
11) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on the 4 day of 20 22, by STANLEY F. PAVELKA AND SHARON M. PAVELKA, HUSBAND AND WIFE, Grantor.

GENERAL NOTARY - State of Nebraska
JACQUELINE L. KASSEBAUM
My Comm. Exp. March 10, 2024

Jacqueline J. Kassebaum

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date				School District Code												
91	20	22	1285		12,	/10	/2021	Base: 9	1-0	002	1	Affil	iateo	d:			Uni	fied:		
Location	D	Sale	Number	Us	seabi	lity d	& Code#		Parcel Number							-				
0001231	100	:	151		1	İ		GeoCde	Twn	Ri	ıg	Sect	t d	Qrt	s	Subdiv	Area	Blk	I	arcel
	D:	ate of S	ale Assessed	Valu	ue	· · ·		4371				00		0	10	0020		005	0	000
Land	rovements		٠	To	tal		Date of Sale Property Classi							lassifica	cation Code					
1	1,940 29,8				31,790				P	roperty Type Zoning						Location	Ci	City Size Parcel S		cel Size
Assessor Location: RED CLOUD				RC)			:	A) 1	В)	0	1		C)	1	I	D) 1	E)	6	F)	1
		· ·]	Residential			Commercial										
	Mul	tiple Im _l	provements:	Multi	ple. Im	prove	ments.:			Multiple, Improvements.:										
		Constr	uction Date:	Const	ruction	n Date				Const	ructio	on Da	ite:							
			Floor:	Floor	Sq. Ft	<u>.:</u>	1,0			Floor	Sq. I	Ft. :								
			g Cost New:	Cost:			115,9			Cost :	:									
Single Family				Resi	dentia	ıl Co	ndition: 25	5		Com	mer	cial (Эсси	ipane	y C	Code:				
(100) □ Mo		ne		(10)		Wo	m Out			Prima	ıry:			Otl	her	1:		Other2:		
(101) 🗷 One				(20) 🗷 Badly Worn						Commercial Construction Class:										
(102) 🗆 Two				(30) 图 Average						(1) ☐ Fireproof Structural Steel Frame										
` ' -	t Level			(40) Good						(2) Reinforced Concrete Frame										
(104) 🗆 1 1/				(50)			y Good			(3) Masonry Bearing Walls										
(111) 🗆 Bi-I				(60) Excellent						(4) Wood or Steel Framed Ext. Walls										
(106) □ Oth				20						(5) Metal Frame and Walls										
Townhouse or		Style:		Residential Quality: 30						(6) Pole Frame										
(301) One				(10)						Cost Rank: Condition:										
(302) □ Two	-			(20)		Fair				(10) □ Low (10) □ Worr										
(307) 🗆 1 1/				(30) 🗷 Average						(20)						20) 🗆 Badly Worn				
(308) 🗆 Spli				(40)						(30) Above Average						`	(30) Average			
(309) 🗆 2 1/3				(50) ☐ Very Good (60) ☐ Excellent						(40) □ High						(4		Good	7 1	
(304) ☐ One				(60)		EXC	епепі			· , .						(5	<u> </u>	Very (
(305) 🗆 Two		· · · · · · · · ·						a expressor subst		· · · · · · · · · · · · · · · · · · ·	444	.,				(0	0) 🗆	Excell	31IL	
Assessor's																				
Assessor Co	mments	s and K	eason for Ac	ijust	ment	:														
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Comments f	rom							-	omm	ents:										
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																		(Came)	n110 -:	hoots
																		(Conti	ille of	back)

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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

FORM

DEPARTMENT OF REVENUE	• If additional space is needed, add an attachment and identify the applicable item number.										
	The deed will not be recorded u	ınless this statemen	t is signed and items 1-25 are accurate	ely completed.							
1 County Name	2 County Number		3 Date of Sale/Transfer 4 Date of Deed								
	WEBSTER - 91	7	Mo. 12 Day 10 Yr. 21	Mo Day							
5 Grantor's Name, Addre	ess, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone	e (Please Print)							
	n and Ruth Wentworth		Grantee's Name (Buyer) Bobbi-Jo Adams								
Street or Other Mailing Ac 202 South Walnut	t Street		Street or Other Meiling Address								
City Red Cloud	State NE	Zip Code 68970	City Red Cloud	State NE	Zip Code 68970						
Phone Number	1000	00070	Phone Number Is the grantee a	501(c)(3) organiza							
Email Address NA	4150		(402) 469-1576 If Yes, is the grained at the grain of the	ntee a 509(a) four	ndation? Yes Vo						
<u> </u>	on Number. Check one box in categori	ies A and B. Check C if									
(A) Status	The state of the s		Property Type	- 1000 -	(C)						
/ Improved	Single Family Indus		Mineral Interests-Nonproducing	State Assessed	Mobile Home						
Unimproved	Multi-Family Agric	ultural [Mineral Interests-Producing	Exempt							
	Conservator		nd Contract/Memo Partition Si	neriff	Other						
Bill of Sale	Corrective [Death Certificate – Transfer on Death [ase Personal Rep. Tr	ust/Trustee /arranty	J Other						
Was transfer part of kind exchange (I.R.C.)	f IRS like- 10 Type of Transfer	Distribution Forecl			ansfer on Death						
Exchange) by buyer or	r seller? Auction	Easement Gift	Life Estate Sale	Tru	ustee to Beneficiary						
_ ' _	ller No Court Decree	Exchange Granto	or Trust Partition Satisfaction of		her (Explain)						
Yes No	rred in full? (If No, explain the division.)		12 Was real estate purchased f	or same use? (If N	o, state the intended use.)						
13 Was the transfer betwe	en relatives, or if to a trustee, are the tru	stor and beneficiary rela	tives? (If Yes, check the appropriate box.)								
Yes ✓ No	Aunt or Uncle to Niece or Nephe		Partnership, or LLC Self	Othe	er						
	Brothers and Sisters	Grandparents a	= '								
***************************************	Ex-spouse	Parents and Ch									
14 What is the current man \$25,000	rket value of the real property?		15 Was the mortgage assumed? (If Yes, state	the amount and i	nterest rate.) %						
	divide a current parcel of land?		17 Was transfer through a real estate agent of the agent or title company contact.)	- ·							
Yes No				Yes	No No						
18 Address of Property 804 N Flm and	d 742 N. Elm, Red Clou	ıd NF	19 Name and Address of Person to Whom the Grantee	e rax Statement S	nould be Sent						
OOT IV. LIIII ali	47 14. Eiiii, 1300 0100	, , , , , , , , , , , , , , , , , , ,	Granico								
18a No address assig	ned 18b Vacant land										
	ch additional pages, if needed.)		A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	. Klate La							
	and Fourteen (14), Block Five, S	Smith and Moore's	Addition to Red Cloud, Webster Cou	nty, Nebraska							
Lots 10-12 and Lots Twenty-three (23) and Twenty-four (24), Block	k Eleven (11), Smit	h and Moore's Addition to Red Cloud	d, Webster Co	unty, Nebraska						
. ,											
21 If agricultural, list total n	number of acres transferred in this transa	action	·								
22 Total purchase price	e, including any liabilities assumed			22 \$	25,000.00						
	ty included in the purchase?			\$	20,000,00						
🗌 Yes 😾 No (I	f Yes, enter dollar amount and attac	h itemized list.) (see i	nstructions)	23							
24 Adjusted purchase p	orice paid for real estate (line 22 mi	nus line 23)		24 \$	25,000,00						
25 If this transfer is exe	empt from the documentary stamp t	ax, list the exemption	number								
			nt and that it is, to the best of my knowledge a	and belief, true, co	mplete, and						
B06	that I am duly authorized to sign this stable i — Jo Adouns				402469 (576 Phone Number						
sign Print or Typ	e Name of Grantee or Authorized Repre	sentative	C to		5.7						
- COMI	of Grantee or Authorized Representative		Title		<u> 2-10-702/</u> Date						
here Signature o	- Grantee of Authorized Representative		1100								
	0	er of Deed's Use On	-		For Dept. Use Only						
26 Date Deed Recorded	27 Value of Stamp or Ex		28 Recording Data								
Mo. 5 Day 20			BK 2002, fg 1285	A. 4L-3-14 N-1-5	Chai EE 76 044 77 4007/01						
Nebraska Department of Revenu	ie		O A	authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)						

State of Nebraska 3ss.

