## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	ile Date			School District Code											
91	20	22	1321	5/1	3/2022	Base:	91-00	74	Affi	liated:		Unit	ied:						
Location	D	Sale	Number	Useabili	y & Code#					Parcel N	Tumber								
0017125	01	•	156	4	05 GeoCde 1		Twn	Rng	Sec	t Qrt	Subdiv	Area Blk		Parcel					
	D	ate of S	ale Assessed	Value		0000			00	0 0	00000	1	000	0000					
Land		Imp	rovements		Total		D	ate of	te of Sale Property Classification Code										
6	,880				6,880	Status	Pro	erty Ty	ре	Zoning	Location	Cii	y Size	Parcel Size					
		Irrigat	іоп Туре:	•		A) 2	B)	05		c) <b>5</b>	D) 3	E)	0	F) 5					
LCG			CRES:	<b>V</b> /	ALUE:		LCG			ACR	ES:		VAL	UE:					
IRRIGATE	D 1A1					GR	LASSLA	ND 1	G1			·							
	1A								1G		4.100			5,740					
	2A1		20-att 17-					20	G1										
2.4			<u> </u>						2G	<u>.</u>									
	3A1							30	G1										
	3A								3G										
	4A1							40	G1		-								
	4A								4G										
DRYLAND					1 000	5	Shelterbe												
	1D		0.420		1,060		-	Accreti	on										
	2D1				***			Was	-										
	2D					4 C T	4 3 77 3 7	Oth			4 570			6,880					
	3D1					AG L	AND T		_	4.570 0.330		e ye wey		0,000					
	3D							Roa arm Sit			0.330		<u>, 1-1-5 -</u>						
	4D1		0.050		80														
	4D		0.000		80			ome Sit											
_	wellings	Mary Profession				Other			-										
						Non-AG TOTAL				(	0.330								
Outbuildings Non-AG TOT													• • • • • • • • • • • • • • • • • • • •						

Assessor's Adjustment to Sale P	rice (+ or -):	Total Recapture Val	ne:
Assessor Comments and Reason for A	djustment:		
WD; BETWEEN PARENT & CH	ILD		
Comments from		Comments:	
001712501			
		- An Amprox	
			(Continue on back)

A tract of land comprising a part of the Northeast Quarter (NE½) of Section Twenty (20), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of Section Twenty (20); thence running S88°42'29"W along the North line of said Section Twenty (20) a distance of 1076.61 feet to the actual point of beginning; thence S0°00'00"E, a distance of 510.19 feet; thence N88°46'34"W a distance of 418.03 feet; thence N01°58'32"W, a distance of 491.75 feet; thence N88°42'29"E, a distance of 435.00 feet to the actual point of beginning and containing 4.903 acres more or less.

## NEBRASKA

**Real Estate Transfer Statement** 

156

FORM **521** 

Good Life. Great Service.

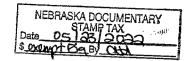
To be filed with the Register of Deeds.
 Read instructions on reverse side.
 If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 1 County Name 3 Date of Sale/Transfer 4 Date of Deed Day 13 Yr. 22 WEBSTER - 91 Day 1 Mο 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Zachary VanBoéning Daniel K VanBoening Street or Other Mailing Address 2239 Road 1400 Street or Other Mailing Address 13550 S Willow Ave City Blue Hill State City Glenvil 68930 NE 68941 **√** No Phone Number (402) 461-9336 Phone Number (402) 469-5255 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial State Assessed Mineral Interests-Nonproducing Mobile Home ✓ Unimproved ✓ Agricultural Multi-Family Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Partition Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Quit Claim √ Warranty Executor Was transfer part of IRS like-10 Type of Transfer Irrevocable Trust Revocable Trust Distribution Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Auction **✓** Gift Life Estate Trustee to Beneficiary Easement Sale Exchange) by buyer or seller? ☐ Seller ✓ No Buyer 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.) √ No build home √ Yes No Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Fx-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.) \$10,310 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) √ Yes No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1473 Road X Same as Grantee Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 4.903 +/-22 0.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . 0100 24 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 Print or Type Name of Grantee or Authorized Representativ Phone Number Attorney Title Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data Day 📿 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska SS. Entered on the numerical index and filed for record in the Clerk's office of said county this 8 day of May A.D., 2033, at 11:10 o'clock A.M. Recorded in Book 2022 on Page 1321 County Clerk Diese Dotsch O-LL Deputy 410.00 Carded

\_Assessor\_\_

Como



### WARRANTY DEED

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

A tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Twenty (20), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of Section Twenty (20); thence running S88°42'29"W along the North line of said Section Twenty (20) a distance of 1076.61 feet to the actual point of beginning; thence S0°00'00"E, a distance of 510.19 feet; thence N88°46'34"W a distance of 418.03 feet; thence N01°58'32"W, a distance of 491.75 feet; thence N88°42'29"E, a distance of 435.00 feet to the actual point of beginning and containing 4.903 acres more or less.

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 15, 2022

Daniel K. VanBoening

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May 17, 2022, by Daniel K. VanBoening, a single person.

Comm. expires

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

Notary Public

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	S	ale Date				S	chool Dis	trict Code					
91	20	22	1362	5/2	20/2022	Base: (	01-01	23	Affi	liated:		Unit	ied:			
Location ]	D	Sale	Number	Useabili	ty & Code#					Parcel 1	Number					
0025161	00		160	1		GeoCde	Twn	Rng	Se	et Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value		4129	4	12	3	5 0	00000	1	000	0000		
Land		Imp	rovements		Total	Date of Sale Property Classification Code										
78,585			115,280		193,865	Status	Pro	erty Ty	pe	Zoning	Location	Cit	y Size	Parcel Size		
		Irrigat	ion Type:			A) 1	B)	05		c) <b>5</b>	D) <b>3</b>	E)	0	F) 10		
LCG		1	CRES:	V	YLUE:		LCG			ACR	ES:		VAL	II C:		
IRRIGATED 1A1						GR	ASSLA	ND 10	GI		4.980			20,970		
	1 <b>A</b>						1G <b>12.3</b> 3				2.310	17,235				
	2A1							20	<b>31</b>		0.360			505		
	2A							2	2G							
	3A1							30	31							
	3A						3G							****		
	4A1						<del> </del>	40	31					·		
	4A		0.000		150				G							
DRYLAND	1D1		0.060		150 760	S	helterbe									
	1D 2D1		0.300	<del></del>	760		İ	Accretic								
	2D1							Was Oth								
	3D1					AG L	AND T			2:	8.090			39,745		
	3D					710 1/2	at 12/ J	Road	_		1.390					
	4D1						Fa	arm Site			1.000	<u> </u>	<u></u>	L3,840		
	4D 0.080 125		125	Home Sites 1.000												
				••		ecreatio	_					<del></del>				
Dw	ellings	Algeria La Salada			82,765			Othe	er							
Outbui	ildings				32,515	Non	-AG T	OTA)		3	3.390		3	88,840		
					·											

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
TRUSTEE'S DEED		
Comments from	Comments:	
002516100		
		(Continue on back)

Real Estate Transfer Statement

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

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

**FORM** 521

160

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.										
1 County Name 2 County Number	3 Date of Sale/Transfer  4 Date of Deed										
Webster 91	Mo. <u>5</u> Day <u>20</u> Yr. <u>2022</u> Mo. <u>5</u> Day <u>20</u> Yr. <u>20</u> 6 Grantee's Name, Address, and Telephone (Please Print)										
5 Grantor's Name, Address, and Telephone (Please Print)	Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)										
Grantor's Name (Seller)  Judith D. Rath, Trustee, Judith D. Rath Revocable Trust	VRB Exchange. LLC, f/k/a CHF Exchange LLC,a Nebraska limited liability										
Street or Other Mailing Address 1235 N Laird Ave, Apt 110	Street or Other Mailing Address 6333 Apples' Way #115										
City State Zip Code	City State Zip Code Lincoln NE 68516										
Hastings NE 68901 Phone Number	Phone Number   Is the grantee a 501(c)(3) organization?   Yes   No										
n/a	(402) 463-2431 If Yes, is the grantee a 509(a) foundation? Yes 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	) Property Type (C)										
☑ Improved       ☑ Single Family       ☐ Industrial         ☐ Unimproved       ☐ Multi-Family       ☐ Agricultural         ☐ IOLL       ☐ Commercial       ☐ Recreational	<ul> <li>Mineral Interests-Nonproducing</li> <li>Mineral Interests-Producing</li> <li>Exempt</li> </ul>										
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											
11 Was ownership transferred in full? (If No, explain the division.)  Yes NoNo	12 Was real estate purchased for same use? (If No, state the intended use.)  Yes No										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self  Brothers and Sisters Grandparents and Grandchild Spouse											
	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.)  X Yes Charter Title  No										
653 V Road	19 Name and Address of Person to Whom Tax Statement Should be Sent Same as No. 6										
18a No address assigned 18b Vacant Land											
20 Legal Description SEE ATTACHED EXHIBIT											
21 If agricultural, list total number of acres											
22 Total purchase price, including any liabilities assumed	\$ 300,000 00										
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter	er dollar amount and attach itemized list.)										
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	1 12 200 000 00										
25 If this transfer is exempt from the documentary stamp tax, list the exemption											
Under penalties of law, I declare that I have examined this statement are correct, and that I am duly authorized to sign this statement.	d that it is, to the best of my knowledge and belief, true, complete, and										
VRB Exchange, L.L.C., a Nebraska limited liability company by Daniel J. V	Viebe authorized Agent (402) 435-1244  Phone Number										
sign Daniel L. Muller	Grantee or Authorized Representative May 20. 2022										
here Signature of Grantee or Authorized Representative											
Register of Deeds	Use Only For Dept. Use Only										
26 Date Deed Recorded  Mo. 5 Day 37 Yr. 32  27 Value of Stamp or Exempt Number \$ 15.00	28 Recording Data BK 2022, Fg 1362										
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2) RQ 0109										

### EXHIBIT "A"

A tract of land located in the East Half of the Northwest Quarter (E1/2NW1/4) and in the West Half of the Northeast Quarter (W1/2NE1/4) of Section 36, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the Northwest corner of said W1/2NE1/4 (N 1/4 corner) this being the point of beginning; thence N89°05'04E assumed bearing on the North line of said W1/2NE1/4 a distance of 508.00 feet; thence S00°31'13"E a distance of 348.30 feet; thence N88°04'24"W a distance of 799.40 feet; thence S00°40'45"E a distance of 712.17 feet; thence S88°46'07"W a distance of 1029.25 feet to the West line of said E1/2NW1/4; thence N00°41'43"W on said West line a distance of 1027.00 feet to the Northwest corner of said E1/2NW1/4; thence N89°05'04"E on the North line of said E1/2NW1/4 a distance of 1321.045 feet to the point of beginning, subject to public road right of way.

