

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	1099	4/29/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000130000	131	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		016	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
720		720		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 2	B) 01	C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial				
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :				
Construction Date:				Construction Date :				Construction Date :				
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :				
Building Cost New:				Cost :				Cost :				
Single Family Style:				Residential Condition:				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
QCD												
Comments from						Comments:						
000130000												
(Continue on back)												

Real Estate Transfer Statement

131

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 4 Day 29 Yr. 2022	4 Date of Deed Mo. 4 Day 16 Yr. 2022
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Justin Zywiec Street or Other Mailing Address 4617 W Thatcher Lane City Lincoln State NE Zip Code 68528 Phone Number (402) 984-2933 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sarah Rabago Street or Other Mailing Address 241 W 10th Ave City Red Cloud State NE Zip Code 68970 Phone Number 562-458-9475 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a	
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$720

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

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

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

18 Address of Property
241 W 10th Avenue 942 N Seward St
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

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

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

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

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.

Sarah Rabago
 Print or Type Name of Grantee or Authorized Representative

562-458-9475
 Phone Number

4/29/2022
 Date

Grantee

Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 2 Yr. 22	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data BK 2022 Pg 1099

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1100	4/29/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000132200		132		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		019	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
555		47,160		47,715		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date : 1962				Construction Date :						
Floor:				Floor Sq. Ft. : 1,152				Floor Sq. Ft. :						
Building Cost New:				Cost : 133,245				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:			Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000132200														
(Continue on back)														

Real Estate Transfer Statement

132

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1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 4 Day 29 Yr. 2022	4 Date of Deed Mo. 4 Day 16 Yr. 2022
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Justin Zywiec Street or Other Mailing Address 4617 W Thatcher Lane City Lincoln State NE Zip Code 68528 Phone Number (402) 984-2933 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sarah Rabago Street or Other Mailing Address 241 W 10th Ave City Red Cloud State NE Zip Code 68970 Phone Number 562-458-9475 Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a	
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 89,000

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

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

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

18 Address of Property
241 W 10th Avenue
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 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 Total purchase price, including any liabilities assumed	22	\$	89,000.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	89,000.00

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

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

sign here

Sarah Rabago
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Grantee

562-458-9475
Phone Number

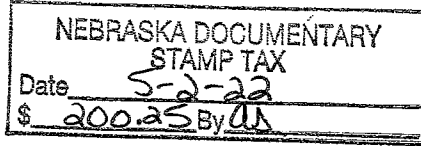
4/29/2022
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 2 Yr. 22	27 Value of Stamp or Exempt Number \$ 200.25	28 Recording Data BK 2022, Pg 1100

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of May A.D., 2022, at 9:20 o'clock AM. Recorded in Book 2022 on Page 1100
Janice Peterka County Clerk
10.40 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

Justin Zywiec, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Sarah Rabago, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-three (23) and Twenty-four (24), Block Nineteen (19), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska; and

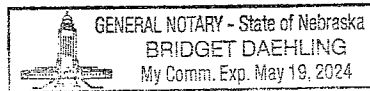
Grantor covenants, jointly and severally, if more than one, with Grantee that Grantor:

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

Executed April 16, 2022.

[Signature]
Justin Zywiec

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)



The foregoing instrument was acknowledged before me on April 16, 2022 by Justin Zywiec, a single person.

Bridget Daebling
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2022	1119	3/30/2022	Base: 91-0002		Affiliated:		Unified:									
Location ID	Sale Number	Useability & Code #		Parcel Number													
001800000	133	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel					
Date of Sale Assessed Value				4491	1	11	1	0	00000	000	7270						
Land	Improvements	Total		Date of Sale Property Classification Code													
27,570	161,165	188,735		Status	Property Type	Zoning	Location	City Size	Parcel Size								
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 10								
LCG			ACRES:			VALUE:			LCG			ACRES:			VALUE:		
IRRIGATED	1A1				GRASSLAND	1G1											
	1A					1G		0.030				10					
	2A1					2G1		1.720				2,410					
	2A					2G											
	3A1					3G1											
	3A					3G		0.320				90					
	4A1					4G1											
	4A					4G											
DRYLAND	1D1					Shelterbelt/Timber											
	1D					Accretion											
	2D1					Waste			0.210			60					
	2D					Other											
	3D1					AG LAND TOTAL			2.280			2,570					
	3D					Roads											
	4D1					Farm Sites											
	4D					Home Sites			1.000			25,000					
						Recreation											
	Dwellings			161,165		Other											
	Outbuildings					Non-AG TOTAL			1.000			25,000					

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

133

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 item.

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 03 Day 30 Yr. 2022		4 Date of Deed Mo. 04 Day 29 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rasser Farms, Inc. Street or Other Mailing Address 632 Road H City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4165 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brooks Rasser Street or Other Mailing Address 1243 HWY 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4719 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

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

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

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

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

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

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

Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

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

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

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

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

18 Address of Property
1243 Hwy 136
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
see attached

21 If agricultural, list total number of acres 3.18+-

22 Total purchase price, including any liabilities assumed	\$	86,600.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	86,600.00

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

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

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Attorney Title Date
 April 29, 2022

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 2 Yr. 22	27 Value of Stamp or Exempt Number \$ 195.75	28 Recording Data BK2022, pg 1119

A Tract of land in the West Half of the Northeast Quarter ($W\frac{1}{2}NE\frac{1}{4}$) and the East Half of the Northwest Quarter ($E\frac{1}{2}NW\frac{1}{4}$) 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 ($E\frac{1}{2}NW\frac{1}{4}$) 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., 2022 at 10:32 o'clock A.M. Recorded in Book 2022 on Page 1119
Yvonne Peterson County Clerk
10.00 DA Deputy
ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-2-22
\$ 195.75 BY DA

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 (W½NE¼) and the East Half of the Northwest Quarter (E½NW¼) 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 (E½NW¼) 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 29, 2022

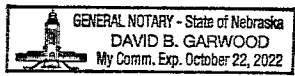
RASSER FARMS, INC.

By: Lizabeth L. Rasser
Lizabeth L. Rasser, President

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 29, 2022, by Lizabeth L., President of Rasser Farms, Inc.

Comm. expires 10-22-2022 David B. Garwood
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1154	4/29/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000319000		134		1		GeoCde	Twon	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20015		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
6,060		96,165		102,225		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1930				Construction Date :						
Floor:				Floor Sq. Ft. : 2,304				Floor Sq. Ft. :						
Building Cost New:				Cost : 261,205				Cost :						
Single Family Style: 101				Residential Condition: 25				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from										Comments:				
000319000														
(Continue on back)														

Real Estate Transfer Statement

134

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 4 Day 29 Yr. 22		4 Date of Deed Mo. 4 Day 27 Yr. 22	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Thad L. Kelley and Denise R. Kelley Street or Other Mailing Address 1011 E Cary Street City Papillion State NE Zip Code 68046 Phone Number (402) 984-7885 Email Address kedstrom@charter-title.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Real Growth, LLC, a Nebraska limited liability company Street or Other Mailing Address PO Box 84891 City Lincoln State NE Zip Code 68501 Phone Number (402) 730-7302 Email Address 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			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$47,000.00

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

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

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

18 Address of Property
**210 N Wilson Street
Blue Hill, NE 68930**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Real Growth, LLC, a Nebraska limited liability company
240 N Wilson Street
Blue Hill, NE 68930** See #6 above

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 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.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	47,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	47,000.00

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

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

sign here

▶ **Real Growth, LLC, a Nebraska limited liability company**
Print of Type Name of Grantor or Authorized Representative

▶ *[Signature]*
Signature of Grantor or Authorized Representative

▶ **Real Growth, LLC, a Nebraska limited liability company**
Grantor or Authorized Representative

▶ **April 7, 2022**
Date

▶ **(402) 730-7302**
Phone Number

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 3 Yr. 22	27 Value of Stamp or Exempt Number \$ 105.75	28 Recording Data BK2022, Pg 1154	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/03/22
\$ 105.75 By AS

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 03 day
of May A.D., 2022, at 12:53
o'clock PM. Recorded in Book 2022
on Page 1154

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

Executed this 27 day of April, 2022.