BOOK <u>2022</u> PAGE 1285

Entered on the numerical index and filed for record in the Clerk's office of said county this O day of Wall A.D., 20 D., at 9 1 0 o'clock A.M. Recorded in Book O O On Page 12 0 County Clerk

10.00 A Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-20-22

\$ 56,25 By の

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

WARRANTY DEED

Dennis D. Wentworth, also known as Dennis Wentworth and Ruth A. Wentworth, a married couple, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Bobbi-Jo Adams, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13) and Fourteen (14), Block Five (5), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska, AND

Lots Ten (10), Eleven (11), Twelve (12), Twenty-three (23) and Twenty-four (24), Block Eleven (11), 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.

Dennis D. Wentworth, also known as

Dennis Wentworth

Ruth A. Wentworth

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ók	Page	Sal	e Date	School District Code											
91	20	22	1296	5/19	/2022	Base: 9	91-00	02	Aff	iliated:		Unit	ied:				
Location	Ю	Sale	Number	Useability	& Code#					Parcel 1	Number						
0019030	000		152	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Blk	Parcel				
	D	ate of S	ale Assessed	Value		4371	2	11	3	0 0	00000	1	000	8815			
Land		Imp	provements	T	otal		D	ate of	Sale	Propert	Classific	ication Code					
410	,000	00 410,000 Status					Prop	erty Ty	рe	Zoning	Location	Cit	y Size	Parcel Size			
		Irrigat	tion Type:			A) 2	B)	05		c) 5	C) 5 D) 3		0	F) 10			
LCG			ACRES:	VAJ	LUE:		LCG			ACI	ES:		VAL	UE:			
IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1	10	4.000		1	45,600			
	1.A							1	lG		5.000			7,000			
	2A1							20	G1		93.000 13						
	2A							2	2G	4	60,2						
	3A1		· · · .					30	3 1								
	3A							3	3G								
	4A1							40	31		4.000		4,000				
	4A				:			4	IG	6	3.000			63,000			
DRYLANI	1D1					5	Shelterbe	lt/Timb	er								
	1D							Accretic	on								
	2D1							Was	te								
	2D							Oth		·							
	3D1					AG L	AND T		_		2.000 8.000	· · · · · · · · · · · · · · · · · · ·	4	10,000			
	3D			-				Road	-								
	4D1				-	- · · · · · · · · · · · · · · · · · · ·	F	arm Sit	es								
A THE THE SERVICE	4D	1 15 Sec. 16 14 15	and the second second				Н	ome Sit	es								
		Plants -				Recreation											
	wellings					Other											
Outh	uildings		· · · · · · · · · · · · · · · · · · ·		A CONTRACTOR OF THE PROPERTY.	Nor	ı-AG T	OTA	Ĺ		8.000	4 11 0 1					

Assessor's Adjustment to Sale Price	(+ or -):	Total Recapture Valu	1e:
Assessor Comments and Reason for Adjust	tment:		
WD; BETWEEN PARENT & CHILD			
	:		
Comments from		Comments:	
001903000			
	•		
			(Continue on back)



FORM Real Estate Transfer Statement 521 To be filed with the Register of Deeds. Read instructions on reverse side. ood Life. Great Service. · 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 19 , 2022 Mo. 05 19 5 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) Cory L. Simpson Grantor's Name (Seller) Terry L. Simpson and Rebecca L. Simpson Street or Other Mailing Address 913 Highway 136 Street or Other Mailing Address 913 Highway 136 City Red Cloud Zip Code 68970 State NE City Red Cloud State NE 68970 √ No √ No Is the grantee a 501 (c)(3) organization? Yes Phone Number Phone Number (402) 460-7446 If Yes, is the grantee a 509(a) foundation? Yes 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. (C) (A) Status (B) Property Type Mobile Home Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed ✓ Unimproved Multi-Family √ Agricultural Mineral Interests-Producing ☐ Exempt □ IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other_ Bill of Sale Corrective Lease Personal Rep. Trust/Trustee Easement Cemetery Quit Claim √ Warranty Death Certificate - Transfer on Death Executor Mineral Mineral Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Life Estate √ Sale Trustee to Beneficiary Auction Easement Gift Exchange) by buyer or seller? Court Decree Satisfaction of Contract Other (Explain) Buyer ☐ Seller 🗸 No Exchange Grantor Trust 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. √ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Self Other | √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse ✓ Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$676,800 ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Adams Land Title Co. V No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property See Grantee 18a ✓ No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The North Half (N½) of Section Thirty (30), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 22 Total purchase price, including any liabilities assumed 676,800,00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 676.800100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number

correct, and that I am duly authorized to sign this statement. Danielle L. Kelley (402) 463-4198 Phone Number Closing Dept. Manager 05-19-2022 ignature of Grantee or Authorized Representative Title Date here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data

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

Day AD

Form No. 96-269-2008 10-2020 Rev.

\$

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

Index Computer Assessor Carded	Bk 2022, Pg 1296 State of Nebraska county of Webster ss. 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 20 day of May A.D., 2022, at 09:48 o'clock AM. Recorded in Book 2022 on Page 1296 Focuse Letsch County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded
	Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902
	Warranty Deed
	The Grantors, TERRY L. SIMPSON AND REBECCA L. SIMPSON, HUSBAND AND WIFE, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to CORY L. SIMPSON, A SINGLE PERSON, whether one or more, the following described real estate (as described in Neb. Stat. 76-201): The North Half (N½) of Section Thirty (30), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.
	GRANTORS covenant with GRANTEE that GRANTORS: (1) are 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) 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 May 19 2022 Terry L. Simpson Rebecca L. Simpson
	STATE OF NEBRASKA COUNTY OF Across On this Q day of May , 20 22, before me personally appeared Terry L. Simpson and Rebecca L. Simpson. **Reference of Nebraska** Notary Public -