State of Nebraska 7 County of Webster.

\_Comp\_

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day May A.D., 20 22, at 1:55 Recorded in Book aba MCounty Clerk \_Deputy

\_Assessor\_\_\_Carded\_

NEBRASKA DOCUMENTARY STAMP TAXY

AFTER RECORDING RETURN TO:

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

### TRUSTEE'S DEED

For the consideration of One Dollar and other goods and valuable consideration, Judith D. Rath, Trustee; Judith D. Rath Revocable Trust, hereby conveys to

VRB Exchange, LLC, f/k/a CHF Exchange, L.L.C., a Nebraska limited liability company,

the following described real estate in Webster County, Nebraska:

A tract of land located in the East Half of the Northwest Quarter (E1/2NW1/4) and in the West Half of the Northeast Quarter (W1/2NE1/4) of Section 36, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the Northwest corner of said W1/2NE1/4 (N 1/4 corner) this being the point of beginning; thence N89°05'04E assumed bearing on the North line of said W1/2NE1/4 a distance of 508.00 feet; thence S00°31'13"E a distance of 348.30 feet; thence N88°04'24"W a distance of 799.40 feet; thence S00°40'45"E a distance of 712.17 feet; thence S88°46'07"W a distance of 1029.25 feet to the West line of said E1/2NW1/4; thence N00°41'43"W on said West line a distance of 1027.00 feet to the Northwest corner of said E1/2NW1/4; thence N89°05'04"E on the North line of said E1/2NW1/4 a distance of 1321.045 feet to the point of beginning, subject to public road right of way.

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEES that GRANTOR:

is lawfully seized of such real estate that it is free from encumbrances

(1) (2) (3) has legal power and lawful authority to convey the same;

warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed this 2 day of May, 2022.

Judith D. Rath, Trustee, Judith D. Rath Revocable

By: Judith D. Rath

It's: Trustee

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this <a href="#">20</a>

day of May, 2022 by Judith D.

Rath, Trustee; Judith D. Rath Revocable Trust.

ar Notary Public

rai Notary - State of Mebrasic SARA A. SCHUTTE Comm. Enc. Oct. 20, 2

My Commission expires

## Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page	s	ale Date	le Date School District Code												
91	202	22	1381	5/:	31/2022	Base: 9	91-00	002	Αfì	Affiliated: Unified:								
Location	ID	Sale	Number	Useabil	ity & Code #					Pa	arcel l	Number			No. 1 No. 1			
0018123	00	-	L61	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	I	arcel		
	Da	ite of S	ale Assessed	Value		4491	1	11	1	8	0	00000	1	000	0	000		
Land		Imp	rovements		Total	Date of Sale Property Classification Code												
346	,030		gtern and they but the equal		346,030	Status	Pro	perty Ty	pe	Z	oning	Location	Cit	y Size	Par	cel Size		
		Irrigat	ion Type:	· · · · · ·	:	A) <b>2</b>	B)	05		C)	5	D) 3	E)	0	F)	10		
LCG		4	ACRES:	V	ALUE:		LCG	a sa			ACR	ES:		VAL	UE:			
IRRIGATED 1A1							ASSLA					2.000				800		
	1A						1G											
	2A1						2G1 <b>67.000</b>								800			
	2A					1	2G		7	1.140			99,	595				
	3A1							30	G1									
	3A								3G									
	4A1								G1									
	4A								4G									
DRYLAND			7.000		17,675		Shelterbe		$\rightarrow$									
	1D		7.000		17,675			Accreti	-			5.000			1	400		
	2D1 2D		11.000		24,420		Was Oth				3.000			Ξ,				
·····	3D1		11.000		21/120	AG L	AND T				23	6.140	··	3	46,	030		
	3D			<del></del>		110 11		Roa	-			3.860						
			36,340		F	arm Sit					- 19 A C	All was taken	<u> </u>	ging se nobele b				
	4D		•		H	ome Sit	es											
					R	Lecreation	on											
Dı	Dwellings							Oth										
Outb	Outbuildings					Non-AG TOTAL 3.860												

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
PERSONAL REP DEED		
Comments from	Comments:	
001812300		
	(Continue of	n back)

## Good Life. Great Service.

**FORM** 521

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

	The deed will not be	recorded unless this s	statemer	nt is signed and	items 1-25 are accu	rately completed.					
1 County Name	2 County			3 Date of Sale/Ti		4 Date of Deed	27 2022				
	WEBSTER - 91	<b>.</b>		Mo D	ay 31 Yr. 2022	Mo Day	27 Yr. 2022				
	iress, and Telephone (Plea	se Print)			ne, Address, and Teleph	one (Please Print)					
Grantor's Name (Seller) Estate of Deanr	e R. Wehnes, Richa	ard J. Wehnes Pers	Rep	Grantee's Name Rodney W.							
Street or Other Mailing 5740 M Street				Street or Other M 200 W J Str	failing Address eet						
<sup>City</sup> Lincoln	Stati NE	e Zip ı :	Code 68510	City Hastings		State NE	Zip Code 68901				
Phone Number				Phone Number (402) 461-8	869 Is the grante	ee a 501(c)(3) organiza: grantee a 509(a) found					
Email Address n/a		,		Email Address n'a							
7 Property Classificat	ion Number. Check one bo	x in categories A and B. C	heck C if	property is also a	mobile home.						
(A) Status			(B	) Property Type			(C)				
Improved Unimproved	Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt										
IOLL	Commercial	Recreational	<u></u>			7.0.10					
8 Type of Deed Bill of Sale	Conservator Corrective	☐ Distribution☐ Easement	Le	nd Contract/Memo ase	Partition Personal Rep.	Trust/Trustee	Other				
9 Was transfer part	Death Certificate - Transfer		Forecl	neral	Quit Claim  able Trust Revocable	Warranty Trust	sfer on Death				
kind exchangè (I.R Exchange) by buyer	.C. § 1031 Aucti	on Easement	Gift	Life Est	ate Sale	Trus	tee to Beneficiary				
	eller 🔽 No Cour erred in full? (If No, explain t	Decree Exchange	Granto	or Trust Partition			er (Explain) , state the intended use.)				
Yes N		ne division.)			Yes No	ed for same use: (if No	, state the mended use.				
	een relatives, or if to a truste	_	-	•			•				
Yes _✓No			-	Partnership, or LLC	Self	Other					
	Brothers and Sister		uparents a nts and Ch	and Grandchild	Spouse Step-parent and	l Sten-child					
14 What is the current ma	arket value of the real proper				gage assumed? (If Yes, s		erest rate.)				
\$480,000	and value of the roat proper	· ·	,	Yes	No \$		%				
	divide a current parcel of lar	nd?		17 Was transfer to	hrough a real estate age	nt or a title company? (	If Yes, include the name				
Yes V	o			of the agent of	r title company contact.)	Yes Southern Ti	tle, LLC No				
18 Address of Property					iress of Person to Whom	the Tax Statement Sho	ould be Sent				
Ag Land				Grantee							
18a 🔽 No address assi	gned 18b 🗸 Vacant	land									
, ,	ch additional pages, if need	•		· · · · · · · · · · · · · · · · · · ·							
(SW1/4NE1/4); a	uarter of the Northy and the Southeast Q P.M., Webster Cou	uarter (SE1/4); of S									
21 If agricultural, list total	number of acres transferred	in this transaction2	40+-								
	e, including any liabilities					22 \$	480,000,00				
	ty included in the purchase If Yes, enter dollar amour		•\/ana.i			\$					
Yes   ✓ No	in res, enter dollar amour	it and attach itemized its	) ( <u>see n</u>	nstructions)		23	400,000,00				
, ,	price paid for real estate	•				24	480,000μ00				
	empt from the document or penalties of law, I declar				·	and belief two com	plata and				
correct, and	if penalties of law, I declar I that I am duly authorized to Theobald		Statemen	it and that it is, to t	ne best of my knowledg	e and bener, true, com	(402) 746-2246				
Print or Typ	e Name of Grantee or Author	orized Representative		<del>al</del>			Phone Number				
sign 🤇 🤇	lush	- / Va of A	WY		Closing Agent		5/31/2022				
here Signature	of Grantee or Authorized Rep	presentative		Title			Date				
		Register of Deed's	Use Onl	lv			For Dept. Use Only				
26 Date Deed Recorded	27 Value of	Stamp or Exempt Number		28 Recording Data	<u> </u>						
Mo. 6 Day	_Yr. 22 \$ 10	80.00		DKADAA	ta 1381						

State of Nebraska 355
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
of Jule A.D., 2022, at 8:22
o'clock A.M. Recorded in Book 2022
on Page <u>1381-1382</u>
Louise Retach County Clerk
Ind Comp Assessor Carded

NEBRASKA DOCUMENT...... STAMP TAX Date 6-1-22 \$ 1080.∞ By 1

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

## PERSONAL REPRESENTATIVE'S DEED

Richard J. Wehnes, Personal Representative of the Estate of Deanne R. Wehnes, Deceased, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from GRANTEE, Rodney W. Timm, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The Southeast Quarter of the Northwest Quarter (SE1/4NW1/4); and the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4); and the Southeast Quarter (SE1/4); of Section Eighteen (18), Township One (1) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

Subject to easements, reservations, covenants and restrictions of record;

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

Executed <u>May 21</u>, 2022.