Thad L. Kelley
Thad L. Kelley

Denise R. Kelley
Denise R. Kelley

STATE OF Nebraska

COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 27 day of April, 2022 by Thad L. Kelley and Denise R. Kelley, husband and wife.

Rachael Crabbe
Notary Public

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

2264095
Charter Title

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1155	4/19/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002012201		135		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000	3	11	24	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,260				2,260		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 6					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G	0.390			110			
	3A1						3G1							
	3A						3G	1.920			540			
	4A1						4G1							
	4A						4G	4.830			1,350			
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D	0.060			135		Other							
	3D1						AG LAND TOTAL	7.280			2,260			
	3D						Roads							
	4D1						Farm Sites							
	4D	0.080			125		Home Sites							
							Recreation							
	Dwellings						Other							
	Outbuildings						Non-AG TOTAL							

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

(Continue on back)

Real Estate Transfer Statement

135

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>19</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>04</u> Day <u>19</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Berns Family Farms, L.L.C., a Nebraska Limited Liability Co Street or Other Mailing Address 912 Road X City Bladen State NE Zip Code 68928				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Simeon Berns and Kristen Berns Street or Other Mailing Address 5645 N 1st Avenue City Hastings State NE Zip Code 68901			
Phone Number (402) 756-1018		Phone Number (402) 519-1504		Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$17,500

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Simeon and Kristen Berns
5645 N 1st Ave
Hastings, NE 68901

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 (Please see attachment to legal description)

21 If agricultural, list total number of acres transferred in this transaction 7.28±

22 Total purchase price, including any liabilities assumed	\$	17,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	17,500.00

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

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

Damon T. Bahensky
 Print or Type Name of Grantee or Authorized Representative

Damon T. Bahensky
 Signature of Grantee or Authorized Representative

Attorney
 Title

(308) 237-2114
 Phone Number

5/3/2022
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>4</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>40.50</u>	28 Recording Data <u>BK2022 Pg 1155</u>	

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 }
County of Webster } ss.

Entered on the
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

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

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

LIMITED LIABILITY COMPANY
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, GRANTEEES, 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 GRANTEEES that GRANTOR:

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

Dated: April 19, 2022.

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

By: David K. Berns
David K. Berns, Manager

By: Sharon G. Berns
Sharon G. Berns, Manager

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

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

Noah Young
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1170	3/9/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001403301		136		4 04		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489			00	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
170				170		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 1					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	0.120					170	
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		0.120					170	
	3D					Roads								
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL								

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

(Continue on back)

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 03 Day 09 Yr. 2022	4 Date of Deed Mo. 04 Day 26 Yr. 2022
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Webster County Sheriff Street or Other Mailing Address 641 N. Cedar Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2722 Email Address tschmitzwcs0945@yahoo.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Maxon, LLC Street or Other Mailing Address 6333 Apples Way, Suite 115 City Lincoln State NE Zip Code 68516 Phone Number (402) 473-5320 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address 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)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$785

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Maxon, LLC
6333 Apples Way, Suite 115
Lincoln, NE 68516

18a 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 _____ .250 _____

22 Total purchase price, including any liabilities assumed	22	\$	785.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	785.00

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.

Lilly A. Richardson-Severn, Attorney for Grantee

(402) 505-8253

Print of Type Name of Grantee or Authorized Representative

Phone Number

sign here

Signature of Grantee or Authorized Representative

Attorney for Grantee

5/2/22

Title

Date

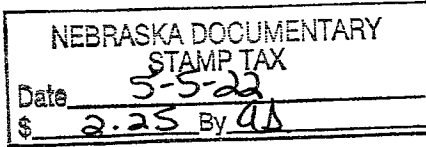
Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 5 Day 5 Yr. 22	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data BK 2022, Pg 1170
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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 5 day of May A.D., 20 22, at 1:43 o'clock p. M. Recorded in Book 2022 on Page 1170-1171
Louise Petersen County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded



-----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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1173	5/6/2022	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001503300		137		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4373	2	10	31	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
105,080		106,655		211,735		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A	11.840		41,735			1G	12.530					17,540	
	2A1						2G1	1.090					1,525	
	2A	1.460		4,810			2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A	0.200		630			4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		27.120					66,240	
	3D					Roads								
	4D1					Farm Sites		1.000					13,840	
	4D					Home Sites		1.000					25,000	
						Recreation								
	Dwellings			86,775		Other								
	Outbuildings			19,880		Non-AG TOTAL		2.000					38,840	
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

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>6</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>5</u> Day <u>29</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Patrick F. Kile and Heidi Kile Street or Other Mailing Address 4460 S 11th Lane City Cortland State NE Zip Code 68331				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney W. Timm Street or Other Mailing Address 200 West J Street City Hastings State NE Zip Code 68901			
Phone Number 402-746-4050		Phone Number 402-461-8869		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a/			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$170,000

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

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

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

18 Address of Property
**1356 Hwy 136
Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 29.12

22 Total purchase price, including any liabilities assumed	22	\$ 170,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 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.

sign here

Rodney W. Timm
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Grantee
Title

402-461-8869
Phone Number

5/6/2022
Date

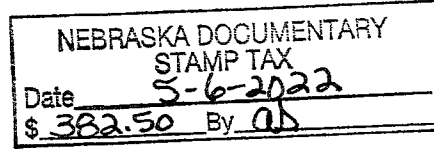
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>6</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>382.50</u>	28 Recording Data BK2022, Pg 1173

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

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 } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of May A.D., 2022, at 11:25 o'clock AM. Recorded in Book 2022 on Page 1173-1174
Yvonne Petach County Clerk
16.00 Deputy
Ind Comp Assessor Carded



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.

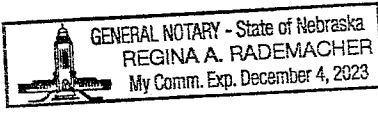
Executed April 29, 2022.

Patrick F. Kile
Patrick F. Kile

Heidi Kile
Heidi Kile

STATE OF NEBRASKA)
) ss.
COUNTY OF Lancaster)

The foregoing instrument was acknowledged before me on April 29, 2022 by
Patrick F. Kile and Heidi Kile, husband and wife.



Regina A Rademacher
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1190	11/24/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000149300		138		4	05	GeoCde	Twtn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10045		003	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
645				645		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 2	B) 01	C) 1	D) 1	E) 6	F) 1			
						Residential			Commercial					
Multiple Improvements:		Multiple. Improvements. :						Multiple. Improvements. :						
Construction Date:		Construction Date :						Construction Date :						
Floor:		Floor Sq. Ft. :						Floor Sq. Ft. :						
Building Cost New:		Cost :						Cost :						
Single Family Style:		Residential Condition:						Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out						Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn						Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average						(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good						(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good						(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent						(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:		Residential Quality:						(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low						Cost Rank:			Condition:			
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair						(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average						(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good						(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good						(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent									(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD; SALE BETWEEN PARENT & CHILD														
Comments from						Comments:								
000149300														

(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.