GENERAL NOTARY - State of Nebraska REBEKAH MARTIN My Comm. Exp. August 16, 2023

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sale Date School District Code													
91	20	22	1312		5/1	7/2022	Base: \$	1-0	0002	Affi	iliated:			Un	fied:			
Location	ID	Sale	Number	1	Jseabilit	y & Code#				<u></u>	Parce	IN	lumber	ber				
0007022	200	:	153		4	05	GeoCde	Twi	ı Rng	Sec	ct Qr	t	Subdiv	Area	Blk	Pa	rcel	
	Da	ate of S	ale Assess	ed Va	lue		4369		00 0 60		60010		002	00	00			
Land		Imp	rovement	s	ı	Total	-	-	Date of S	Sale	Prope	rty	Classifi	ation	Code			
	950		11,0	60		12,010	Status	P	roperty Ty	roperty Type Zoning Loc					ation City Size Parcel			
Assessor Lo	cation:	INAV	ALE (II	(AN			A) 1	B)	01		C) 5		D) 3	E)	9	F)	3	
					>	Residential							Comme	cial				
	Mult	tiple Imj	provements	Mu	ltiple. Impr	ovements.:			Multiple.	Impr	ovements	s. :						
Construction Date					struction I	Date: 19	09		Construct	ion D	ate:							
Floo					or Sq. Ft. :	1,5	37		Floor Sq.	Ft. :	,							
		Buildin	g Cost New	7: Co:	st:	134,9	75		Cost:									
Single Family	Style:	101		Re	sidential	Condition: 20)		Comme	rcial	Occupa	anc	y Code:					
(100) 🗆 Mo	bile Hom	ne		(10) 🗆 7	Worn Out			Primary:			Otl	her1:		Other2:			
(101) 🗷 One	Story			(20)) 🗷 H	Badly Worn			Commercial Construction Class:									
(102) 🗆 Two	Story			(30))	(1) ☐ Fireproof Structural Steel Frame												
(103) 🗆 Spli	t Level			(40)) 🗆 ((2) 🗆	Re	inforced	1 C	oncrete Fr	ame							
(104) 🗆 1 1/				(50)) 🗆 😗	ery Good	(3) □	Ma	asonry E	3ear	ring Walls							
(111) 🗆 Bi-I	Level			(60)) 🗆 E	Excellent	(4) 🗆	W	ood or S	Stee	l Framed l	Ext. Wa	lls					
(106) 🗆 Oth				-	- ` ´				and Walls									
Townhouse or		Style:		Re	<u> </u>		le Frame	e										
(301) 🗆 One	Story			(10))	,ow			Cost Ra					Condit				
(302) 🗆 Two				+	<u>′ </u>	air			(10) 🗆					. ,] Worn			
(307) 🗆 1 1/				(30	-	verage					егаде				l Badly	-		
(308) □ Spli				+		Good			(30) Above Average (30) Average						ge			
(309) 🗆 21/				(50) U Very Good					(40)									
(304) □ One				(60)	xcellent							·		l Very (
(305) 🗆 Two	Story D	uplex									-		((60) E	Excell	ent		
Assessor's		·				-):												
Assessor Co																		
REVOCAL	BLE T	RANSF	ER ON I	DEA!	H DEE	D; BETWEE	EN PAR	ENTS	S & CH	IIL	D							
v							· · · · · · · · · · · · · · · · · · ·											
						· · · · · · · · · · · · · · · · · · ·												
Comments f	rom	- 13	<u></u>				-	'omn	nents:							·		
0007022								·								· · · · · -		
															(Conti	nue on b	oack)	

NEBRASKA



FORM 521

Real Estate Transfer Statement

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

	it is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 05 Day 17 Yr. 2022 Mo. 05 Day 17 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) RONALD G. & LINDA BARTELS, H&W	Grantee's Name (Buyer) Pamela J. Johnson, Brian C. Bartels & Erin M. Huber
Street or Other Mailing Address 114 Minnesota Avenue	Street or Other Mailing Address 114 Minnesota Avenue
City State Zip Code Inavale NE 68952	City State Zip Code Inavale NE 68952
Inavale NE 68952 Phone Number	Inavale NE 68952 Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No
	If Yes, is the grantee a 509(a) foundation? Yes
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B) Property Type (C)
✓ Improved ✓ Single Family ☐ Industrial ☐ ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
IOLL Commercial Recreational	
	nd Contract/Memo Partition Sheriff Other Rev. Trans
	ase Personal Rep. Trust/Trustee On Death neral Quit Claim Warranty
9 Was transfer part of IRS like- kind exchange (IRC \$ 1031	osure Irrevocable Trust Revocable Trust Iransfer on Death
kind exchange (I.R.C. § 1031	Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Grante 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain)
Was ownership transferred in full? (If No, explain the division.) ✓ Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	· · · · · · · · · · · · · · · · · · ·
	Partnership, or LLC Self Other
Autoria Control Contro	and Grandchild Spouse
Ex-spouse Parents and Ci	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$12,010	%
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
114 Minnesota Avenue Inavale, NE 68952	RONALD G. & LINDA BARTELS 114 Minnesota Avenue
	Inavale, NE 68952
18a No address assigned 18b Vacant land	mavais, NE 0000E
20 Legal Description (Attach additional pages, if needed.) The South 22' of Lots 13 & 14 & ALL of Lot 16, Bloc	k 2, Sawyer's Addition to Inavale, Webster Co., NE
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 16
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, complete, and
correct, and that I am duly authorized to sign this statement. TED S. GRIESS	(402) 773-4115
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign Tels Gran	Attorney 5-18-22
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 5 Day 20 Yr. 22 \$ Exempt#16	BK 2022, Pa 1312

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 20 day of May A.D., 2022, at 10:30 o'clocka M. Recorded in Book 2023 on Rage 1312 - 1313

Outre Potro County Clerk 16.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-20-22
\$ Exemptification

Return to: BAIRD & GRIESS P.O. Box 350 Sutton, NE 68979 Revocable Transfer-on-Death Deed

REVOCABLE TRANSFER-ON-DEATH DEED

RONALD G. BARTELS a/k/a RON BARTELS and LINDA BARTELS, Husband and Wife, being of competent mind and having the legal capacity to execute this document, as owner transfers on death to

PAMELA J. JOHNSON, BRIAN C. BARTELS and ERIN M. HUBER, as tenants in common, as grantee beneficiary, the following described interest in real estate:

The South Twenty-two (S22') of Lots Thirteen and Fourteen (14) and ALL of Lots Sixteen (16), Block Two (2), Sawyer's Addition to Inavale, 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 BENEFICIARY NAMED IN THIS DEED IS HEREBY ADVISED THAT THIS DEED MAY BE WITHDRAWN OR RESCINDED WHETHER OR NOT MONEY OR ANY OTHER CONSIDERATION WAS PAID OR GIVEN.

THE STATE OF NEBRASKA) COUNTY OF AGAM) ss.
Before me, on this day personally appeared RONALD G. BARTELS a/k/a RON BARTELS and LINDA BARTELS, Husband and Wife, the owner of the land described in this deed, and witnesses, respectively, whose names are subscribed below in their respective capacities, and the owner of the land declared to me and to the witnesses in my presence that the deed is a revocable transfer-on-death of real estate described therein, and the witnesses declared in the presence of the owner of the real estate and in my presence that the owner of the land declared to them that the deed is a revocable transfer-on-death of the real estate described therein and that the owner of the land wanted each of them to sign it as a witness, and that each witness did sign the same as witness in the presence of the owner of the land and in my presence.
RONALD G. BARTELS a/k/a RON BARTELS RON BARTELS
Witness Witness
Winess Winess V
Subscribed and acknowledged before me by RONALD G. BARTELS a/k/a RON BARTELS and LINDA BARTELS, Husband and Wife, the owner of the land, and Michiele a own and finite of the land, witnesses, this day of May , 2022.