Richard J. Wehnes, Personal Representative of the Estate of Deanne R. Wehnes, Deceased

Page 1 of 2 - Timm

STATE OF NEBRASKA	)
COUNTY OF Lancaston	)ss.

The foregoing instrument was acknowledged before me on <u>Vay 27</u> 2022, by Richard J. Wehnes, Personal Representatives of the Estate of Deanne R. Wehnes, Deceased.

GENERAL NOTARY - State of Nebraska
JANESSA R FOWLE
My Comm. Exp. June 20, 2024

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Bool	k Page		S	ale Date		School District Code												
91	2022	2 1394		6/	2/2022	Base:	91-	-000	)2	Affi	ied:								
Location	$\mathbf{D}$	Sale Number	τ	seabili	ty & Code#						Parce	el N	Vumber					MATTER.	
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	Date	e of Sale Assesse	d Va	lue		4371				00	) (	)	10020			017	0	000	
Land		Improvements			Total			Da	te of S	Sale	Prope	rty	/ Classifi	catio	n (	Code	1.45		
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	article (SAF Car	Construction Date:	40-6						onstruct				-10-						
		Floor:	1 000						oor Sg.	Ft. :									
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Single Family	or action as well as	00	Res	idential	Condition: 2	5	g As	C	omme	rcial	Occup	anc	v Code:		Ąχ				
(100) 🗷 Mol	-		<del>                                     </del>		Worn Out	$\neg$	Commercial Occupancy Code:  Primary: Other1: Other2:												
<del></del>	Story		(20)		Badly Worn	_	Commercial Construction Class:												
	Story		(30)		Average								ictural Ste		me				
(103) □ Spli	t Level		(40)		Good			(	2) 🗆	Rei	inforce	d C	oncrete Fr	ame					
(104) 🗆 1 1/2	2 Story		(50)		Very Good			(	3) 🛘	Ma	sonry I	3ea	ring Walls				,		
(111) □ Bi-L	_evel		(60)		Excellent			(4	4) 🗆	Wo	od or S	Stee	l Framed l	Ext. V	Wall	s			
(106) □ Oth	er							(:	5) 🗆	Me	tal Frar	ne a	and Walls						
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(301) 🗆 One	Story		(10)		Low			Co	st Rar	ık:				Cond	litio	n:			
(302) 🗆 Two	Story		(20)		Fair			(1	0) 🗆	Lov	XV		(	(10)		Wom	Out		
(307) 🗆 1 1/2	2 Story		(30)	* /	Average			(2	0) 🗆	Ave	erage		(	(20)		Badly	Won	n	
(308) 🗆 Split	t Level		(40)		Good			(3	0) 🗆	Abo	ove Av	ега	ge (	(30)		Averag	ge		
(309) 🗆 2 1/2	2 Story		(50)		Very Good			(4	0) 🏻	Hig	h		(	(40)		Good			
(304) 🗆 One	Story Dup	lex	(60)		Excellent					KA.			(	50)		Very (	Good		
(305) 🗆 Two	Story Dup	lex												60)		Excelle	ent		
Assessor's	Adjustr	nent to Sale P	rice	(+ or	-):														
Assessor Con	mments a	nd Reason for A	djus	tment:	<u> </u>			,							_				
WD																			
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Comments fr							om	men	ts:										
0001308	UU																		
																<del></del>			
											<del></del>					(Contin	nue or	ı back)	

## NEBRASKA Good Life, Great Service.

## **Real Estate Transfer Statement**

162

FORM **521** 

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2022 2022 6 Mo. \_\_6/\_ Day \_ WEBSTER - 91 Day Mo 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Tony Peterson and Coralee Peterson Joann@Jacobs Street or Other Mailing Address 930 N Walnut St Street or Other Mailing Address 9**3**0 N Walnut St State Zip Code 68970 City Red Cloud Zip Code 68970 State Red Cloud Is the grantee a 501(c)(3) organization? Phone Number (402) 257-7393 Phone Number (402) 746-0328 Yes If Yes, is the grantee a 509(a) foundation? Email Address n/a **Email Address** 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial Sheriff Other Distribution Land Contract/Memo 8 Type of Deed Conservator Personal Rep Trust/Trustee Bill of Sale Corrective Easement Lease Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Gift Life Estate ✓ Sale Trustee to Beneficiary Auction Fasement **Grantor Trust** Partition Satisfaction of Contract Other (Explain) Buyer Seller V No Court Decree Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) ✓ Yes ✓ Yes No No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$28,000 V No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) ves Southrtn Title, LLC Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 930 N Walnut St Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The South 71 feet of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17), Block Seventeen (17), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 28,000<sup>1</sup>.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 28,000,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-0328 Joanne Jacobs Phone Number Print or Type Name of Grantee or Authorized Representative sign Grantee 6/2/2022 Title Date Signature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data

\_ Day 🔌

2023

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

BOOK 2002 PAGE 1394

State of Nebraska County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of 300 A.D., 2022, at 1205 o'clock D. M. Recorded in Book 2023 on Page 1394

Louis Detsch County Clerk 10.00 LD Deputy Ind Comp Assessor Carded

tile, LLC

1 NE 68970

WARRA

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-2-2
\$ 43.00 By 16

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

### WARRANTY DEED

Tony Peterson and Coralee Peterson, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Joanna Jacobs, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South 71 feet of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17), Block Seventeen (17), 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.

The foregoing instrument was acknowledged before me on June  $\bigcirc$ , 2022 by Tony Peterson and Coralee Peterson, husband and wife.

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

Notary Public

## Residential & Commercial Sales Worksheet

Cnty No.	Boo	k	Page		Sal	e Date	School District Code								gradicija <u>a da</u> Portoje ar <u>a da</u>					
91	202	2	1412	5	/26	5/2022	Base:	91-	-007	74	Affi	liated:			Unif	ñed:				
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Land		Impi	rovements		T	otal			Da	te of S	Sale	Proper	ty (	Classific	ation (	Code				
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						Residential								Commer	cial					
	Multi	ple Imp	rovements:	Multiple. I	Improv	vements.:			М	ultiple.	Impro	ovements.	:							
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	J	Building	116 30 15 15																	
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(100) □ Mot				(10) 🗆 Worn Out							Primary: Other1: Other2:									
(101) 🗷 One	Story			(20)  Badly Worn							Commercial Construction Class:									
(102) 🏻 Two	Story			(30) 🗷	Av	verage			(	1) 🗆	Fire	eproof S	truc	ctural Stee	l Frame	;				
(103) □ Split	t Level			(40) 🗆	Go	ood		_	(2	2) 🗆	Rei	inforced	Cor	ncrete Fra	me					
(104) 🗆 1 1/2	2 Story			(50) 🛘	Ve	ery Good			(3	3) 🏻	Ma	sonry B	eari	ng Walls						
(111) 🗆 Bi-L	_evel			(60)	Ex	cellent			(4	4) 🗆	Wo	ood or St	teel	Framed E	xt. Wal	ls				
(106) 🗆 Othe	er		4.	and the second					(:	5) 🗆	Me	tal Fram	e ar	nd Walls						
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(301) 🗆 One	Story			(10) 🛘	Lo	w			Co	ost Rar	nk:				Conditio	n:				
(302) 🗆 Two	Story			(20) 🗷	Fai	Œ		_	(1	.0) 🗆	Lov	W		(	10) 🗆	Worn	Out			
(307) 🗆 1 1/2	2 Story		I	(30) 🗆	Av	erage			(20) ☐ Average (20) ☐ Badly Worn							Worn				
(308) 🗆 Split	t Level		í	(40) 🗆	Go	od			(3	(30) ☐ Above Average (30) ☐ Average										
(309) 🗆 2 1/2	2 Story			(50) 🛘	Ve:	ry Good			(4	(40) ☐ High (40) ☐ Good										
(304) 🗆 One	Story Du	plex		(60) 🗆	Exc	cellent								(4	50) 🗆	Very C	Jood			
(305) 🗆 Two	Story Du	plex								7 7		rang Bariya Tang Bariya		(6	50) 🗆	Excelle	ent			
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0003320	00																			
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																(Contin	nue on back)			

## NEBRASKA Good Life, Great Service.

1 County Name

## Real Estate Transfer Statement

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

3 Date of Sale/Transfer

163

4 Date of Deed

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.