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>24</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>11</u> Day <u>24</u> Yr. <u>2020</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mildred Gillett Street or Other Mailing Address 524 Lane A City Hastings State NE Zip Code 68901 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Marcia Mahin Street or Other Mailing Address 505 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4559 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

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

14 What is the current market value of the real property? \$730	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

18 Address of Property 517 N Cherry St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> 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 eight(8) and nine (9), Block three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	0	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0	00

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

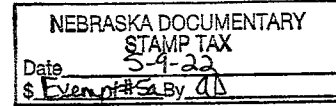
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here	Print or Type Name of Grantee or Authorized Representative Kory J McCracken	(402) 746-3613 Phone Number
	Signature of Grantee or Authorized Representative <i>[Signature]</i>	11/24/2020 Date
	Title Attorney	5/9/22 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>9</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2022, Pg 1190

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of May A.D., 2022, at 2:06 o'clock PM. Recorded in Book 2022 on Page 1190
Louise Petzch County Clerk
10.00 AD Deputy
Ind. Comp. Assessor Carded



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.

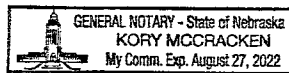
Executed November 24, 2020.

Mildred Gillett
Mildred Gillett

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



Kory McCracken
Notary Public

Real Estate Transfer Statement

139

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 5 Day 10 Yr. 2022	4 Date of Deed Mo. 5 Day 10 Yr. 2022
---------------	---------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary E. Scheuneman, Trustee Street or Other Mailing Address 725 W 4th Avenue City Red Cloud, State NE Zip Code 68970 Phone Number 402-726-4200 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mark R. Dahle Street or Other Mailing Address 333 N Webster St City Red Cloud, State NE Zip Code 68970 Phone Number 858-736-7395 Email Address n/a	
Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$180,000

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

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

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

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

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 Lots Three (3), Four (4), Five (5) and Six (6), Block Twenty-six (26), Original Town of Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	180,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	180,000.00

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.

Mark R. Dahle 858-736-7395
 Print or Type Name of Grantee or Authorized Representative Phone Number

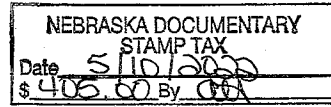
Mark R. Dahle 5/10/22
 Signature of Grantee or Authorized Representative Date

Grantee

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 10 Yr. 22	27 Value of Stamp or Exempt Number \$ 405.00	28 Recording Data BK 2022 Pg 1191

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 10th day of May A.D., 2022, at 1:30 o'clock P. M. Recorded in Book 3022 on Page 1191
Louise Fetsch County Clerk
\$10.00 000 Deputy
Ind Comp Assessor Carded



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

TRUSTEE'S DEED

Mary E. Scheuneman, Trustee of the Mary Scheuneman Revocable Trust under Agreement dated September 21, 2005, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Mark R. Dahle, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

Lots Three (3), Four (4), Five (5) and Six (6), Block Twenty-six (26), Original Town of Red Cloud, Webster County, Nebraska

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEE that GRANTOR:

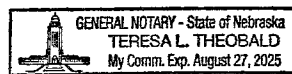
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed May 10, 2022.

Mary E. Scheuneman
Mary E. Scheuneman, Trustee

STATE OF NEBRASKA)
)ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on May 10, 2022, by Mary E. Scheuneman, Trustee of the Mary Scheuneman Revocable Trust under agreement dated September 21, 2005.



Teresa L. Theobald
Notary Public

My Commission Expires: 8/27/2025

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1218	5/9/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000303700		140		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		012	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
710		26,990		27,700		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date :	Construction Date : 1900
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 1,940
Building Cost New:	Cost :	Cost : 479,260
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 350 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 3
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input checked="" type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: 20 Condition: 30
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input checked="" type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
SURVIVORSHIP WD	
Comments from	Comments:
000303700	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 05 Day 09 Yr. 2022	4 Date of Deed Mo. 05 Day 06 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ace's Bar and Grill, L.L.C., a Nebraska limited liability company Street or Other Mailing Address 707 East 5th Street City Hastings State NE Zip Code 68901		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kevin J. Kohmetscher and Michelle D. Kohmetscher Street or Other Mailing Address 2034 Road 1900 City Blue Hill NE State NE Zip Code 68930	
Phone Number NA		Phone Number 402-469-4046	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net	

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

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

8 Type of Deed 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

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

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

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

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

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

14 What is the current market value of the real property?
\$36,500.00

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

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

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

18 Address of Property
**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 1900
 Blue Hill, NE 68930**

18a No address assigned 18b Vacant Land

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

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	36,500	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	36,500	00

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

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

Kevin J. Kohmetscher and Michelle D. Kohmetscher
 Print or Type Name of Grantee or Authorized Representative

402-469-4046
 Phone Number

Michelle Kohmetscher
 Signature of Grantee or Authorized Representative

Grantee or Authorized Representative
 Title

May 9 2022
 Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 11 Yr. 22	27 Value of Stamp or Exempt Number \$ 83.25	28 Recording Data BK2022, 1218

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of May A.D., 2022, at 10:24 o'clock A.M. Recorded in Book 2022 on Page 1218
Joune Petach County Clerk
J.D. Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-11-22
\$ 83.75 By AS

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 16th day of May, 2022.

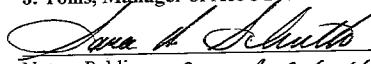
Ace's Bar and Grill, L.L.C., a Nebraska limited liability company



By: Albert J. Toms
It's: Manager

STATE OF Nebraska
COUNTY OF Webster

The foregoing instrument was acknowledged before me this 16th 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 Sara A. Schutte

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1232	5/10/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000150300		141		4 05		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
830		12,220		13,050		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:				Construction Date : 1920				Construction Date :						
Floor:				Floor Sq. Ft. : 1,162				Floor Sq. Ft. :						
Building Cost New:				Cost : 108,055				Cost :						
Single Family Style: 101				Residential Condition: 10				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:			Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD; BETWEEN PARENT & CHILD														
Comments from										Comments:				
000150300														
(Continue on back)														

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>05</u> Day <u>10</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>05</u> Day <u>10</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ray Jay and Carolyn A. Fountaine Street or Other Mailing Address 62 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0199 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Christopher Ray Fountaine Street or Other Mailing Address 405 North Cherry St City Red Cloud State NE Zip Code 68970 Phone Number (402) 879-5196 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$11,000

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

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

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

18 Address of Property
**405 N Cherry St
 Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

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

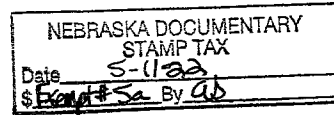
25 If this transfer is exempt from the documentary stamp tax, list the exemption number **5a**

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

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney 5-10-2022
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>11</u> Yr. <u>2022</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5a</u>	28 Recording Data <u>BK 2022, Pg 1232</u>

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of May A.D., 2022, at 11:13 o'clock AM. Recorded in Book 2022 on Page 1232
Joine Patch County Clerk
JD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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.