My commission expires: 4. 22.24

GENERAL NOTARY - State of Nebraska VANESSA DERICKS My Comm. Exp. April 22, 2024

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sale Date School District Code														
91	20	22	1318	3		5/20	/2022	Base: 9	1-0	074	Affil	iateo	d:			Unif	ied:		
Location	ID	Sale	Number		Usea	bility	& Code#					Par	cel N	Tur	mber				
0003142	200		154		1			GeoCde	Twi	Rng	ang Sect		Qrt	S	Subdiv	Area	Blk	Pa	ırcel
	D	ate of S	ale Assess	ed V	alue			4133			00 0		0	2	0010		005	00	00
Land		Imp	orovement	S		T	otal			Date of	Sale]	Prop	perty	· C	lassifica	tion (Code		
2	,840		40,8	10			43,650	Status	P	roperty Type Zoning Loca					Location	on City Size Parcel			el Size
Assessor Lo	cation:	BLUE	HILL	(BH)			A) 1	B)	01		C)	1]	D) 1	E)	6	F)	2
							Residentia							C	ommerc	ial			
	Mul	tiple Im	provement	s: M	ultiple.	Improv	rements.:			Multiple.	Impro	veme	ents.:						
Construction Dat					onstruct	ion Da	te: 19	00		Construc	tion Da	ate :							
Floo					oor Sq.	Ft.:	9	60		Floor Sq.	Ft. :								
	Buildin	g Cost New	7: Co	st:		119,0	80		Cost:										
Single Family	Style:	101		R	esiden	tial C	ondition: 2.	5		Comme	rcial	Occu	upanc	y (Code:				
(100) 🗆 Mo	bile Hon	ae		(1	0) 🗆	W	om Out			Primary	:		Otl	her	rl:	(Other2:		
(101) 因 One	e Story			(2	(20) 固 Badly Worn						Commercial Construction Class:								
(102) 🗆 Two	o Story			(30) 🗷 Average						(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame									
(103) 🗆 Spli	it Level			(4	10) 🗆					(2) □	Rei	nfore	ced C	ono	crete Fran	ne			
(104) 🗆 11/				(50) □ Very Good					(3)	Mas	sonry	y Bear	rinş	g Walls					
(111) 🗆 Bi-I	Level			(6	(60) Excellent						Wo	od o	r Stee	1 F	ramed Ex	t. Wal	ls		
(106) □ Oth	er										Met	tal Fr	rame a	and	d Walls				
Townhouse or	Duplex	Style:		Re	esiden	tial Q	uality: 30	(6) Dele Frame											
(301) 🗆 One	e Story			(1	.0) 🛘	Lo	W			Cost Ra	nk:				Co	nditio			
(302) 🗆 Two				+ `	(0)					(10)					(10		Worn		
(307) 🗆 1 1/				+	0) 🗷		erage				Ave				(2)		Badly		
(308) □ Spli					0) 🗆						Abo		Averag	ge	(3)		Averaş	ge	
(309) 🗆 21/				 	0) 🗆		ry Good			(40)	Hig	h			(4)		Good		
(304) □ One		-		(60) 🗆 Excellent											(5)	•	Very (
(305) 🗆 Two	Story I	Juplex	<u> </u>												(6)) <u> </u>	Excell	ent	
Assessor's					•		l :												
Assessor Co			eason for	Adju	ıstme	nt:													
SURVIVO	OR WD							-											
					_														
Comments f	rom						· 	(lomn.	nents:									
0003142									-										
															<u> </u>				
																	(Conti	nue on	back)

NEBRASKA

Bood Life. Great Service

Real Estate Transfer Statement

14

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 rec	orded unless	this statem	ent is signed	and items 1-2	5 are accurately	y completed	<u> </u>	
1. County Name	· · · · · · · · · · · · · · · · · · ·	2. County N				Sale/Transfer		4. Date of		
Webster		91			Mo.05		Yr. 2022	Mo. 05		Yr. 2022
5. Grantor's Name,		d Telephone (Please	Print)				iress, and Telep	phone (Plea	se Print)	
Grantor's Name (Seller)					1	Name (Buyer)		fa ad		
Roberta L. Wademan Street or Other Mailing						Wallace and Ni Other Malling Add	colette M Relaf	OfG		
830 North Bellevue	rwu coo				310 W S		1033			
City Hastings		State NE	Zip Co: 68901		City Blue Hill			State NE		Code 330
Phone Number 402-984-0723		•			Phone Nu 308-340-		Is the grantee a If Yes, is the gra	☐ Yes ☑ No ☐ Yes ☑ No		
Email Address N/A					Email Addr	ess 4@gmail com	a ros, is allo gro		104110410111	TI cos AI 140
7 Property Classific	ation Numb	er. Check one box ir	ı categories A		ck C if prope		obile home.			
(A) Status				(B) Proper	rty Type				(c)
☑ Improved	☑ Single F	amily 🔲 Indust	rial	☐ Minera	al Interests-No	nproducing	☐ State	Assessed	□ Ma	bile Home
■ Unimproved	☐ Multi-Fa	ımily 🔲 Agricu	Itural	☐ Minera	al Interests-Pro	educing	☐ Exem	ıpt 💮		
□ юш	☐ Comme									
8 Type of Deed (Conservato	r	☐ Distribution	n 🗖 Land (Contract/Memo	Partitio	n 🔲 Shei	riff 🗆 O	her	
	☐ Corrective		☐ Easement			☐ Person	al Rep. 🔲 Trus	VTrustee		
		ate · Transfer on Death	☐ Executor	☐ Minera		Quit Cl	aim 🗹 War	ranty		
9 Was transfer part of I kind exchange (I.R.C	IRS like-	10 Type of Transfer	☐ Distribution	☐ Foreclos	ure 🔲	Irrevocable Trust	Revocable	Trust	☐ Transfer on	Death
Exchange) by buyer	or seller?	☐ Auction	☐ Easement	☐ Gift		Life Estate	✓ Sale		☐ Trustee to E	Beneficiary
☐ Buyer ☐ Selter		Court Decree	☐ Exchange	☐ Grantor `	Trust 🗆	Partition	☐ Satisfactio	n of Contract	Other (Expl	ain)
11 Was ownership trans	ferred in full?	(If No explain the divis	ion.)			12 Was real es	tate purchased fo			
	□ No	,				☑ Yes	□ No		(
13 Was the transfer betw	veen relatives	or if to a trustee are th	ne trustor and be	eneficiary rela	atives? (If Yes.	check the approx	oriate box.)			
		nt or Uncle to Niece or					,	□ ot	her	
		others and Sisters	_		nd Grandchild	_	م:			_
		-spouse		rents and Ch			oarent and Step-c	hild		
14 What is the current ma \$55,000.00		<u></u>					(If Yes, state the		interest rate.)	**
16 Does this conveyance Yes		ent parcel of land?		1	7 Was transfe	r through a real e	estate agent or a l contact) Yes			the name
18 Address of Property	140						to Whom the Ta			
310 W Saline St.				'		lo. 6 Above	(to whom sie ta	ix dialement	ondad de den	
Blue Hill, NE 6893	0									
18a No address ass										
20 Legal Description (At									_	
Lot Seven (7) and	d Eight (8)), Block Five (5),	Rohrer's A	ddition to	the City o	of Blue Hill, \	Nebster Cou	unty, Neb	raska.	
21 If agricultural, list tota	I number of ac	eres transferred in this t	ransaction.							
22 Total purchase price,	including any	liabilities assumed		** ***			22			\$ 55,000.00
23 Was non-real propert ☐ Yes ☐ No (I		he purchase? Iollar amount and atta	ich itemized lis	t.) (see instr	uctions)		23			
24 Adjusted purchase pr	ice paid for re	al estate (line 22 minus	line 23)	* ** 1*1*			24			\$55,000.00
25 If this transfer is exen						·				
		law, I declare that I ha		is statement a	and that it is, to	the best of my k	nowledge and be	elief, true, cor	nplete, and	
correct, and	e erac i am odly	authorized to sign this	salement					(- •	1200	A 5 /
	L Wallace a	nd Nicolette M Rela	ford					— ¦ <u>≨</u> ≌		05700
sign Print or	Type Name of	Grantee or Authorized R	epresentative		_	_		rnone	NUMBER	
	1			_						
here▶ <u></u>	ve of Contra	or Authorized Represe	entative	Buyer Title					0, 2022	
ыўлац	acu olance	o Authorized Represe	:: wanve	HIG				Date		
		Regi	ster of Deeds	' Use Only					For Dept. U	Ise Only
26. Date Deed Recorde	d T	27. Value of Stamp or			rding Data	^				
	Yr.DD	\$ 123 79	j i	l BA	Kaoaa.	a 1318	3			
Nebraska Department of R		- 100.1-	-		incox,	1010	 ,	Authorized by	Neb. Rev. Stat §§	76-214, 77-1327(2)
Form No. 96-269-2008 10-	2020 Rev. Sup	ersedes 96-269-2008 Re	v. 6-2019					-		