2 County Number

Mo. \_\_5 \_\_ Day \_\_ WEBSTER - 91 Mo. \_5\_ Day \_ 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)
Jallisa M. Alber and Martin Alber Grantee's Name (Buyer) Timothy M. Araujo and tylynn M. Araujo Street or Other Mailing Address 1106 W. Saline St. 1836 Road R Street or Other Mailing Address 1106 W. Saline St. City Blue Hill Zip Code 68930 Zip Code 68930 State Blue Hill ✓ No ✓ No Phone Number Is the grantee a 501(c)(3) organization? Yes acfs Is the grantee a 501(c)(3) organization? Email Address Email Address N/A 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift ✓ Sale Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) ✓ Yes ☐ No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes ✓ Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$135,000 V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1106 W. Saline Street, Blue Hill, NE 68930 Grantee 18b Vacant land 18a No address assigned 20 Legal Description (Attach additional pages, if needed.) All of Lot 10 and the W 1/2 of Lot 11, Block 3, Hoover's Addition to the Village of blue Hill, Webster county, Nebraska, according to the recorded plat thereof. 21 If agricultural, list total number of acres transferred in this transaction 22 135.000.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . . . . 135,000,00 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. Timothy M. Araujo 308-017-20 Print or Type Name of Grantee or Authorized Representative Phone Number sian Grantee 5-26-2022 Signature of Grafitee or Authorized Represen here Title Date Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data \_Day <u>3</u> 22 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/03/22 \$ 303.75 By AH Bk 2022, Pg 1412

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 03 day of June A.D., 2022, at 02:38 o'clock PM. Recorded in Book 2022 on Page 1412

Fee: \$10.00 By: AH Deputy Electronically Recorded

Return To: Timothy and Tylynn Araujo, 1106 W. Saline St., Blue Hill, NE 68930

#### JOINT TENANCY WARRANTY DEED

JALLISA M. ALBER, f/k/a JALLISA M. MOHLMAN, and MARTIN ALBER, wife and husband, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to TIMOTHY M. ARAUJO and TYLYNN M. ARAUJO, husband and wife, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201.

All of Lot Ten (10) and the West One-Half (W %) of Lot Eleven (11), Block Four (4), Hoover's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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

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

JALLISA M. ALBER, MARTIN ALBER	
f/k/a JXLLISA M. MOHLMAN	
I	
STATE OF NEBRASKA )	
) SS:	
COUNTY OF ADAMS )	
The foregoing warranty deed was acknowledged before me on	,
GENERAL NOTARY - State of Nebraska Onne E. Haldart	
Anne E Halbert Notary Public My Comm. Exp. July 12, 2023	

My Commission Expires: July 12, 2023

# Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok	Page		Sa	le Date		2	14	S	choc	l Di	strict (	Code				
91	202	22	1428		5/9	9/2022	Base: 91-0002 Affiliated: Unified:											
Location	ID	Sale N	umber	Use	eabilit	y & Code#			,	Vinta.	Pa	rcel	Numbe	er	sanyone ndemo			
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	570		16,155	5		16,725	Status	P	roperty Ty	ре	Zo	ning	Loc	ation	Cit	y Size	Par	cel Size
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	Multi	iple Impro	vements:	Multip	le. Impr	ovements.:			Multiple.	Impro	ovem	ents.:						
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<del></del>		Building C	THE REPORT OF THE PARTY OF THE	Cost :	1	75,2	Cost:											
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(101) <b>★</b> One	Story			(20) 🗷 Badly Worn						rcial	Con	struc	ction Cl	ass:				
(102) □ Two				(30)		verage			(1)	Fir	ерго	of Str	ructural	Steel	Frame	)		
(103) □ Spli	t Level			(40)		lood			(2)	Re	infor	ced (	Concrete	e Frai	ne			
(104) 🗆 1 1/2		(50)		'ery Good			(3)	Ma	asoni	у Веа	aring W	alls						
(111) 🗆 Bi-L		(60)	□ E	xcellent			(4)	Wo	ood o	or Ste	el Fram	ed Ex	xt. Wal	ls				
(106) 🗆 Oth	er			- प्रस्तुत्तक् क्ष अवस्थित्।अस्त					(5) 🗆	Me	etal F	rame	and Wa	alls				
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(302) 🗆 Two	Story			(20)	<b>★</b> F	air			(10)	Lo	W			(1	0) 🗆	Worn	Out	
(307) 🗆 1 1/2	2 Story			(30)	□ A	verage			(20)	Av	erage	9		(2	.0) 🗆	Badly	Worr	1
(308) 🗆 Split	t Level			(40)	□ G	ood			(30)	Ab	ove .	Avera	age	(3	0) 🗆	Avera	ge	
(309) 🗆 2 1/2	2 Story			(50)	□ V	ery Good			(40)	Hig	gh			(4	0) 🗆	Good		
(304) 🗆 One	Story Du	ıplex		(60)	□ E	xcellent							de series	(5	0) 🗆	Very (	Good	
(305) 🗆 Two	Story Du	ıplex			Program	A. I. James I I I		7.116				See a	a ina	(6	0) 🗆	Excell	ent	
Assessor's	Adjust	tment to	Sale Pr	ice (	+ or -	):												
Assessor Con	mments	and Reas	on for Ac	ljustn	nent:													
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## **Real Estate Transfer Statement**

**FORM** 

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed	l.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer  Mo. 05 Day 09 Yr. 2022 4 Date of Deed  Mo. 06 Deed	ay03Yr2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	ау 11
Grantor's Name (Seller) Cheryl & Kevin Robinson	Grantee's Name (Buyer) Brian Hof	
Street or Other Mailing Address P.O. Box 103	Street or Other Mailing Address 630 N Cherry	
		Zip Code 68970
Phone Number (308) 440-6047	(308) 520-6207 If Yes, is the grantee a 509(a) fo	
Email Address N/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C it		(C)
(A) Status (B	) Property Type  Mineral Interests-Nonproducing  State Assesse	
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
IOLL   Commercial   Recreational		
	nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee	Other
	ase Personal Rep. Trust/Trustee  neral Quit Claim Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust	Fransfer on Death
Exchange) by buyer or seller?		rustee to Beneficiary
Buyer Seller Mo Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract 12 Was real estate purchased for same use? (If	Other (Explain) No, state the intended use.)
✓ Yes    No	Yes ☐ No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F  Brothers and Sisters Grandparents		ner
Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	I interest rate.)
16 Does this conveyance divide a current parcel of land?	Yes V No \$	22 (If Vest include the name
Yes No	of the agent or title company contact.)	
18 Address of Property 702 N Webster St	19 Name and Address of Person to Whom the Tax Statement (Same as Grantee)	Should be Sent
Red Cloud, NE 68970	(Game as Grantes)	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)	Flores (44) and Trushes (42) Plants C	) (4)
The South Half (S½) of Lot Ten (10) and all of Lots Original Town of Red Cloud, Webster County, Nebra	Eleven (11) and Twelve (12), Block C aska	ne (1),
original rown or rea cloud, violater county, rest	aona.	
21 If agricultural, list total number of acres transferred in this transaction	·	
22 Total purchase price, including any liabilities assumed		37,500.00
23 Was non-real property included in the purchase?	\$	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see it	nstructions)	0,00
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23) $\ldots\ldots$		37,500 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this statemer correct, and that I am duly authorized to sign this statement.	at and that it is, to the best of my knowledge and belief, true, o	omplete, and
David B. Garwood		(402) 746-3613
Sign Print or Type Name of Grantee of Authorized Representative	Attorney	Phone Number  Jule 3, 2022
and the state of t	Fitle	Date >, 2022
TIETE		For Dept Hea Only
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 6 Day 6 y22 \$ 85.50	BK2022. 4 1428	
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. f	Rev. Stat. §§ 76-214, 77-1327(2)

BOOK 2022 PAGE 1428

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 of June A.D., 20 30 at 10:40 A.M. Recorded in Book aDaa County Clerk A Deputy \_Assessor\_ Carded



### WARRANTY DEED

Cheryl Robinson and Kevin Robinson, wife and husband, GRANTORS, in consideration of THIRTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$37,500.00) receipt of which is hereby acknowledged, convey to Brian J. Hof, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) of Lot Ten (10) and all of Lots Eleven (11) and Twelve (12), Block One (1), Original Town of Red Cloud, Webster County, Nebraska:

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

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

Executed June  $\leq$  . 2022.

Kevin Robinson

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on June 5, 2022, by Cheryl Robinson and Kevin Robinson, wife and husband.