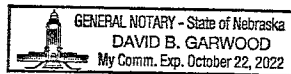
Executed May 10, 2022.

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.



Comm. expires 10-22-2022

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1252	5/10/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001410400		142		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	25	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
268,930				268,930		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1			GRASSLAND	1G1	57.980	81,170							
	1A				1G									
	2A1				2G1	36.970	51,760							
	2A				2G	96.430	135,000							
	3A1				3G1									
	3A				3G									
	4A1				4G1									
	4A				4G									
DRYLAND	1D1			Shelterbelt/Timber										
	1D			Accretion										
	2D1			Waste		3.580	1,000							
	2D			Other										
	3D1			AG LAND TOTAL		194.960	268,930							
	3D			Roads		4.960								
	4D1			Farm Sites										
	4D			Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			Non-AG TOTAL		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)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>10</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>5</u> Day <u>10</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Quirk Land & Cattle Co. Street or Other Mailing Address P O Box 149 City Hastings State NE Zip Code 68901				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lynn Kimminau Street or Other Mailing Address 1263 Road 2700 City Lawrence State NE Zip Code 68957			
Phone Number (402) 441-0140		Phone Number 402-460-0137		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$415,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Northwest Quarter (NW1/4); 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 200+-

22 Total purchase price, including any liabilities assumed	\$ 415,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 415,000.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: **Lynn Kimminau**

Signature of Grantee or Authorized Representative: *Lynn Kimminau*

Title: _____

Grantee: _____

Phone Number: **402-460-0137**

Date: **5/1/2022**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>13</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ 933.75	28 Recording Data BL 2022, Pg 1252	

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1255	5/16/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000104000		143		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		005	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
645		14,555		15,200		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date : 1876						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 4,620						
Building Cost New:				Cost :				Cost : 165,025						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 391 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 3						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: 20		Condition: 10				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input checked="" type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
CORP WD														
Comments from						Comments:								
000104000														
(Continue on back)														

Real Estate Transfer Statement

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

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

1 County Name 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 5 Day 16 Yr. 22 4 Date of Deed Mo. 4 Day 12 Yr. 22

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

Grantor's Name (Seller) Webster County Natural Resources Conservation Foundation Grantee's Name (Buyer) Mark A. Van Beber

Street or Other Mailing Address 20 North Webster Street, Suite 115 426 North Jefferson Street

City State Zip Code Red Cloud NE 68970 Red Cloud NE 68970

Phone Number (402) 746-3790 (254) 718-9674 Is the grantee a 501(c)(3) organization? Yes No Yes No

Email Address NA NA

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

(A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home

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

9 Was transfer part of IRS like-kind exchange... 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death

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

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

14 What is the current market value of the real property? \$11,560 15 Was the mortgage assumed?

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

18 Address of Property 137 West 4th Avenue, Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

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

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

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

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

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

sign here Mark A. Van Beber Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Title Grantee Date (254) 718-9674 Phone Number

Register of Deed's Use Only For Dept. Use Only

26 Date Deed Recorded Mo. 5 Day 16 Yr. 22 27 Value of Stamp or Exempt Number \$ 27.00 28 Recording Data Bk 2022 Pg 1255

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

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.

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 1255

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of May A.D., 2022, at 1:31 o'clock P. M. Recorded in Book 2022 on Page 1255
Louise Patsch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-16-22
\$ 27.00 By LD

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:

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

Executed April 12, 2022.

Webster County Natural Resources Conservation Foundation,

BY: Roy Anderson
Roy Anderson, President

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

The foregoing instrument was acknowledged before me on 4/12/2022, 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

Lynetta Snelling
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1259	5/16/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000155101		144		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
545				545		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 2	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				Cost :						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTWD														
Comments from										Comments:				
000155101														
(Continue on back)														

Real Estate Transfer Statement

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number.

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

8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer.

11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives.

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

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

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

18a No address assigned, 18b Vacant land, 20 Legal Description.

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?, 24 Adjusted purchase price paid for real estate.

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

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

sign here, Kory J McCracken, Print or Type Name of Grantee or Authorized Representative, Attorney, (402) 746-3613, Phone Number, 5/17/22, Date.

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

26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data.

26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data.

26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data.

26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data.

26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data.

26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data.

26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data.

26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data.

26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data.

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

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of May A.D., 2022, at 3:08 o'clock p M. Recorded in Book 2022 on Page 1259
Lauree Petrich County Clerk
16.00 DL Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-17-22
\$ 4.50 By DL

JOINT TENANCY WARRANTY DEED

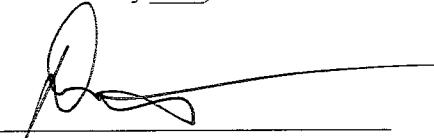
Dennis Wentworth and Ruth Wentworth, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Brandon Wood and Amanda Wood, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev.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

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

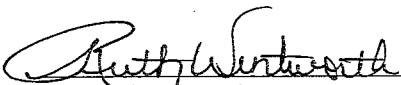
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

- (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 Wentworth

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.

Comm. expires 



Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1260	5/17/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000617000		145		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40020		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
420		11,260		11,680		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1924				Construction Date :						
Floor:				Floor Sq. Ft. : 1,470				Floor Sq. Ft. :						
Building Cost New:				Cost : 160,775				Cost :						
Single Family Style: 102				Residential Condition: 15				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input checked="" type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; BETWEEN PARENT & CHILD WITH LIFE ESTATE														
Comments from					Comments:									
000617000														
(Continue on back)														

Real Estate Transfer Statement

145

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>17</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>05</u> Day <u>17</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Linda V Alexander Street or Other Mailing Address 250 W Lincoln/ PO Box 84 City Guide Rock State NE Zip Code 68942 Phone Number (402) 831-0546 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jaime R Oglesby and Daniel R Alexander Street or Other Mailing Address PO Box 84 City Guide Rock State NE Zip Code 68942 Phone Number (402) 831-0546 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$13,095

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

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

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

18 Address of Property
**250 W Lincoln St
Guide Rock, NE**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Same as Grantor, Linda Alexander
PO Box 84
Guide Rock, NE 68942**

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
See Attached
S 100' Lot 7, Block 4, Talbot's Add to Guide Rock, NE

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

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

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

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

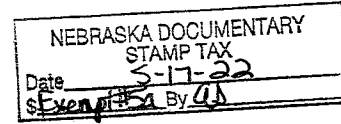
sign here **Kory J McCracken** (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney 05/17/2022
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>17</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2022, Pg 1260	

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of May A.D., 20 22 at 3:10 o'clock PM M. Recorded in Book 2022 on Page 1260
Stavide Peter County Clerk
10.00 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.

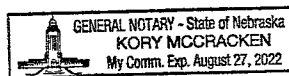
Executed May 17, 2022.