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 05/20/22

\$ 123.75

By AS

Bk 2022, Pg 1318

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 20 day of May A.D., 2022, at 02:44 o'clock PM. Recorded in Book 2022 on Page 1318

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

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Roberta L. Wademan, a single person, herein called the Grantor, whether one or more, in consideration of One Dollar and other valuable consideration, received from Grantee(s), do hereby grant, bargain, sell, convey, and confirm unto Tonya L. Wallace, a single person and Nicolette M. Relaford, a single person, as joint tenants with full rights of survivorship and not as tenants in common, herein called the Grantee(s), the following described real estate in Webster County, Nebraska:

Lot Seven (7) and Eight (8), Block Five (5), Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the Grantor(s) does hereby covenant with the Grantee(s) and with Grantee(s) assigns and with the heirs and assigns of the survivor of them that Grantor(s) is lawfully seized of said premises; that said premises are free from encumbrance except covenants, easements and restrictions of record and all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that Grantor(s) warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the Grantee(s), the entire fee simple title to the real estate shall vest in the surviving Grantee(s).

Dated this #7 day of May, 2022. Roberta L. Wademan State of Nebraska County of Adams

The foregoing instrument was acknowledged before me on this // day of May, 2022, by Roberta L Wademan, a single person .

Votary Public My commission expires:

Aksarben Title and Escrow

Return to: Tonya L Wallace ral Motary - State of Nebraska MICHAEL L. BONIFAS Comm. Exp. April 14, 2023

File No.: 90220341

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	P	age		.5	Sale]	Date	School District Code													
91	20	22	1:	319		5/	20/	2022	Base:	91-	-00	002	Aff	ĭliat	ed:			Ur	nifi	ed:		
Location	ID	Sale	Numb	er	U	seabil	ity &	c Code#					,,,,	Pa	ırcel l	Vun	ıber					
0001494	100		155			4		05	GeoCde	T	wn	Rng	Se	ect	Qrt	S	ubdiv	Are	a	Blk	P	arcel
	D	ate of S	ale As	essed	d Value 4371							00 0 100					045			003	00	000
Land]	Imp	oroven	ents			Tot	al			E	Date of Sale Property Classification Code							ode			
	830		54	,495	j			55,325	Status		Pro	roperty Type Zoning Lo						Location City Size			Parc	cel Size
Assessor Lo	cation:	RED	CLOU) (R	C)				A) 1]:	B)	01		C)	1	I)) 1	E)	ı	6	F)	2
							F	Residential						•		Co	ommer	cial				
	Mul	tiple Im	proven	ents:	Mult	iple. Im	prove	nents.:				Multiple.	Impi	roven	nents.:							
		Const	ruction	Date:	Cons	struction	ı Date					Construc	tion I	Date :	:							
				loor:	Floo	r Sq. Ft.	.:	1,2				Floor Sq.	Ft.:									
Building Cost Ne												Cost:										
Single Family Style: 101					Res	identia	l Cor	dition: 3	0			Comme	rcia	l Oc	cupan	су С	ode:					
(100) 🗆 Mo	bile Hon	пе			(10)) 🗆	Wor	n Out			_	Primary	:		Ot	heri	l:		0	ther2:		
(101) 🗷 On	e Story				(20) Badly Wom							Commercial Construction Class:										
	o Story				(30) 因 Average							(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame										
(103) 🗆 Split Level) 🗆	Goo				\bot							me				
(104) 🗆 11		(50) Ury Good (3) Masonry Bearing Wall																				
(111) □ Bi-					(60) Excellent							.,					arned E	xt. W	alls	5		
(106) □ Oth		····			Residential Quality: 30							(5) ☐ Metal Frame and Walls (6) ☐ Pole Frame										
Townhouse of		Style:									-	.,	_	ole F	rame							
(301) 🗆 On							Low				+	Cost Ra						ondi				
(302) Tw							Fair				+	` '	Lo				<u>`</u>			Worn		
(307) 🗆 1 1/				-	(30)		Aver							verag			<u>`</u>			Badly		I
(308) □ Spl				-	(40)		Goo				-	(30)			Avera	ge				Averag Good	șe	
(309) 🗆 2 1/		hamlar.			(50) □ Very Good (60) □ Excellent						-	(40) ☐ High (40) ☐ Good (50) ☐ Very Good										
(304)	_			\dashv	(00)	, ப	EXC	ment			╁					,				Excelle		
						· / /					_	- 1				-		30)	_	EMOCIN	,11t	
Assessor Co									····													
QCD; B							•															
<u> </u>	T 141717	11 111	<u> </u>	<u> </u>																		
-			* * * *																			
Comments									(Con	ame	ents:										
000149	400																					
								- .												(Contin	nue on	back)

NEBRASKA

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

Good Life. Great Service.