Comm. expires 10

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

Notary Public

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sale	: Date				Sc	hoo	l Dis	trict Cod	e	lged Villa		
91	20	22	1437	6	5/6/	2022	Base: 91-0002 Affiliated: Unified:									-	
Location	ID	Sale	Number	Useab	ility	& Code#					Par	cel N	Number				
0001334	100	1	.65	4		05	GeoCde	Tw	n Rng	Sec	ı 🗍	Qrt	Subdiv	Are	a	Blk	Parcel
	D:	ate of Sa	le Assessed	Value			4371		2012	oc	)	0	10020			021	0000
Land		Imp	rovements		To	otal			Date of	Sale	Proj	perty	Classific	ation	ı C	ode	
1	,930		50,145	5		52,075	Status	I	Property Ty	ре	Zoi	aing	Location	on City Size Parcel			
Assessor Lo	cation:	RED (	CLOUD (R	C)			A) 1	В	03		C)	3	D) <b>1</b>	E)	)	6	F) 3
						Residentia	İ					n di Lei Geografia	Comme	cial	en e Visus		
	Mul	tiple Imp	rovements:	Multiple. I	mprov	ements.:			Multiple.	Impro	veme	nts.:	3				
		Constru	ection Date:	Construction	on Dat	e :			Construct	tion D	ate:		1951				
			Floor:	Floor Sq. I	Floor Sq. Ft.: 1,104												
		Building	Cost New:	Cost:	Cost: 93,840												
Single Family	Style:			Resident	Commercial Occupancy Code:												
(100) 🗆 Mol				(10) 🗆	Wo	orn Out			Primary	: 35	53	Ot	her1: 39	0	0	ther2:	
(101) 🗆 One	Story			(20) 🛘	Bac	ily Worn			Comme	rcial	Cons	struct	tion Class:	5		Ú.	
(102) 🗆 Two	Story			(30) 🛘	Av	erage			(1)	Fire	eproc	f Str	ictural Stee	l Fran	ne		
(103) □ Spli	t Level			(40) 🗆	Go	od			(2) 🗆	Rei	nforc	ed C	oncrete Fra	me			
(104) 🛘 1 1/:	2 Story			(50) 🛚	Ver	y Good			(3)	Ma	sonry	y Bear	ring Walls				
(111) 🗆 Bi-I	_evel			(60)	Exc	ellent			(4)	Wo	od o	r Stee	l Framed I	xt. W	alls		
(106) □ Oth				er grei i Agentini i Perio. Di sama arang menganan	n an Carthaga		(5) 🗷	Me	tal Fr	ame	and Walls						
Townhouse or	Duplex	Style:		Residenti	(6) 🗆	Pol	e Fra	me									
(301) 🗆 One	Story			(10) 🗆	Lov	V			Cost Ra	nk:	20			Condi	tior	ւ։ 20	
(302) 🗆 Two	Story			(20) 🗆	Fair	Γ			(10)	Lov	V		(	10) l		Worn	Out
(307) 🗆 11/2	2 Story			(30) 🗆	Ave	erage			(20) 🗷	Ave	erage		(	20) I	*	Badly '	Worn
(308) 🗆 Split	t Level			(40) 🗆	God	od			(30) 🗆	Abo	ove A	verag	ge (	30) [		Averag	ge
(309) 🗆 2 1/2	2 Story			(50) 🗆	Ver	y Good			(40) 🛘	Hig	h		(	40) [		Good	
(304) 🗆 One	Story D	uplex		(60) 🗆	Exc	ellent							(	50) [		Very C	Good
(305) 🗆 Two	Story D	uplex											(	60) [	]	Excelle	ent
Assessor's	Adjus	tment	to Sale Pr	ice (+ o	r -):												· · · · · · · · · · · · · · · · · · ·
Assessor Co	mments	and Re	ason for Ad	ljustmen	t:								•				
WD; TRA	NFER	TO LI	ic .														
									<del></del>								
Comments fr 0001334								omn	nents:								
0001334																	
				·····													
																(Contin	ue on back)

### NEBRASKA Good Life. Great Service.

## Real Estate Transfer Statement

**FORM** 521

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

· If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name WEBSTER - 91 Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller Kenny's Property Management, LLC Kenny, Matt and Casey Street or Other Mailing Address 519 W 9th St Street or Other Mailing Address 1046 N Webster St Zip Code 68970 Red Cloud State City Red Cloud State NE Zip Code 68970 Phone Number (308) 440-2887 Phone Number (402) 746-2253 Is the grantee a 501(c)(3) organization? Yes √ No If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Agricultural ☐ Exempt Multi-Family Mineral Interests-Producing IOLL ✓ Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep Cemetery Mineral √ Warranty Death Certificate - Transfer on Death Executor Quit Claim Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Auction Buyer Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$61,740 ✓ No Yes 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **V** No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1046 N Webster St Same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See Attached 21 If agricultural, list total number of acres transferred in this transaction 22 0.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5b Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J McCracken (402) 746-3613 Print or Type Name of Grantes or Authorized Representative Phone Number Attorney Title here Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data Mo. 06 Day 06 Yr. 2 \$ Stempt = 5h 2022 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), EXCEPT the South 4 feet of Lot Nineteen (19), all in Block Twenty-One (21), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska, AND EXCEPT tract conveyed to the State of Nebraska for highway purposes recorded in Book 77 at Page 1253.

State of Nebraska Sss. County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this om day
of Vilne A.D., 2022, at 11:30
o'clock A. M. Recorded in Book 2022
on Page 1437
Louise Petsch County Clerk
KIO OO Bedirky

Assessor

BOOK 1221 PAGE 1437

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-6-22
\$ Exempt #56 By Liz

#### WARRANTY DEED

Matthew L. Kenny and Casey R. Kenny, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Kenny's Property Management, LLC, a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), EXCEPT the South 4 feet of Lot Nineteen (19), all in Block Twenty-One (21), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska, AND EXCEPT tract conveyed to the State of Nebraska for highway purposes recorded in Book 77 at Page 1253.

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 June \_\_\_\_\_\_, 2022.

Matthew L. Kenny

Casey R. Kenny

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on June \_\_\_\_\_\_, 2022, by

Matthew L. Kenny and Casey R. Kenny, husband and wife.

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

Comm. expires

Notary Public

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Phone/Fax: (402) 746-3613 KORY:C:\wp\800\KEN\_KENN.WD 5/31/22 Page 1 of 1 Pages

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok Page		Sale	Date	School District Code										
91	202	22 1450		6/3/	2022	Base: 91-0002 Affiliated: Unified:										
Location	ID	Sale Number	Useal	oility	& Code#					Parcel	Numbe	r				
0001062	200	166	4		04	GeoCde	Tw	n Rng	S	ect Qrt	Subd	lv	Area	BIK	Parcel	
	Da	te of Sale Assessed	l Value			4371			0	0 0	1000	)5		011	0000	
Land		Improvements		To	tal			Date of	Sale	e Proper	ty Class	ifica	tion (	Code		
1	,385	80,24	5		Status	I	roperty 1	ty Type Z		Loc	tion.	City Size		Parcel Size		
Assessor Lo	cation:	RED CLOUD (	RC)			A) 1	В	01		c) 1	D)	1	E)	6	F) 2	
					Residentia						Com	nerc	ial			
	Mult	iple Improvements:	Multiple.	Improv	ements.:			Multiple	. Imp	rovements.						
		Construction Date:	Constructi	ion Dat	e: 18	81		Constru	ction 1	Date:						
		Floor:	Floor Sq. Ft.: 1,917						. Ft. :							
		Building Cost New:	Cost:		188,9	30		Cost:								
Single Family		104		tial Co	ndition: 3	Commercial Occupancy Code:										
(100) □ Mol	bile Hom	e	(10) 🗆		orn Out			Primar			Other1:		(	Other2:		
(101) 🗆 One	Story		(20)	Bac	ily Worn	Commercial Construction Class:										
_ · _ ·	Story		(30) 🗷	Ave	erage	(1) [	] Fi	reproof S	ructural	Steel	Frame					
(103) 🗆 Spli	t Level		(40) 🗆	Go	od			(2) [	J R	einforced	Concrete	Fran	ne			
(104) 🗷 11/2	2 Story		(50)	Ver	y Good			(3) [	 Ј М	asonry Be	earing Wa	lls			•	
(111) □ Bi-L	Level		(60) 🗆	Exc	ellent			(4) [	3 W	ood or St	eel Fram	ed Ex	t. Wall	s		
(106) 🗆 Othe	er					(5) [	J M	etal Fram	e and Wa	lls						
Townhouse or	Duplex	Style:	Resident	ial Qu	iality: 30	(6) E	] Po	de Frame								
(301) 🗆 One	Story		(10)	Lov	V			Cost R	ank:			Co	nditio	n:		
(302) 🗆 Two	Story		(20)	Fair	<u> </u>			(10)	l Lo	Σ₩		(10	0) 🗆	Wom	Out	
(307) 🗆 1 1/2	2 Story		(30) 🗷	Ave	erage			(20)	] A	verage		(20	0) 🗆	Badly	Worn	
(308) 🗆 Split	t Level		(40) 🗆	God	od			(30)	] Al	oove Aver	age	(30	)) 🗆	Averag	ge	
(309) 🗆 2 1/2	2 Story		(50)	Ver	y Good			(40) E	] Hi	gh		(40	)) 🗆	Good		
(304) 🗆 One	Story Du	ıplex	(60) 🗆	Exc	ellent							(50	)) 🗆	Very (	Good	
(305) 🗆 Two	Story Di	ıplex										(60	)) 🗆	Excelle	ent	
Assessor's	Adjust	tment to Sale Pi	rice (+ c	or -):												
Assessor Cor	mments	and Reason for A	djustmer	ıt:	_											
TRUSTEE	'S DE	ED; FORECLOS	SURE													
<u> </u>																
Comments fr 0001062						C	omn	ents:								
0001002																
													<del></del>			
														(Contin	nue on back)	

## NEBRASKA

**Real Estate Transfer Statement FORM** 521 Good Life, Great Service • To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable Item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Mo. 6 Day 3 Mo.\_\_6 Day WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gregory L. Galles Grantee's Name (Buyer) U.S. Bank Naitonal Association Street or Other Mailing Address 4801 Frederica Street Street or Other Mailing Address 2002 Douglas Street, #200 Zip Code 68102 City Omaha city Owensboro State Phone Number (402) 898-7000 Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number (402) 898-7000 Email Address ggalles@lpdbhlaw.com Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Recreational T IOLL Commercial Conservator 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Personal Rep. ✓ Trust/Trustee Fasement Lease Mineral Cemetery Death Certificate - Transfer on Death Executor Quit Claim Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Distribution Transfer on Death Sale Auction Fasement Gift Life Estate Trustee to Beneficiary Buyer Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use ✓ Yes ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Other Yes Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Spouse Perents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) V No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes **✓** No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 706 N Seward Street, Red Cloud, Nebraska 68970 U.S. Bank National Assocation 4801 Frederica Street Owensboro, KY 42301 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), BLOCK ELEVEN (11), ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA 21 If agricultural, list total number of acres transferred in this transaction Yes V No (If Yes, enter dollar amount and attach itemized list.) (see Instructions) . . 23 0100