Linda V. Alexander
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 _____



Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	1267	5/17/2022	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000328900	146	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20035		006	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,645		1,645		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 2	B) 01	C) 1	D) 1	E) 6	F) 1			

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000328900	
(Continue on back)	

2289
9800

NEBRASKA

Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

146

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 05 Day 17 Yr. 2022	4 Date of Deed Mo. 05 Day 17 Yr. 2022
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) City of Blue Hill Street or Other Mailing Address PO Box 277 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2056 Email Address cityofbluehill@gmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kayden S. Ferguson Street or Other Mailing Address 210 N Pine St City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-4414 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.		
(A) Status <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	(C) <input type="checkbox"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

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

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

14 What is the current market value of the real property? \$1,645	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

18 Address of Property 209 S Webster St	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description (Attach additional pages, if needed.)
North 16' Lot 7 & All Lot 8 Block 6 Grussells Subdivision of Rohrsers Addition to City of Blue Hill, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	800.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	800.00

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

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

sign here	Kayden S. Ferguson	(402) 984-4414
	Print or Type Name of Grantee or Authorized Representative	Phone Number
	Kayden S. Ferguson	6-17-22
	Signature of Grantee or Authorized Representative	Date
	Grantee	

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 18 Yr. 22	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data BK 2022, Pg 1267

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1268	5/13/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001406600		147		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	14	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
450,145				450,145		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	204.940		286,920				
	1A						1G	33.470		46,855				
	2A1						2G1	80.800		113,120				
	2A						2G							
	3A1						3G1	2.320		3,250				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		321.530		450,145				
	3D					Roads		4.530						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.530						

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

Real Estate Transfer Statement

147

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>13</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>5</u> Day <u>10</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Quirk Land & Cattle Co., a Nebraska corporation				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) BH Farms, L.L.C., a Nebraska limited liability company			
Street or Other Mailing Address PO Box 149				Street or Other Mailing Address 615 N. SHORE DRIVE			
City Hastings		State NE		Zip Code 68901		City Hastings, NE. 68901	
Phone Number n/a		Phone Number 402-460-8770		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address dwiebe@charter-title.net				Email Address dwiebe@charter-title.net			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$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 of land?
 Yes No

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

18 Address of Property

19 Name and Address of Person to Whom Tax Statement Should be Sent
BH Farms, L.L.C., a Nebraska limited liability company
Same as #6

18a No address assigned 18b Vacant Land

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

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	623,700	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	623,700	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____				

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

sign here

▶ BH Farms, L.L.C., a Nebraska limited liability company by David N. Brandt 402-460-8770
Print or Type Name of Grantee or Authorized Representative Phone Number

▶ Grantee or Authorized Representative May 13, 2022
Signature of Grantee or Authorized Representative Title Date

Register of Deeds' Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>5</u> Day <u>18</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>1404.00</u>	28 Recording Data <u>BK 2022, Pg 1268</u>
---	---	--

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.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of May A.D., 2022 at 2:31 o'clock PM. Recorded in Book 2022 on Page 1268
Quirk Land & Cattle Co. County Clerk
10.00 AS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-18-22
\$ 1404.00 By AS

AFTER RECORDING RETURN TO:
Charter Title & Escrow Services, Inc.
747 N. Burlington Ave. Suite G208
Hastings, NE. 68901

CORPORATE WARRANTY DEED

THE GRANTOR, Quirk Land & Cattle Co., a Nebraska corporation, in consideration of 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,

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

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.

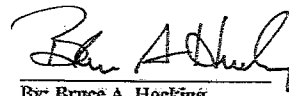
Tract 2: The Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) and the North Half of the Northwest Quarter (N1/2NW1/4) of Section 23, Township 1 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

THE GRANTOR covenants with GRANTEEES that GRANTOR:

- (1) 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.

Executed this 10th day of May, 2022.

Quirk Land & Cattle Co., a Nebraska corporation

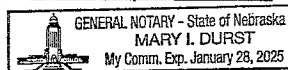


By: Bruce A. Hocking
It's: Vice-President

STATE OF Nebraska
COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 10th day of May, 2022, by Bruce A. Hocking, Vice-President of Quirk Land & Cattle Co., a Nebraska corporation.

Mary I. Durst
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	1280	5/19/2022	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002113800	148	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	26	3	00000	1	000	0660
Land	Improvements	Total		Date of Sale Property Classification Code								
927,800	28,920	956,720		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	54.790	76,705						
1A				1G	107.050	149,870						
2A1				2G1	27.490	38,485						
2A				2G								
3A1				3G1	2.940	4,115						
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	152.950	386,195		Shelterbelt/Timber								
1D	43.180	109,030		Accretion								
2D1	0.570	1,440		Waste	7.890	2,205						
2D				Other								
3D1	20.480	45,465		AG LAND TOTAL	457.860	877,530						
3D				Roads	9.380							
4D1	23.770	37,555		Farm Sites	2.000	25,270						
4D	16.750	26,465		Home Sites	1.000	25,000						
				Recreation								
Dwellings			18,605	Other								
Outbuildings			10,315	Non-AG TOTAL	12.380	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

148

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>5</u> Day <u>19</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>4</u> Day <u>22</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Scott M. Fink, Pers Rep of Est of Sylvia M. Fink Street or Other Mailing Address 41234 Goose Creek Road City Elsmere State NE Zip Code 69135 Phone Number (402) 469-4569 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Scott M. Fink and Amy M. Berggren Street or Other Mailing Address 41234 Goose Creek Road City Elsmere State NE Zip Code 69135 Phone Number (402) 469-4569 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 387,824

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction **312.91 +/-**

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **15**

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

sign here _____
 Print or Type Name of Grantee or Authorized Representative
Teresa Theobald
 Signature of Grantee or Authorized Representative

_____ Title Ins. Agent

(402) 746-2246 Phone Number
 5/19/2022 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>19</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK2022, Pg 1280	

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1281	5/19/2022	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002113200		149		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	25	1	00000	1	000	0615
Land		Improvements		Total		Date of Sale Property Classification Code								
574,290				574,290		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	44.730		62,620				
	1A						1G	70.970		99,360				
	2A1						2G1	18.890		26,445				
	2A						2G							
	3A1						3G1	2.940		4,115				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	79.060		199,625		Shelterbelt/Timber								
	1D	36.560		92,315		Accretion								
	2D1	0.570		1,440		Waste		5.240		1,465				
	2D					Other								
	3D1	16.030		35,585		AG LAND TOTAL		307.470		574,290				
	3D					Roads		5.440						
	4D1	17.690		27,950		Farm Sites								
	4D	14.790		23,370		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		5.440						

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:
002113200 002113300	
(Continue on back)	

Real Estate Transfer Statement

149

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 5 Day 19 Yr. 2022
4 Date of Deed Mo. 4 Day 22 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Scott M. Fink and Amy M. Berggren
6 Grantee's Name, Address, and Telephone (Please Print) Stanley F. Pavelka and Sharon M. Pavelka
City Elsmere State NE Zip Code 69135 City Blue Hill State NE Zip Code 68930
Phone Number (402) 469-4569
Email Address n/a

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes, Aunt or Uncle to Niece or Nephew, Family Corp., Partnership, or LLC, Self, Other, Brothers and Sisters, Grandparents and Grandchild, Spouse, Ex-spouse, Parents and Child, Step-parent and Step-child

14 What is the current market value of the real property? \$387,824
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) No

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

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

20 Legal Description (Attach additional pages, if needed.) See Attached
21 If agricultural, list total number of acres transferred in this transaction 312.91+-

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 387,824.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 387,824.00.

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.
Teresa Theobald (402) 746-2246
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Title Ins Agent 5/19/2022
Date

Register of Deed's Use Only For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 19 Yr. 22
27 Value of Stamp or Exempt Number \$ 873.00
28 Recording Data BK2022, Pg 1281

State of Nebraska } ss.
 County of Webster }

Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 19 day
 of May A.D., 2022, at 3:27
 o'clock PM. Recorded in Book 2022
 on Page 1281-1282
Jouise Petrich County Clerk
16.00 Deputy
 Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>5-19-22</u>
\$	<u>873.00</u> By <u>AD</u>

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 QUARTER (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, 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: 4-22, 2022.