DEPARTMENT OF REVENUE	• If additional space is needed, a										
	The deed will not be recorded unless	this statemen									
1 County Name	2 County Number	1	3 Date of Sale/Transfer Mo. 05 Day 20 Yr. 22 4 Date of Deed Mo. 05 Day 20 Yr. 22								
	WEBSTER - 91		6 Grantee's Name, Address, and Telephone (Please Print)								
5 Grantor's Name, Addre Grantor's Name (Seller)	ess, and Telephone (Please Print)		Grantee's Name (Buyer)	, and releptione (P	icase Fillil)						
Dennis & Heidi Ma	ahin, Todd & Lisa Mahin, Monte I	Mahin	Marcia Mahin								
Street or Other Mailing Ad 105 N Cherry St	~		Street or Other Mailing Addre		N. T.	7:-0-1-					
Red Cloud	State NE	Zip Code 68970	Red Cloud		NE NE	Zip Code 68970					
Phone Number (402) 718-6193			Phone Number (402) 746-4559 Is the grantee a 501(c)(3) organization? Yes V N								
Email Address		· · · · · · · · · · · · · · · · · · ·	Email Address								
7 Property Classificatio	n Number. Check one box in categories A ar	nd B. Check C if	property is also a mobile ho	me.							
(A) Status		(B)	Property Type			(C)					
✓ Improved	✓ Single Family Industrial		Mineral Interests-Nonprodu	cing S	tate Assessed	Mobile Home					
Unimproved	Multi-Family Agricultural		Mineral Interests-Producing	E	xempt						
☐ IOLL	Commercial Recreational										
Bill of Sale	Corrective	ement Lea		nal Rep. Trust/	Trustee	Other					
	S PARTIES - B ENGLISHED S - A - A - A - A - A - A - A - A - A -		neral Quit C			sfer on Death					
9 Was transfer part of kind exchange (I.R.C	C. § 1031		osure Irrevocable Trust L	Revocable Trust	=	tee to Beneficiary					
Exchange) by buyer or Buyer Sel	Iller No		or Trust Partition	Satisfaction of Co	=	er (Explain)					
	red in full? (If No, explain the division.)	пус стапа				, state the intended use.)					
✓ Yes No			Yes	☐ No							
13 Was the transfer between	en relatives, or if to a trustee, are the trustor an	d beneficiary rela									
✓ Yes No	Aunt or Uncle to Niece or Nephew		Partnership, or LLC Se		Other						
	Brothers and Sisters	Grandparents	= -	ouse	orena.						
	Ex-spouse	Parents and Ch		ep-parent and Step-							
	ket value of the real property?		15 Was the mortgage assum								
\$18,397	livide a current parcel of land?		Yes ✓ No 17 Was transfer through a re	\$al estate agent or a		If Yes, include the name					
Yes No	invide a current parcer or land:		of the agent or title compa		es	√ No					
18 Address of Property			19 Name and Address of Per	rson to Whom the Ta	x Statement Sho	ould be Sent					
505 N Cherry St			Same as Grantee								
Red Cloud, NE											
18a No address assign	ned 18b Vacant land										
20 Legal Description (Attac	ch additional pages, if needed.)										
See attached											
21 If agricultural, list total n	number of acres transferred in this transaction _										
22 Total purchase price	e, including any liabilities assumed				22 \$	0,00					
23 Was non-real propert	ty included in the purchase?			F	\$						
Yes V No (I	f Yes, enter dollar amount and attach item	ized list.) (see i	nstructions)		23 \$						
24 Adjusted purchase p	orice paid for real estate (line 22 minus lin	ne 23)			24	0 00					
25 If this transfer is exe	empt from the documentary stamp tax, list	t the exemption	number 5a								
Unde	r penalties of law, I declare that I have exami	ned this stateme	nt and that it is, to the best of	my knowledge and	belief, true, com	plete, and					
Kory J I	McGracken					(402) 746-3613					
sign Print or Typ	e Name of Grantee or Authorized Representati	ve	Att	torney		Phone Number 05/20/22					
	of Grantee or Authorized Representative		Title			Date					
11010	Pagister of I	Deed's Use Or	nlv			For Dept. Use Only					
26 Date Deed Recorded	27 Value of Stamp or Exempt N		28 Recording Data		10						
Mo D5 22	1 22 SOVOMANT F		TK 2022	Pa 1319-	1320						
Nobreaka Department of Payan	TACIVAL -	~	Draubal.	Auth	norized by Neb. Rev	. Stat. §§ 76-214, 77-1327(2)					

Lots Ten (10), Eleven (11) and Twelve (12), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska.

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 rd day of May A.D., 2032, at 11:05 o'clock A.M. Recorded in Book 2020 on Page 1319-1320 County Clerk 516-00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date_0510310000
\$pyenyttoaby_011

QUITCLAIM DEED TO BE SO THE SERVE OF

Dennis L. Mahin and Heidi Mahin, husband and wife, Todd A. Mahin and Lisa Mahin, husband and wife, and Monte L. Mahin, a married person who along with his spouse are domiciled in the State of North Carolina, 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 Marcia A. Mahin, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Ten (10), Eleven (11) and Twelve (12), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska

Dennis Mahin

Heidi Mahin

Todd A Mahin

Tica Mobin

Monte L. Mahin

Page 1 of 2 Pages

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	and the mean resilience in the lateral management of the contraction o
	Village Commence
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	क्षेत्रकी प्रदेश १८
	of the second se
STATE OF NEBRASKA, COUNTY OF DOUGLG	J) ss.
	20
The foregoing instrument was acknowledged by	pefore me on Mpy 7, 2022, by
Dennis L. Mahin and Heidi Mahin, husband and wife.	
,	
Comm. expires 12/30/23	XiZ D Hansen
\	175001.11-1011
GENERAL NOTARY - State of Nebraska	otary Public
LISA G. HANSEN	
My Comm. Exp. December 30, 2023	
STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.
	\mathcal{L}
The foregoing instrument was acknowledged b	before me on $/\sqrt{a}\sqrt{J}$, 2022, by
Todd A. Mahin and Lisa Mahin, husband and wife.	
• • • • • • • • • • • • • • • • • • • •	$\sqrt{}$
	1/
GENERAL NOTARY - State of Nebraska	
KORY MCCRACKEN	
Comm. expires My Comm. Exp. August 27, 2022	4 1 /1
· And · And	
N	otary Public
	Tally age
	1
CT TT CT CT CT CT CT CT	. 1.1 - 1
STATE OF NORTH CAROLINA, COUNTY OF $\underline{\mathcal{M}e}$	CR anburg) ss.
	
The female in the second of 1 1 11	C 110 10 0000 1
The foregoing instrument was acknowledged b	efore me on <u>May</u> <u>10</u> , 2022, by
Monte L. Mahin, a married person.	J
•	
Λ	
Comm. expires August 16, 2026	ato licx board lit
	willy flux out
No.	otary Public //
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A PARTY	

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date		School District Code											
91	91 2022 1327			5/10/2022 Base: 91-				91-	0002 Affiliated: Unified:										
Location	D	Sale	Number	Useability & Code #							I	Parcel	Nu	ımber					
0001332	200		157		1		GeoCde	Tw	n Rn	g	Sect	Qrt		Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Valu	e		4371				00	0	1	10020	tw-m-	021	0000		
Land		Imp	rovements		T	otal			Date o	f Sa	ale P	roper	ty (Classific	ation (Code	<u></u>		
1	,285		56,400)		57,685	Status	1	Property	Тур	e	Zoning		Location	Cit	Parcel Size			
Assessor Lo	cation:	RED	CLOUD (F	(C)			A) 1	В	3) 0:	1	С) 1		D) 1	E)	6	F) 2		
						Residential						-	(Commer	cial				
	Mul	tiple Im	provements:	Multip	le. Improv	vements.:	•		Multiple, Improvements. :										
		Constr	uction Date:	Constr	uction Da	te: 19	55		Constr	uctio	n Dat	e :							
			Floor:	Floor S	sq. Ft. :	1,1	78		Floor	Sq. F	t.:								
		Buildin	g Cost New:	Cost:		125,8	70		Cost:										
Single Family	Style:	101		Resid	ential C	ondition: 3()		Com	ner	cial O	ecupa	псу	Code:					
(100) 🗆 Mo	bile Hon	ne		(10)		om Out			Prima	Primary: Other1: Other2:									
(101) 🗷 One	e Story			(20) 🗆 Badly Worn					Commercial Construction Class:										
(102) 🗆 Two	Story			(30) 🗷 Average						(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spli	it Level			(40) □ Good					(2)	(2) Reinforced Concrete Frame									
(104) 🗆 11/	2 Story			(50) U Very Good						(3) Masonry Bearing Walls									
(111) 🗆 Bi-I	Level			(60) Excellent						(4) U Wood or Steel Framed Ext. Walls									
(106) □ Oth	er									(5) Metal Frame and Walls									
Townhouse or	Duplex	Style:		Residential Quality: 20						(6) Dele Frame									
(301) 🗆 One	Story			(10) □ Low					+	Cost Rank:					onditie	n:			
(302) 🗆 Two				· /	★ Fai	Γ			(10)							Worn			
(307) 🗆 1 1/				(30) □ Average				 	Aven				(20) 🗆 Badly Worn						
(308) □ Spli				(40) Good					 	` '					(30) Average				
(309) 🗆 21/				(50) U Very Good				(40)	(40)						(40) 🗆 Good				
(304) 🗆 One				(60) Excellent											Very (
(305) 🗆 Two	Story I	Duplex	<u></u>							/ t				(6	0) 🗆	Excelle	ent		
Assessor's	Adjus	stment	to Sale Pr	ice (+ or -)	:													
Assessor Co	mment	s and R	eason for Ac	ljustn	nent:														
JTWD																			
			•																
Commontat			····			······································		Tomi	manta.										
0001332									ments:										
		<u> </u>																	
																(Conti	nue on back)		