23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ...... 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. SREGOBY or Authorized Print or Type Name of Gra Phone Number Title Signature of Grantee or Author here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data Day \_

Nebraska Department of Revenue

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

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

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/06/22 Ex024 By AS Bk 2022, Pg 1450

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 06 day of June A.D., 2022, at 01:22 o'clock PM. Recorded in Book 2022 on Pages 1450-1451

Fee: \$16.00 By: AS Deputy
Electronically Recorded

Prepared by: LOCHER PAVELKA DOSTAL BRADDY & HAMMES, LLC, Gregory L. Galles, #21748, 200 The Omaha Club, 2002 Douglas Street, Omaha, Nebraska 68102 Phone (402) 898-7000 Fax (402) 898-7130 Return to:

#### TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that GREGORY L. GALLES is the Successor Trustee under a Deed of Trust made and entered into on or about August 19, 2016 by SYDNEY M SUMMERLIN AND ALEXANDER J SUMMERLIN, husband and wife, as Trustors, in which HOME FEDERAL SAVINGS AND LOAN ASSN OF GRAND ISLAND as Beneficiary, and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee, and which was filed for record on August 19, 2016 as Book 2016 Page 2055-2072 and re-recorded September 29, 2016 as Book No. 2016 Page 2312-2330 in the office of Register of Deeds for Webster County, Nebraska. Said Deed of Trust was assigned by the original Beneficiary, HOME FEDERAL SAVINGS AND LOAN ASSN OF GRAND ISLAND, its successors and assigns to U.S. BANK NATIONAL ASSOCIATION by virtue of an Assignment filed for record on October 5, 2016 in Book 2016 at Page 2381 in the Mortgage Records of Webster County, Nebraska. GREGORY L. GALLES was appointed Successor Trustee by virtue of a Substitution of Trustee recorded February 28, 2022, as Book No. 2022 Page 524 in the office of the Register of Deeds of Webster County, Nebraska. GREGORY L. GALLES, Successor Trustee and Grantor, in consideration of the sum of Sixty-Four Thousand Seven Hundred Fifty-Eight and 87/100 Dollars (\$64,758.87) and other good and valuable consideration received from U.S. BANK NATIONAL ASSOCIATION does hereby grant, bargain, sell, convey and confirm unto U.S. BANK NATIONAL ASSOCIATION (hereinafter "Grantee" where appropriate), the following-described real property in Webster County, Nebraska, to wit:

LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), BLOCK ELEVEN (11), ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA

to have and to hold the above-described premises together with all tenements, hereditaments and appurtenances thereunto belonging unto the Grantee and to Grantee's successors and assigns forever. Grantor does hereby covenant with Grantee and Grantee's successors and assigns:

- That SYDNEY M SUMMERLIN AND ALEXANDER J SUMMERLIN, husband and wife, as
  Trustors, failed to pay to Beneficiary payments which were contractually due, and the Grantor, at
  the request of the Beneficiary, elected to declare the entire unpaid principal balance, together with
  interest thereon at once immediately due and payable.
- 2. That a Notice of Default as required by \$76-1006 was filed by Grantor on February 28, 2022, as Book No. 2022 Page 526 in the office of the Register of Deeds of Webster County, Nebraska. A copy of said Notice of Default was thereafter mailed to all parties entitled to notice, pursuant to said Deed of Trust and in compliance with \$76-1008, R.R.S. Nebraska.
- 3. That the Trustor failed to cure the default referenced in the Notice of Default within 30 days after filing of the Notice of Default.
- 4. That a Notice of Trustee's Sale was prepared by Grantor on March 31, 2022 and mailed to all parties entitled to notice pursuant to said Deed of Trust in compliance with §76-1008, R.R.S. Nebraska. Said Notice of Sale was recorded March 31, 2022, as Book No. 2022 Page 828 in the office of the Register of Deeds of Webster County, Nebraska.
- 5. That Grantor as required by §76-1007 published a Notice of Trustee's Sale to be held on June 3, 2022, at 1:00 p.m. inside of the south door on the 2<sup>nd</sup> floor of the Webster County Courthouse, 621 N Cedar Street, Red Cloud, Nebraska. Said Notice was published in the <u>The Red Cloud Chief</u>, a

legal newspaper of Webster County, Nebraska, once a week for five consecutive weeks commencing on April 6, 2022 and ending May 4, 2022. The last publication notice was at least ten days prior to the Trustee's Sale scheduled for June 3, 2022 and said sale was not later than 30 days after the last publication of notice.

6. Grantor appeared at the time and place designated in the Notice of Sale and conducted a sale of the real property at public auction on June 3, 2022 at 1:00 p.m inside of the south door on the 2<sup>nd</sup> floor of the Webster County Courthouse, 621 N Cedar Street, Red Cloud, Nebraska. Grantor accepted the bid of U.S. BANK NATIONAL ASSOCIATION in the sum of Sixty Four Thousand Seven Hundred Fifty-Eight and 87/100 Dollars (\$64,758.87) as the highest bid upon said real property. Grantor complied with the requirements of the above-referenced Deed of Trust and the requirements of Nebraska Statute §76-1001 through §76-1018 in the exercise of the sale of the real property described herein at the Trustee's Sale held on June 3, 2022.

This Deed shall operate to convey to the Grantee, without right of redemption, Grantor's title and all right, title, interest and claim of the Trustor and their successors in interest and of all persons claiming by, through or under them, in and to the above-described real property, including all such right, title, interest and claim in and to such property acquired by the Trustor or their successors in interest subsequent to the execution of the Deed of Trust.

This Deed is subject to all easements, restrictions or covenants of record which Grantor is not entitled to convey pursuant to Nebraska Statute §76-1010.

DATED this 6th day of June, 2022.

GREGORX L. GALLES, Successor Trustee and Grantor

By: For:

LOCHER/PAVELKA/DOSTAL BRADDY & HAMMES LLC

200 The Omaha Club 2002 Douglas Street Omaha, Nebraska 68102

Phone: (402) 898-7000 Fax: (402) 898-7130 Gregory L. Galles, #21748

STATE OF NEBRASKA

) ss

COUNTY OF DOUGLAS

On this 6th day of June, 2022, before me, a Notary Public in and for said County and State, personally came Gregory L. Galles, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the execution thereof to be a voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

GENERAL NOTARY - State of Nebraska ASHLEE CELESKY My Comm. Exp. April 7, 2026 Oxhlee Celishy

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	1.00	Sal	e Date		Albert Mit	oren e estado Productos	S	chool Di	strict Coc	e	100				
91	20.	22	1460		6/3	/2022	Base:	55-00	)11	Aff	iliated:		Uni	fied:	•			
Location	D	Sale	Number	Usea	bility	& Code#			Parcel Number									
0006246	500		167	1			GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Bik	Parcel			
	Da	ate of S	ale Assessed	Value			4487	1	9	1	0 2	40035		000	0000			
Land		Imp	orovements		T	otal		D	ate of	Sale	Propert	y Classifi	cation	Code				
	460		52,160	)		52,620	Status	Pro	perty Ty	pe	Zoning	Locatio	n Ci	ty Size	Parcel Size			
Assessor Lo	cation:	GUID	E ROCK	(GR)			A) <b>1</b>	B)	01		C) 1	D) 1	E)	7	F) 3			
					14. T	Residentia						Comme	rcial					
	Mult	tiple Im	provements:	Multiple.	Impro	vements.:			Multiple.	Impr	ovements. :	34 -500 1 5,24						
		1979	11 11 11 11 11 11 11 11 11 11 11 11 11	Construct			99		Construc						· · · · · · · · · · · · · · · · · · ·			
			THE STATE OF STATE OF STATE OF	Floor Sq.	Ft. :	1,3	56	)	Floor Sq.	Ft.:								
		Buildir	ig Cost New:	Cost:		133,4	35	i i	Cost:									
Single Family	Style:	104		Residen	tial C	ondition: 3!	5		Comme	rcial	Occupan	cy Code:						
(100) □ Mo				(10)	l W	om Out			Primary	:	0	ther1:		Other2:				
(101) 🗆 One	e Story			(20)	Ba	dly Worn			Comme	rcial	Construc	tion Class						
(102) 🗆 Two			(30) 🗷	A	rerage			(1)	I Fin	reproof Str	uctural Ste	el Frame	3					
(103) □ Spli			(40) 🗷	Go	ood			(2)	I Re	inforced (	Concrete Fr	ame						
(104) 🗷 11/	2 Story			(50)	Ve	ry Good			(3)	l Ma	asonry Bea	aring Walls						
(111) 🗆 Bi-I	Level			(60)	Ex	cellent			(4)	W	ood or Ste	el Framed	Ext. Wa	lls				
(106) 🗆 Oth	er								(5) 🗆	M	etal Frame	and Walls						
Townhouse or	Duplex	Style:		Residen	tial Q	uality: 30			(6)	Po	le Frame							
(301) □ One	Story	···		(10) 🗆	Lo	w		(	Cost Ra	nk:			Conditi	on:				
(302) 🗆 Two	Story			(20) 🗆	Fai	ī			(10) 🗆	Lo	w		(10) 🗆	Wom	Out			
(307) 🗆 11/2	2 Story			(30) 🗷	Av	erage	_		(20)	Av	erage	(	(20) 🗆	Badly	Worn			
(308) □ Spli	t Level			(40) 🗆	Go	od			(30)	Ab	ove Avera	ige (	(30)	Averag	ge			
(309) 🗆 21/2	2 Story			(50) 🗆	Ve	ry Good			(40)	Hig	gh		(40)					
(304) 🗆 One	Story D	ıplex		(60) 🛘		cellent	*** * * * * * * * * * * * * * * * * *					(		Very (				
(305)   Two	Story D	uplex								1. 197 V p. 197		(	(60)	Excelle	ent			
Assessor's	Adjus	tment	to Sale Pr	ice (+	or -)	•												
Assessor Co	mments	and R	eason for Ac	ljustme	nt:													
WD																		
	<del></del>												· · · · · · · · · · · · · · · · · · ·					
Comments fr 0006246							C	omme	nts:									
0000246				<del> </del>						-		· · · · · · · · · · · · · · · · · · ·						
		· <del></del>		•			<del></del>											
						· · · · · · · · · · · · · · · · · · ·								(Contin	me on back)			