Scott M. Fink
 SCOTT M. FINK
Amy M. Berggren
 AMY M. BERGGREN

Lacaylla B. Fink
 LACAYLLA B. FINK
Christopher M. Berggren
 CHRISTOPHER M. BERGGREN

STATE OF NEBRASKA)
) ss.
 COUNTY OF Thomas)

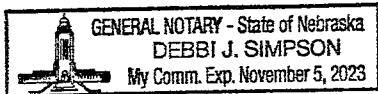
The foregoing instrument was acknowledged before me on the 22nd day of April, 2022, by SCOTT M. FINK AND LACAYLLA B. FINK, Grantor.



Rachel Cox
 Notary Public

STATE OF NEBRASKA)
) ss.
 COUNTY OF LINCOLN)

The foregoing instrument was acknowledged before me on the 4th day of May, 2022, by AMY M. BERGGREN AND CHRISTOPHER M. BERGGREN, Grantor.



Debbi J. Simpson
 Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	1283	5/19/2022	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002006600	150	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	1	2	00000	1	000	9225
Land	Improvements	Total		Date of Sale Property Classification Code								
229,570	8,990	238,560		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG			ACRES:	LCG			ACRES:	VALUE:				
IRRIGATED	1A1			GRASSLAND	1G1	75.140		105,190				
	1A				1G	18.490		25,885				
	2A1				2G1	58.130		81,380				
	2A				2G							
	3A1				3G1	1.850		2,590				
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1			Shelterbelt/Timber								
	1D			Accretion								
	2D1			Waste			2.440		685			
	2D			Other								
	3D1			AG LAND TOTAL			156.050		215,730			
	3D			Roads			2.900					
	4D1			Farm Sites			1.000		13,840			
	4D			Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings		8,990	Non-AG TOTAL			3.900		13,840			

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

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 5 Day 19 Yr. 2022		4 Date of Deed Mo. 5 Day 16 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Stanley F. Pavelka Jr and Sharon M. Pavelka Street or Other Mailing Address 17175 S Afr Ave City Blue Hill State NE Zip Code 68930 Phone Number n/a Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Scott M. Fink and Amy M. Berggren Street or Other Mailing Address 41234 Goose Creek Road City Elsmere State NE Zip Code 69135 Phone Number 402-469-4569 Email Address n/a			
				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 275,282

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	\$ 275,282.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 275,282.00

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

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

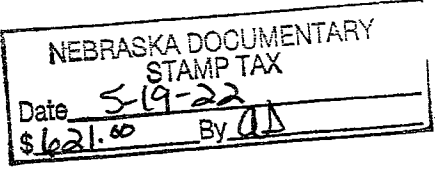
sign here Teresa Theibald _____ Phone Number 402-740-2246
Print or type Name of Grantee or Authorized Representative
Teresa Theibald _____ Title Title Ins. Agent
Signature of Grantee or Authorized Representative _____ Date 5/19/22

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 19 Yr. 22	27 Value of Stamp or Exempt Number \$ 621.00	28 Recording Data BK2022, Pg 1283	

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of May A.D., 2022, at 3:31 o'clock PM. Recorded in Book 2022 on Page 1283-1284
Louise Peterson County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded



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 ¼) OF SECTION ONE (1), TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA; and

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW ¼) 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 ¼) OF SECTION TWENTY-SIX (26), TOWNSHIP FOUR (4) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

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

- (1) is lawfully 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.

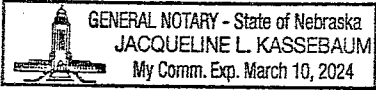
EXECUTED: May 16, 2022

Stanley F. Pavelka
STANLEY F. PAVELKA

Sharon M. Pavelka
SHARON M. PAVELKA

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on the 16 day of May, 2022, by STANLEY F. PAVELKA AND SHARON M. PAVELKA, HUSBAND AND WIFE, Grantor.



Jacqueline L. Kaskebaum
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	1285	12/10/2021	Base: 91-0002		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #	Parcel Number								
000123100		151	1	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		005	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,940	29,850	31,790		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial				
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :				
Construction Date:				Construction Date : 1880				Construction Date :				
Floor:				Floor Sq. Ft. : 1,044				Floor Sq. Ft. :				
Building Cost New:				Cost : 115,975				Cost :				
Single Family Style: 101				Residential Condition: 25				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
WD												
Comments from						Comments:						
000123100 000127000 000127500												
(Continue on back)												

Real Estate Transfer Statement

51

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

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

1 County Name 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 12 Day 10 Yr. 21 4 Date of Deed Mo. 12 Day 10 Yr. 21

5 Grantor's Name, Address, and Telephone (Please Print) Dennis Wentworth and Ruth Wentworth 6 Grantee's Name, Address, and Telephone (Please Print) Bobbi-Jo Adams 742 N. Elm St. 742 N. Elm St. City Red Cloud State NE Zip Code 68970 Phone Number (402) 469-1576 Is the grantee a 501(c)(3) organization? Yes No Yes No

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

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

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

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

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

14 What is the current market value of the real property? \$25,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property 804 N. Elm and 742 N. Elm, Red Cloud, NE 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

20 Legal Description (Attach additional pages, if needed.) Lots Thirteen (13) and Fourteen (14), Block Five, Smith and Moore's Addition to Red Cloud, Webster County, Nebraska Lots 10-12 and Lots Twenty-three (23) and Twenty-four (24), Block Eleven (11), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

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

Table with 2 columns: Item Number, Amount. 22 Total purchase price, including any liabilities assumed \$ 25,000.00 23 Was non-real property included in the purchase? \$ 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 25,000.00

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

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

sign here Print or Type Name of Grantee or Authorized Representative Bobbi-Jo Adams Signature of Grantee or Authorized Representative [Signature] Title Grantee Phone Number 4024691576 Date 12-10-2021

Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Mo. 5 Day 20 Yr. 22 27 Value of Stamp or Exempt Number \$ 56.25 28 Recording Data BK 2022, Pg 1285

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

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 1285

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 9:17 o'clock AM. Recorded in Book 2022 on Page 1285
Lauree Petrich County Clerk
ID.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-20-22
\$ 56.25 By AD

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):

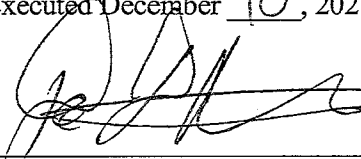
Lots Thirteen (13) and Fourteen (14), Block Five (5), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska, AND

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.

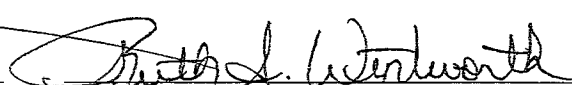
Grantors covenant, jointly and severally, with Grantee that Grantors:

- (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.

Executed December 10, 2021.



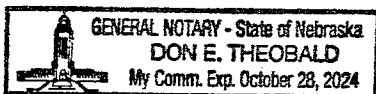
Dennis D. Wentworth, also known as
Dennis Wentworth




Ruth A. Wentworth

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 10, 2021 by Dennis D. Wentworth, also known as Dennis Wentworth, and Ruth A. Wentworth a married couple.