Real Estate Transfer Statement

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



FORM 521

1 County Name

DEPARTMENT OF REVENUE

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

2 County Number

1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	1								
WEBSTER - 91	Mo. 05 Day 10 Yr. 2022 Mo. 05 Da	ay <u>24 Yr.</u> 2022								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) Patricia Ohmstede	Grantee's Name (Buyer) Michael and Barbara Kenny									
Street or Other Mailing Address 515 East 47th Street	Street or Other Mailing Address 340 West 11th Ave.									
Kearney NE State Zip Code 68847	Red Cloud NE	Zip Code 68970								
Phone Number (402) 469-9132	Phone Number (402) 746-4225 Is the grantee a 501(c)(3) organi	zation? Yes VNc								
Email Address N/a	Email Address	undation? Yes No								
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	- 144								
(4) 6.	Property Type	(C)								
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	d Mobile Home								
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min		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.) Yes No	Life Estate Sale	ransfer on Death rustee to Beneficiary other (Explain) No, state the intended use.								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes VNo Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse V Parents and Child V 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 Yes No \$	interest rate.) %								
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name								
18 Address of Property 1017 N Elm Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement S Same as Grantee	Should be Sent								
18a No address assigned 18b Vacant land										
Lots Four (4), Five (5), Six (6), Seven (7) and Eight (Addition to Red Cloud, Webster County, Nebraska.	8), Block Twenty-one (21), Smith and	d Moore's								
21 If agricultural, list total number of acres transferred in this transaction										
22 Total purchase price, including any liabilities assumed		80,000,00								
23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in	structions)	0,00								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	80,000 ₁ 00									
25 If this transfer is exempt from the documentary stamp tax, list the exemption r	Section 2									
Under penalties of law, I declare that I have examined this statement	(Construction of the Construction of the Const	omplete, and								
correct, and that I am duly authorized to sign this statement. David B. Garwood	, , , , , , , , , , , , , , , , , , , ,	(402) 746-3613								
sign Print or Type Name of Grantee or Authorized Representative	Attorney	Phone Number May 4, 2022								
here Signature of Grantee or Authorized Representative Title Date										
Register of Deed's Use Only	у	For Dept. Use Only								
	BK2002, 4, 1327	,								
braska Department of Revenue brm No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019		lev. Stat. §§ 76-214, 77-1327(2)								

State of Nebraska 7 County of Webster, Entered on the numerical index and filed for record in the Clerk's office of said county this 24

BOOK 2022 PAGE (327)

May A.D., 20 22, at 3:21 Recorded in Book 2022 County Clerk Deputy Comp Carded Assessor

	A DOCUMENTARY
	TAMP TAX
Date 5_4	X 1 00.
\$ 180.00	By_ @\$

JOINT TENANCY WARRANTY DEED

Patricia Ohmstede, a single person, GRANTOR, in consideration of EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00) receipt of which is hereby acknowledged, conveys to Michael D. Kenny and Barbara A. Kenny, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4), Five (5), Six (6), Seven (7) and Eight (8), Block Twenty-one (21), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

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 May 24, 2022.

Patricia Ohmstede

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May \mathcal{I} , 2022, by Patricia Ohmstede, a single person.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok		Page	Sale Date					School District Code											
91	20	22		1328	5/25/2022 Base: 01-0						0123	0123 Affiliated: Unified:									
Location ID Sale Number						Useability & Code #				Parcel Number											
0005106	500	1	L58			4		05	GeoCde	Tv	vn Rng	S	ect	Qrt	Sub	bdiv	Area	Blk	P	arcel	
	D	ate of Sa	ıle A	ssesse	l Val	ue	,		4131			0	0	0	300	010		001	00	000	
Land	·	Imp	rove	ments			Te	otal			Date of	Sal	e Pr	operty	Cla	ssifica	tion (Code	!		
1	,315		9	4,49	5			95,810	Status	T	Property 1	ype	2	Coning	Location		Cit	y Size	Parc	el Size	
Assessor Lo	cation:	BLADI	EN	(BLA))	•			A) 1	I	3) 01		(7)	1	D)	1	E)	7	F)	2	
								Residential					-		Con	mmerc	ial				
	Mul	tiple Imp	rove	ments:	Mult	iple. It	nprov	ements.:			Multiple	. Imp	rover	ments.:							
		Constru	uction	n Date:	Cons	tructio	n Dat	e: 19	06		Constru										
				Floor:	Floor	Sq. F	t. :	1,9	48		Floor So	. Ft. :	:								
		Building	g Cos	t New:	Cost	:		197,0	40		Cost:										
Single Family	Style:	102			Resi	denti	al Co	ondition: 3!	5		Comm	ercia	ıl Oc	cupano	у Со	de:					
(100) 🗆 Mo	bile Hom	ne			(10)		Wo	orn Out			Primar	r:		Oť	herl:		C	Other2:			
(101) 🗆 One	Story				(20)		Bac	ily Worn			Comm	Commercial Construction Class:									
(102) 🗷 Two					(30) 🗷 Average						(1) [(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spli					(40) ⊞ Good						(2) [(2) Reinforced Concrete Frame									
(104) 🗆 1 1/	2 Story				(50) U Very Good						(3) [(3) Masonry Bearing Walls									
(111) □ Bi-I	Level				(60) Excellent						(4)										
(106) □ Oth	er											(5) Metal Frame and Walls									
Townhouse or		Style:			Residential Quality: 30						(6) [
(301) 🗆 One					(10)		Lov				Cost R	ınk:				Co	nditio	n:			
(302) Two	·				(20)		Fair	Γ			(10)					(10		Worn (
(307) 🗆 1 1/2					(30)			erage					verag			(20	•	Badly `			
(308) 🗆 Spli					(40)		Goo							Averag	ge	(30		Averag	ge		
(309) 🗆 21/2					(50)			y Good			(40) E	l Hi	igh			(40		Good			
(304) 🗆 One					(60)		Exc	ellent			-					(50		Very C			
(305) □ Two	Story D	uplex								·						(60) 🗆	Excelle	nt		
Assessor's						`	<u> </u>	.													
Assessor Co	mments	and Re	asor	ı for A	djust	men	t:														
JTWD																					
• ,																					
Comments fi	rom							·	•	'omi	ments:										
0005106										VIII											
																		(Contin	ue 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	nt is signed and items 1-25 are accurately completed.									
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed									
WEBSTER - 91	Mo. 05 Day 25 Yr. 2022 Mo. 05 Day 25 Yr. 2022									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) Duane R. and Linda M. Niemeyer	Grantee's Name (Buyer) Daren O. and Buffy L. Niemeyer									
Street or Other Mailing Address 524 Madden Rd	Street or Other Mailing Address 924 Rd T									
City State Zip Code Hastings NE 68901	City State Bladen NE	Zip Code 68928								
Phone Number	Phone Number Is the grantee a 501(c)(3) organize (308) 830-0546 If Yes, is the grantee a 509(a) four									
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.									
	3) Property Type	(C)								
✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family Agricultural ☐ IOLL ☐ Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home								
8 Type of Deed Conservator Distribution L	and Contract/Memo Partition Sheriff	Other								
	ease									
kind exchange (LB.C. § 1031		ansfer on Death								
Exchange) by buyer or seller?		ustee to Beneficiary								
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If I	ther (Explain) No, state the intended use.)								
Yes Vo divided 1/2 interest										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re ✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp.,										
	and Grandchild Spouse	er								
Ex-spouse Parents and 0	50. () 50. (
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)								
\$47,905	☐ Yes	%								
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent									
101 E Helen St Bladen, NE	Same as Grantee	Same as Grantee								
18a No address assigned 18b Vacant land										
20 Legal Description (Attach additional pages, if needed.)	_									
A divided 1/2 interest in: Lots Eight (8) and Nine (9), Block One (1), First 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		15,000,00								
23 Was non-real property included in the purchase?	\$.5,555								
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	\$	15,000,00								
25 If this transfer is exempt from the documentary stamp tax, list the exemptio Under penalties of law, I declare that I have examined this statement		omnlete and								
correct, and that I am duly authorized to sign this statement. Kory J ₂ McCracken,	and that it is, to the best of my knowledge and belief, fide, or	(402) 746-3613								
Print of Type Name of Grantee or Authorized Representative	9 000	Phone Number								
sign	Attorney	_ 05/25/2022								
here Signature of Grantee of Authorized Representative	Title	Date								
Register of Deed's Use O		For Dept. Use Only								
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 33.75	28 Recording Data RK1001 P 130 P									
Mo. 5 Day 45 Yr. 44 \$55. 15	U1)alba, 71 1500	01-1 55 70 011 77 1007(0)								