## **Real Estate Transfer Statement**

**FORM** 521

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

	The deed	<del></del>	corded unless th	is statemer								
1 County Name	NACE DE	2 County Nu	mber	1	3 Date of S			r. 2022	4 Date o	Deed 06 Day	03 <sub>Yr.</sub>	2022
5 Grantor's Name, A		STER - 91	Jrint\	J	- <del> </del>		<del></del>	r and Telepho	L	<u>-</u>	¥г	*****
Grantor's Name (Selle		phone (Flease i	-11111)		Grantee's I		<u>-</u>	and reception	ile (r ieas	e riuit,		
Zachary J. Ping	g				Gerald	H. Տիւ	iltz and	d Mary Ja	ne Shu	ıltz		
Street or Other Mailing 545 East State	g Address St.	<del>.</del>			Street or 0 547 Eas	ther Maili st State	ng Addre e <b>St</b> .	SS				
Guide Rock		State NE		Zip Code 68942	Guide I				State NE			68942 68942
Phone Number (402) 984-0315	5				Phone Nur (402) 4	69-516	8	Is the grantee If Yes, is the g				res √ No res √ No
Email Address N.A.					Email Addr N.A.	ess						
7 Property Classific	ation Number. C	heck one box in	categories A and	B. Check C if	· · · · · · · · · · · · · · · · · · ·	also a m	obile hor	me.				<del></del>
(A) Status				(B	) Property	Гуре					(	C)
✓ Improved	✓ Single F	amily	Industrial	[	Mineral Ir	iterests-N	lonproduc	cing	State	Assessed	, M	obile Home
Unimproved	☐ Multi-Fa	•	Agricultural	[	Mineral Ir	nterests-P	roducing		Exem	pt	l	
	Commer	rcial	Recreational				<del></del>					<del> </del>
8 Type of Deed	Conservator		Distribu	-	nd Contract/N	nemo	Partitio		Sheriff		Other	
Bill of Sale [	Corrective	ate - Transfer on	☐ Easem Death ☐ Execute		ase neral	<b>-</b>	] Person		Trust/Trus Warranty	tee		
		10 Type of Tran				revocable		Revocable T	<del></del>	Tran	nsfer on Deat	h
9 Was transfer par kind exchange (I Exchange) by buye	.R.C. § 1031	Auction	Easemen	=		ife Estate		] Sale	rusi		stee to Benefi	
	Seller V No	Court De	<u>—</u>		. =	artition	Ë	Satisfaction	of Contra		er (Explain) _	,
11 Was ownership tran				<u></u>	ر البيار		s real est	ate purchased				ended use.
✓ Yes	No		·				Yes	No				
13 Was the transfer bel	tween relatives, o	r if to a trustee, a	re the trustor and b	eneficiary rela	tives? (If Yes	check th	e approp	riate box.)				
Yes _✓	=	or Uncle to Niece	. =	amily Corp., F	-		Self	f		Other		
•	=	ers and Sisters	=	irandparents :		ki	= -	ouse				
	Ex-spe		P	arents and Ci				p-parent and				
14 What is the current r	market value of th	ie real property?			· —		<b>a</b>	ed? (If Yes, sta	ate the am	ount and in	terest rate.)	
\$20,000					Ye:			\$ al estate agent	1 au a 4747 a		'If Van include	%
16 Does this conveyand  ☐ Yes  ✓		n parcer or ranu?			of the a	gent or titl	ugn a rea le compa	ny contact.)	Yes A	dams Lar	nd Title Co.	No
18 Address of Property	······				19 Name a	nd Addres	ss of Pers	son to Whom t	the Tax St	atement Sh	ould be Sent	
545 East State St					See Gr	antee	)					
Guide Rock, NE 6												
18a No address as		☐ Vacant land										
20 Legal Description (A	ttach additional p	ages, if needed.)										
See Exhibit "	'A"											
21 If agricultural, list tota	al number of acre	s transferred in the	nis transaction									
									1 1	S		<del></del>
22 Total purchase pr	•	-	sumed				• • • • • •	• • • • • • • • •	22		20,0	00,00
23 Was non-real prop			nd attach itemized	l liet \ /eee i	netructions	-1			23	\$		1
									33	\$	20.0	
24 Adjusted purchase	e price paid for	real estate (lin	e 22 minus line 2	3)		• • • • • •	• • • • • •	· · · · · · · · · · · ·	24		20,0	00100
<b>25</b> If this transfer is e	exempt from the	documentary	stamp tax, list the	exemption	number			·				
			at I have examined	this statemer	nt and that it	is, to the	best of n	ny knowledge	and belie	of, true, con	nplete, and	
	nd that I am duly IIe L. Kellev		ın ınıs statement.								(402) 46	3-4198
Print-or T			d Representative								Phone Num	
sign 🕰	$a \cdot M$	LM.	les			Clos	ing De	pt. Manag	ger		06-03-	2022
here Signature	e of Grantee or A	uthorized Repres	enative		Title				· · · · · · · · · · · · · · · · · · ·		Date	
			Doglator of Do-	d'e Hee O-	ls,						For Don't	ice Only
6 Date Deed Recorded		27 Value of Star	Register of Dee np or Exempt Numb		28 Recordin	o Data					For Dept. U	Joe Offity
Mo. 6 Day	6 v.22	\$ 45.			BKa	כ במ	$\nu$	1460	2	-		
ebraska Department of Reve	enue				J 10		19	1 1726		d by Neb. Rev	. Stat. §§ 76-21	4, 77-1327(2)

### Exhibit "A"

A tract of land in Lot Eighteen (18) New Territory by Annexation to the Village of Guide Rock, Webster County, Nebraska, as described as follows: Commencing at a point 133 feet West of the Northeast corner of the Northwest Quarter (NW½) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; thence South 190 feet; thence West 112 feet; thence North 190 feet; thence East 112 feet to the Place of Beginning.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/06/22 \$ 45.00 By AS Bk 2022, Pg 1460

State of Nebraska State of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 06 day of June A.D., 2022, at 03:29 o'clock PM. Recorded in Book 2022 on Page 1460

Fee: \$10.00 By: AS Deputy Electronically Recorded

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

## Warranty Deed

The Grantor, ZACHARY J. PING, A SINGLE PERSON, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to GERALD H. SHULTZ AND MARY JANE SHULTZ, HUSBAND AND WIFE, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

A tract of land in Lot Eighteen (18) New Territory by Annexation to the Village of Guide Rock, Webster County, Nebraska, as described as follows: Commencing at a point 133 feet West of the Northeast corner of the Northwest Quarter (NW¼) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; thence South 190 feet; thence West 112 feet; thence North 190 feet; thence East 112 feet to the Place of Beginning.

GRANTOR covenants with GRANTEES that GRANTOR:

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

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale Date					SVS V	S	chool I	Dist	rict Code						
91	20	22	1461		5/	26/202	22	Base:	91-	-00	02	Aff	iliated:			Uni	fied:				
Location	ID	Sal	e Number	U	seabil	lity & Co	de#						Parce	ΙN	umber						
0001407	00		168		4	0	5	GeoCde	T	m	Rng	Se	ct Qr	rt	Subdiv	Area	Bik	Parcel			
	D	ate of S	ale Assessed	l Val	ue			4371				0	0 0	)	10025		007	0000			
Land		Im	provements			Total				Da	te of	Sale	Prope	rty	Classific	ation	Code				
. 19.5 328 38.4 144.1	830		3,00	5		3,	835	Status	T	Ргор	roperty Type Zoning Location City Size							Parcel Size			
Assessor Lo	cation:	RED	CLOUD (I	RC)				A) 1		 В)	01	<u></u>	c) 1	•	D) 1	E)	6	F) 2			
						Resid	lentia	Lance of his	nakis, s		ST SHOW		r garigii ii Jass		Commer	cial					
	Mul	tiple In	provements:		nle. Im	•	<u> </u>	in some of their	75 . 52.	М				s. :	<u> </u>		erek ereki, ete	tyd gittigd eile galliger silved			
		-	ruction Date:	1010							Multiple. Improvements. :  Construction Date :										
			Floor:	<del>                                     </del>							Floor Sq. Ft. :										
		Buildi	ng Cost New:								Cost:										
Single Family	Style:	101	<u>,                                    </u>			l Conditio	n: 1	0		Commercial Occupancy Code:											
(100) □ Mol		ie		(10) 🗷 Worn Out							Primary: Other1: Other2:										
(101) 🗷 One	Story			(20) 🗆 Badly Worn							Commercial Construction Class:										
(102) 🗆 Two	Story			(30)		Average					(1)	Fir	eproof S	Stru	ctural Steel	Fram	8				
(103) □ Split	t Level			(40)		Good					(2) 🗆	Re	inforced	1 Co	ncrete Fra	me					
(104) 🗆 1 1/2	2 Story		(50)		Very Goo	od				(3) 🗆	Ma	asonry E	3ear	ing Walls							
(111) 🗆 Bi-L	evel		(60) □ Excellent							(4) <b></b>	W	ood or S	Steel	Framed E	xt. Wa	lls					
(106) 🗆 Othe	er			100 450		(	(5) 🗆	Me	etal Fran	ne a	nd Walls										
Townhouse or	Duplex	Style:	Saynas nagras saynas	Residential Quality: 30							(6) 🗆 Pole Frame										
(301) 🗆 One	Story			(10)		Low				C	ost Ra	nk:	11.00		C	onditi	on:	in the street,			
(302) 🗆 Two	Story			(20)		Fair				(1	10) 🗆	Lo	w		(1	.0) 🗆	Worn	Out			
(307) 🗆 1 1/2	Story			(30)	*	Average				(2	(20) Average (20) Badly Worn										
(308) □ Split	Level			(40)		Good				(30)  Above Average (30)  Average											
(309) 🗆 2 1/2	Story			(50)		Very Goo	d			(40) ☐ High (40) ☐ Good											
(304) 🗆 One	Story D	ıplex		(60)		Excellent		571		(50) □ Very (								Good			
(305) 🗆 Two	Story D	uplex											on the second		, ( <del>C</del>	0) 🗆	Excelle	ent			
Assessor's	Adjus	tmen	t to Sale Pı	rice	(+ or	· -):															
Assessor Cor	nments	and R	leason for A	djust	ment:																
DEED OF	DIST	RIBU	TION BY	PR;	BE	TWEEN	BROT	CHER &	SI	STI	ER						_				
~						<del></del>			~	· · · · · · · · · · · · · · · · · · ·								<del></del>			
Comments fr									Com	men	ts:										
0001407	00																				
	,	······································					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,										(Contin	nue on back)			