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



Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code									
91	2022	1296	5/19/2022		Base: 91-0002	Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001903000		152		4 05		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	30	0	00000	1	000	8815
Land		Improvements		Total		Date of Sale Property Classification Code								
410,000				410,000		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	104.000		145,600				
	1A						1G	5.000		7,000				
	2A1						2G1	93.000		130,200				
	2A						2G	43.000		60,200				
	3A1						3G1							
	3A						3G							
	4A1						4G1	4.000		4,000				
	4A						4G	63.000		63,000				
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		312.000		410,000				
	3D					Roads		8.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		8.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; BETWEEN PARENT & CHILD	
Comments from	Comments:
001903000	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>19</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>5</u> Day <u>19</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Terry L. Simpson and Rebecca L. Simpson Street or Other Mailing Address 913 Highway 136 City Red Cloud State NE Zip Code 68970 Phone Number 561-357-8042 / 402-902-7939 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cory L. Simpson Street or Other Mailing Address 913 Highway 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 460-7446 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$676,800

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
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 Total purchase price, including any liabilities assumed	\$ 676,800.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 676,800.00

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

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

Danielle L. Kelley (402) 463-4198
 Closing Dept. Manager
 Phone Number 05-19-2022
 Date

Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>20</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>1523.25</u>	28 Recording Data BK2022, Pg 1296

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/20/22
\$1523.25 By AS

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of May A.D., 2022, at 09:48
o'clock AM. Recorded in Book 2022
on Page 1296

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

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

Warranty Deed

The 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

Terry L. Simpson

Rebecca L. Simpson

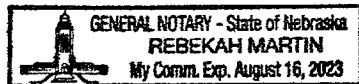
Rebecca L. Simpson

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 19 day of May, 2022, before me personally appeared **Terry L. Simpson and Rebecca L. Simpson.**

Rebekah Martin

Notary Public -



Residential & Commercial Sales Worksheet

Cnty No. 91	Book 2022	Page 1312	Sale Date 5/17/2022	School District Code								
				Base: 91-0002	Affiliated:	Unified:						
Location ID 000702200		Sale Number 153		Useability & Code # 4 05		Parcel Number						
				GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369			00	0	60010		002	0000
Land		Improvements		Total		Date of Sale Property Classification Code						
950		11,060		12,010		Status	Property Type	Zoning	Location	City Size	Parcel Size	
Assessor Location: INAVALE (INA)				A) 1	B) 01	C) 5	D) 3	E) 9	F) 3			

			Residential				Commercial				
Multiple Improvements:			Multiple. Improvements. :				Multiple. Improvements. :				
Construction Date:			Construction Date : 1909				Construction Date :				
Floor:			Floor Sq. Ft. : 1,537				Floor Sq. Ft. :				
Building Cost New:			Cost : 134,975				Cost :				
Single Family Style: 101			Residential Condition: 20				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story			(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other							(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:			Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent		

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
REVOCABLE TRANSFER ON DEATH DEED; BETWEEN PARENTS & CHILD	
Comments from 000702200	Comments:
(Continue on back)	

Real Estate Transfer Statement

153

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

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

1 County Name 2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>17</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>05</u> Day <u>17</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) RONALD G. & LINDA BARTELS, H&W Street or Other Mailing Address 114 Minnesota Avenue City Inavale State NE Zip Code 68952 Phone Number Email Address			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Pamela J. Johnson, Brian C. Bartels & Erin M. Huber Street or Other Mailing Address 114 Minnesota Avenue City Inavale State NE Zip Code 68952 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address		

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$12,010

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

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

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

18 Address of Property
**114 Minnesota Avenue
 Inavale, NE 68952**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**RONALD G. & LINDA BARTELS
 114 Minnesota Avenue
 Inavale, NE 68952**

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The South 22' of Lots 13 & 14 & ALL of Lot 16, Block 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	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **16**

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

sign here

Ted S. Griess (402) 773-4115
 Print or Type Name of Grantee or Authorized Representative Phone Number

Ted S. Griess Attorney
 Signature of Grantee or Authorized Representative Title **5-18-22**
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>20</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #16</u>	28 Recording Data <u>BK 2022, Pg 1312</u>	

State of Nebraska }
County of Webster } ss.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of May A.D., 2022, at 10:30
o'clock 0 M. Recorded in Book 2022
on Page 1312-1313
Joseph Petach County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-20-22
\$ Exempt By AK

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.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1318	5/20/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000314200		154		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		005	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,840		40,810		43,650		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 960				Floor Sq. Ft. :						
Building Cost New:				Cost : 119,080				Cost :						
Single Family Style: 101				Residential Condition: 25				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:			Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
SURVIVOR WD														
Comments from						Comments:								
000314200														
(Continue on back)														

Real Estate Transfer Statement

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

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

1. County Name Webster, 2. County Number 91, 3. Date of Sale/Transfer Mo. 05 Day 20 Yr. 2022, 4. Date of Deed Mo. 05 Day 17 Yr. 2022, 5. Grantor's Name, Address, and Telephone (Please Print) Roberta L. Wademan, 6. Grantee's Name, Address, and Telephone (Please Print) Tonya L Wallace and Nicolette M Relaford, 310 W Saline St. Blue Hill, NE 68930

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) No. 14 What is the current market value of the real property? \$55,000.00. 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) No.

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

18 Address of Property: 310 W Saline St. Blue Hill, NE 68930. 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Same As No. 6 Above.

20 Legal Description (Attach additional pages, if needed.) Lot Seven (7) and Eight (8), Block Five (5), Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska.

22 Total purchase price, including any liabilities assumed: \$55,000.00. 23 Was non-real property included in the purchase? No. 24 Adjusted purchase price paid for real estate (line 22 minus line 23): \$55,000.00.

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

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

sign here Tonya L Wallace and Nicolette M Relaford Print or Type Name of Grantee or Authorized Representative. Signature of Grantee or Authorized Representative. Buyer Title. May 20, 2022 Date. Phone Number (209) 750 0264

Register of Deeds' Use Only. 26. Date Deed Recorded Mo 5 Day 20 Yr. 2022. 27. Value of Stamp or Exempt Number \$ 123.75. 28. Recording Data BK2022, Pg 1318. For Dept. Use Only.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/20/22
\$ 123.75 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of May A.D., 2022, at 02:44 o'clock PM. Recorded in Book 2022 on Page 1318

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

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

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 17 day of May, 2022.

Roberta L. Wademan

Roberta L. Wademan

State of Nebraska)
County of Adams) ss.

The foregoing instrument was acknowledged before me on this 17th day of May, 2022, by Roberta L. Wademan, a single person .

Michael L. Bonifas

Notary Public
My commission expires: _____



Return to: Aksarben Title and Escrow
Tonya L Wallace

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1319	5/20/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000149400		155		4	05	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045		003	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
830		54,495		55,325		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1925	Construction Date :
Floor:	Floor Sq. Ft. : 1,230	Floor Sq. Ft. :
Building Cost New:	Cost : 143,085	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD; BETWEEN PARENT & CHILD	
Comments from	Comments:
000149400	
(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.