State of Nebraska 3ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day A.D., 2022 at 11:54 o'clock a OM. Recorded in Book 2022 1328 County Clerk al Deputy

Assessor

Carded

10.0

Comp

NEBRASKA DOCUMENTARY

JOINT TENANCY WARRANTY DEED

Duane R. Niemeyer and Linda M. Niemeyer, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Daren O. Niemeyer and Buffy L. Niemeyer, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in: Lots Eight (8) and Nine (9), Block One (1), First Addition to Bladen, 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 May $\underline{25}$, 2022.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 25 2022, by Duane R. Niemeyer and Linda M. Niemeyer, husband and wife.

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN Comm. expit

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	9	Sale	Date	S					School District Code									
91	20	22 :	132	9	5/24	Base: 0	1-01	23	Aff	iliate	ed:		Unified:								
Location	Ю	Sale Number Useability & Code #							Parcel Number												
0021003	301	:	159		1		GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	Pa	arcel				
	D	ate of S	ale Asses:	sed V	alue		4131	4	11	2	2	3	00000	1	000	00	20				
Land		Imp	rovemen	ts	To	otal		Date of Sale Property Classification Code													
18	,120		7	700		18,820	Status	Prop	erty Ty	ре	Zo	oning	Location	Cit	y Size	Parc	el Size				
		Irrigat	ion Type:				A) 1	B)	05		0	5	D) 3	E)	0	F)	6				
LCG		1	ACRES:		VAL	UE:		LCG				ACR	ES:		VAL	JE:					
IRRIGATE	D 1A1						GR	ASSLA	ND 10	Gl			0.970			1,	355				
	1A	-					1G														
	2A1	<u> </u>					2G1					0.590 82				825					
	2A	-					2G														
	3A1						3G1			31			1.500	2,100							
	3A								3	3G											
	4A1								40	31											
	4A								4	G											
DRYLANI) 1D1						S	helterbe	lt/Timb	er											
	1D								Accretic	on											
	2D1								Was	te											
	2D								Oth	<u>-</u> -											
	3D1						AG LAND TOTAL			L			3.060	** * * * *		4,5	280				
	3D						Roads			ds		(0.950								
	4D1						Farm Sites			es			1.000			13,	340				
	4D						Home Sites			es											
								R	ecreatic	on											
	wellings						Other							-							
Outh	uildings					700	Nor	ı-AG T	OTA	L			L.950		•	13,8	340				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
	,
•	
Comments from Com	ments:
002100301	
	(Continue on back)

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

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

9 **FORM 521**

DEPARTMENT OF REVENUE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. __5 2022 2022 5 24 WEBSTER - 91 Day _ Mo. _ _ Dav 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 Scott M. Fink and Amy M. Berggren Jacob D. Canterberry and Melissa J. Canterberry Street or Other Mailing Address 41234 Goose Creek Road Street or Other Mailing Address State Zip Code City Elsmere State Zip Code 69135 30 Phone Number (402) 469-4569 Is the grantee a 501(c)(3) organization? V No Phone Number (402) 430-2172 Yes If Yes, is the grantee a 509(a) foundation? V No Email Address n/a Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home **Unimproved** ✔ Agricultural Multi-Family Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Conservator Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Mineral Cemetery Executor Quit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Irrevocable Trust Revocable Trust Distribution Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 ✓ Sale Auction Easement Gift Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Seller V No Court Decree Partition Exchange Grantor Trust Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) ✓ Yes No ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary 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 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.) \$55,000 V No Yes \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag land Grantee 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See Attached 5.010+-21 If agricultural, list total number of acres transferred in this transaction 22 55.000¹.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions). 23 55,000,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 430-2172 Jacob D. Canterberry Print or Type Name of Grantee or Authorized Representative Phone Number Grantee 5/24/2022 Signature of Grantee or Authorized Representative Title Date For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded Day 25 Yr. 2 193 \$

A tract of land located in the Southwest Quarter (SW1/4) of Section Two (2) Township Four(4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows: Beginning at the SW corner of Section 2, running thence North 00°00'00" West (assumed bearings) and along the West line of the said SW1/4 a distance of 661.00 feet; running thence South 44°46'02" East a distance of 938.58 feet to a point located on the South line of the said SW1/4; running thence North 89°32'04" West a distance of 661.00 feet to the Point of Beginning, subject to road right-of-way on the West and South

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of May A.D., 2020, at 2.50 o'clock P.M. Recorded in Book 2020 on Page 1320 County Clerk \$10.00 Assessor Carded Ind.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 05/25/2020
\$ 123 15 by 0.34

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

WARRANTY DEED

Scott M. Fink and LaCaylla B. Fink, husband and wife; and Amy M. Berggren and Christopher M. Berggren, wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jacob D. Canterberry and Melissa J. Canterberry, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southwest Quarter (SW1/4) of Section Two (2) Township Four(4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows: Beginning at the SW corner of Section 2, running thence North 00°00'00" West (assumed bearings) and along the West line of the said SW1/4 a distance of 661.00 feet; running thence South 44°46'02" East a distance of 938.58 feet to a point located on the South line of the said SW1/4; running thence North 89°32'04" West a distance of 661.00 feet to the Point of Beginning, subject to road right-of-way on the West and South

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

(1) are lawfully seised of such real estate and that it is free from encumbrances;

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

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

Executed 18, 2022.

Scott M. Fink

STATE OF Debraska

State of Thomas

The foregoing instrument was acknowledged before me on May $1 \ge 1$, 2022 by Scott M. Fink and LaCaylla B. Fink, husband and wife.

GENERAL NOTARY - State of Nebraska RACHEL COX My Comm. Exp. June 27, 2025 Notary Public

Amy M. Berggren

Christopher M. Berggren

STATE OF NEBRASKA)

COUNTY OF LINCOLN)

The foregoing instrument was acknowledged before me on May $\,18\,$, 2022 by Amy M. Berggren and Christopher M. Berggren.

GENERAL NOTARY - State of Nebraska
DEBBI J. SIMPSON
My Comm. Exp. November 5, 2023

Notary Public