155

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 05 Day 20 Yr. 22 4 Date of Deed Mo. 05 Day 20 Yr. 22

5 Grantor's Name, Address, and Telephone (Please Print) Dennis & Heidi Mahin, Todd & Lisa Mahin, Monte Mahin 6 Grantee's Name, Address, and Telephone (Please Print) Marcia Mahin

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

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

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

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

14 What is the current market value of the real property? \$18,397 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property 505 N Cherry St Red Cloud, NE 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee

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

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

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

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J McCracken (402) 746-3613

Register of Deed's Use Only 26 Date Deed Recorded Mo. 05 Day 23 Yr. 22 27 Value of Stamp or Exempt Number \$ exempt 5a 28 Recording Data BK 2022, Pg 1319-1320

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

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

State of Nebraska }
County of Webster } ss.

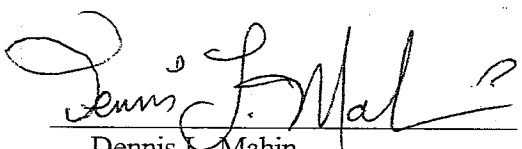
Entered on the numerical index and filed for record in the Clerk's office of said county this 31st day of May A.D., 2022, at 11:05 o'clock A. M. Recorded in Book 2022 on Page 1319-1320
Louise Patch County Clerk
\$16.00 Oil Deputy
Ind Comp Assessor Carded


NEBRASKA DOCUMENTARY
STAMP TAX
Date 05/23/2022
\$ exempt SA BY all

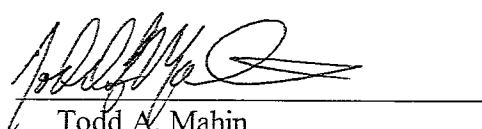
QUITCLAIM DEED

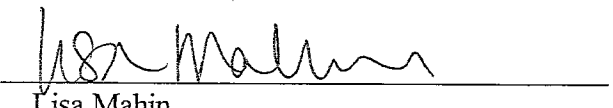
Dennis L. Mahin and Heidi Mahin, husband and wife, Todd A. Mahin and Lisa Mahin, husband and wife, and Monte L. Mahin, a married person who along with his spouse are domiciled in the State of North Carolina, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable 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):

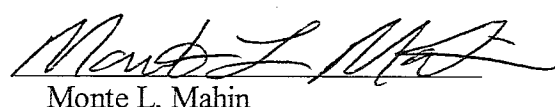
Lots Ten (10), Eleven (11) and Twelve (12), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska.

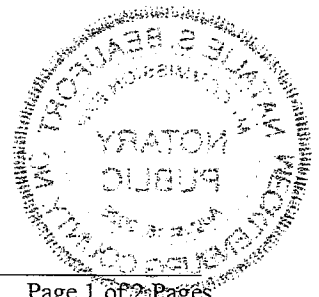

Dennis L. Mahin


Heidi Mahin


Todd A. Mahin


Lisa Mahin


Monte L. Mahin



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1327	5/10/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000133200		157		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		021	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,285		56,400		57,685		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

			Residential				Commercial					
Multiple Improvements:			Multiple Improvements. :				Multiple Improvements. :					
Construction Date:			Construction Date : 1955				Construction Date :					
Floor:			Floor Sq. Ft. : 1,178				Floor Sq. Ft. :					
Building Cost New:			Cost : 125,870				Cost :					
Single Family Style: 101			Residential Condition: 30				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story			(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other							(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:			Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story			(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent			

Assessor's Adjustment to Sale Price (+ or -):	
--	--

Assessor Comments and Reason for Adjustment:
JTWD

Comments from	Comments:
000133200	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>10</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>05</u> Day <u>24</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Patricia Ohmstede Street or Other Mailing Address 515 East 47th Street City Kearney State NE Zip Code 68847				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael and Barbara Kenny Street or Other Mailing Address 340 West 11th Ave. City Red Cloud State NE Zip Code 68970			
Phone Number (402) 469-9132		Phone Number (402) 746-4225		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**1017 N Elm
 Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$ 80,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 80,000.00

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.

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

David B. Garwood Attorney
 Signature of Grantee or Authorized Representative Title
 Date **May 24, 2022**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>24</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>180.00</u>	28 Recording Data BK2022, Pg 1327

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

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 1327

Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of May A.D., 2022, at 3:26 o'clock PM. Recorded in Book 2022 on Page 1327
Janice Peterson County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-24-22
\$ 180.00 By AS

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, GRANTEEES, 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 GRANTEEES 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
Patricia Ohmstede

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 24, 2022, by Patricia Ohmstede, a single person.

Comm. expires 10-22-2022 David B. Garwood
Notary Public

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1328	5/25/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000510600		158		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131				00	0	30010		001	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,315		94,495		95,810		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1906	Construction Date :
Floor:	Floor Sq. Ft. : 1,948	Floor Sq. Ft. :
Building Cost New:	Cost : 197,040	Cost :
Single Family Style: 102	Residential Condition: 35	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input checked="" type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000510600	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		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 Hastings		State NE		Zip Code 68901		City Bladen	
						State NE	
						Zip Code 68928	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization?	
				(308) 830-0546		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address				Email Address		If Yes, is the grantee a 509(a) foundation?	
						<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No divided 1/2 interest

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

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

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

14 What is the current market value of the real property?
\$47,905

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

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

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

18 Address of Property
101 E Helen St
Bladen, NE

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
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	22	\$ 15,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 15,000.00

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

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

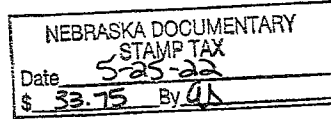
sign here Kory J. McCracken (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

sign here _____ Attorney 05/25/2022
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 25 Yr. 22	27 Value of Stamp or Exempt Number \$ 33.75	28 Recording Data BKadad, J 1328

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of May A.D., 2022 at 11:54 o'clock AM. Recorded in Book 2022 on Page 1328
Louise Petch County Clerk
10.00 AS Deputy
Ind Comp Assessor Carded



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 25, 2022.

Duane R. Niemeyer
Duane R. Niemeyer

Linda M. Niemeyer
Linda M. Niemeyer

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.

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

Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1329	5/24/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002100301		159		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	2	3	00000	1	000	0020		
Land		Improvements		Total		Date of Sale Property Classification Code								
18,120		700		18,820		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 6					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	0.970		1,355				
	1A						1G							
	2A1						2G1	0.590		825				
	2A						2G							
	3A1						3G1	1.500		2,100				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D						Other							
	3D1						AG LAND TOTAL	3.060		4,280				
	3D						Roads	0.950						
	4D1						Farm Sites	1.000		13,840				
	4D						Home Sites							
							Recreation							
	Dwellings						Other							
	Outbuildings			700			Non-AG TOTAL	1.950		13,840				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
002100301	

(Continue on back)

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>24</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>5</u> Day <u>18</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Scott M. Fink and Amy M. Berggren Street or Other Mailing Address 41234 Goose Creek Road City Elsmere State NE Zip Code 69135				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jacob D. Canterbury and Melissa J. Canterbury Street or Other Mailing Address 1102 W York St. City Blue Hill State NE Zip Code 68930			
Phone Number (402) 469-4569				Phone Number (402) 430-2172		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$55,000

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

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

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

18 Address of Property
Ag land

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 5.010+-

22 Total purchase price, including any liabilities assumed	22	\$	55,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	55,000.00

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.

Jacob D. Canterbury (402) 430-2172
Print or Type Name of Grantee or Authorized Representative Phone Number

Grantee
Signature of Grantee or Authorized Representative Title Date
5/24/2022

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>25</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>123.75</u>	28 Recording Data BK2022 Pg 1329 - 1330

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

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