## **Talbert Grantees**

Nicole M. Monroe 3203 Carson Avenue Unit A Evans, CO 80620

Jami Charles 1805 14<sup>th</sup> Street SW Loveland, CO 80537

Kristin Talbert 740 North Cherry Street Red Cloud, NE 68970

## **Real Estate Transfer Statement**

**FORM** 

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

The deed will not be recorded unless this statemen	it 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 2 Yr. 22  4 Date of Deed  Mo. 5  Day	26 Yr. 22
5 Grantor's Name, Address, and Telephone (Please Print)	Mo Day Yr Mo Day Day Of Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller)	Grantee's Name (Buyer)	
Nicole M. Monroe Street or Other Mailing Address	See Attached Street or Other Mailing Address	
3203 Carson Avenue Unit A		Zia Cada
City State Zip Code Evans CO 80620	City State	Zip Code
Phone Number (720) 597-1234	Phone Number Is the grantee a 501(c)(3) organization of the state of t	
Email Address NA	Email Address NA	
7 Property Classification Number. Check one box in categories A and B. Check C if		
(A) Status (B)	Property Type	(C)
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
IOLL   Commercial Recreational   S Type of Deed   Conservator   V Distribution Lar	nd Contract/Memo Partition Sheriff	Other
	ase Personal Rep. Trust/Trustee	J Other
	neral Quit Claim Warranty	
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecle	osure Irrevocable Trust Revocable Trust Tra	unsfer on Death
kind exchange (I.R.C. § 1031		stee to Beneficiary
	or Trust Partition Satisfaction of Contract Ott	ner (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Ves No	Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)	es triminina americano de mesercano acesar
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	artnership, or LLC Self Othe	r
✓ Brothers and Sisters ☐ Grandparents a		
Ex-spouse Parents and Ch		
14 What is the current market value of the real property? \$3,835	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	
Yes V No	of the agent or title company contact.) Yes	No
18 Address of Property 740 North Cherry Street, Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Sh	nould be Sent
140 North Cherry Street, Ned Cloud, NE 00370	2020 I Divole UnitA	
18a No address assigned 18b Vacant land	Nicole Monvoe 3203 Censon Avenue UnitA Bs Evans, CO_8068 80620	
20 Legal Description (Attach additional pages, if needed.)	\$5 -1.403	
The North Half (N1/2) of Lot Eight (8) and All of Lot S	Seven (7), Block Seven (7), LeDuc's A	ddition 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		0.00
23 Was non-real property included in the purchase?	\$	1
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in	\$	
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 15 .	
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, cor	nplete, and
Nicole M. Monroe 🥒		(720) 597-1234
Print or Type Name of Grantee or Authorized Representative	6 4	Phone Number
	Orme	Date
here Signature of Grantee or Authorized Representative		
Register of Deed's Use Onl		For Dept. Use Only
1 7 22 0 5 14 15	28 Recording Data  BK 2642 Par 1461	
Mo. Le Day Yr. 33 \$ Exempt # 15  Nebraska Department of Revenue		v. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Q '	vesses in the file

State of Nebraska Ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this \_\_\_\_\_\_\_day of June A.D., 20 22 at 3:29 o'clock a.M. Recorded in Book 202 146 County Clerk 10.00 1 Deputy Carded\_ Comp\_\_\_Assessor\_

NEBRASKA DOCUMENTARY STAMP TAX

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

### DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Nicole M. Monroe, Personal Representative of the Estate of James D. Talbert, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Grantor, conveys and releases to Nicole M. Monroe, Jami Charles and Kristin Talbert, as Joint Tenants, Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Half (N1/2) of Lot Eight (8) and all of Lot Seven (7). Block Seven (7), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

Subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEES are the persons entitled to distribution of the real estate from said estate, and GRANTOR covenants with GRANTEES that GRANTOR has legal power and lawful authority to convey and release the same.

Executed May 26, 2022.

Nicole M. Monroe, Personal Representative of

the Estate of James D. Talbert, Deceased

NEBILASTA

STATE OF COLORADO, COUNTY OF CLAY

) ss.

The foregoing instrument was acknowledged before me on May 36, 2022 by Nicole M. Monroe, Personal Representative of the Estate of James D. Talbert, Deceased.

GENERAL NOTARY - State of Nebraska REBECCA A. BECKER My Comm. Exp. May 21, 2023

ecca a. bocker

Cnty No.	Boo	ok Pa	ge .		S	ale D	ate	School District Code												
91	202	22 148	35	5	5/:	16/2	022	Base: <b>91-0</b>			0074 Affiliated: Unified:									
Location	ID	Sale Number		Useability & Code #						Parcel Number										
0003269	00	169		4			05	GeoCde	Ţ	Twn	Rng	Se	ect	Qrt	Su	ıbdiv	Area	BIL		Parcel
	Da	te of Sale Asse:	sed V	alue				4133				0	0	0	20	035		00	3	0000
Land		Improveme	nts			Tota	I.		1.1	D	Date of Sale Property Classification Code									
2,	, 905	76,	755	79,660			Statu	\$	Pro	perty Ty	erty Type Zoning L			Location City Size			F	arcel Size		
Assessor Lo	cation:	BLUE HILL	(BH)						B)	01		C)	1	D)	) 1	E)	6	F	2	
				1 154. 1 1 1		Re	sidentia	i i			Commercial									
	Multi	ple Improvemer	ts: M	ltiple.	Imp	roveme	ents.:				Multiple.	Impr	ovem	ents. :		p	The styr get	<u> </u>	* 144.01 × 41	s (1986-1987 - 1992-1993
	· · · · · · · · · · · · · · · · · · ·	Construction Da	3.33	nstructi	ion ]	Date :	19	38		_	Construc									
		Flo	23%	or Sq.	Ft. :	:	1,0	64	-		Floor Sq.	Ft. :				-				
		Building Cost No	4855 5				145,1	50		$\neg$	Cost:									
Single Family				siden	tial	Cond	ition: 3	0	:		Comme	rcial	l Occ	upan	cy Co	ode:				1. 11
(100) □ Mol			(1	0) 🗆	,	Worn	Out	······································			Primary				ther1:			Other2	:	
(101) 🗷 One	Story		(2	(20) □ Badly Worn							Commercial Construction Class:									
(102) 🗆 Two	Story		(3	(30) 🗷 Average							(1)   Grieproof Structural Steel Frame									
(103) □ Split	Level		(4	)) [	(	Good	•				(2) ☐ Reinforced Concrete Frame									
(104) 🗆 1 1/2	2 Story		(50	)) 🏻	7	Very C	Good				(3)	Ma	asonr	y Bea	ring '	Walls				
(111) 🗆 Bi-L	evel		(60	)) 🗆	I	Excelle	ent									med E	xt. Wa	ills		
(106) 🗆 Othe	er					erie ve					(5) 🛘	M	etal F	rame	and V	Walls				
Townhouse or	Duplex S	ityle:	Re	Residential Quality: 30						T. COORDINATE	(6) 🛘	Po	le Fra	me						
(301) 🗆 One	Story		(10	(10) □ Low						(	Cost Rank: Condition:									
(302) 🗆 Two	Story		(20	(20)						(10) ☐ Low (10) ☐ Worn Out						t				
(307) 🗆 1 1/2	Story		(30	(30) 🗷 Average						-	(20) ☐ Average (20) ☐ Badly Wor							om		
(308) 🗆 Split	Level		(40	(40) □ Good						,	(30)   Above Average (30)   Average									
(309) 🗆 21/2	Story		(50	(50) □ Very Good						(	(40) ☐ High (40) ☐ Good									
(304) 🗆 One	Story Du	plex	(60	) 🗆	☐ Excellent						(50) 🗆 Very Good								d	
(305) 🗆 Two	Story Du	plex		Allen John	er. Jedan	in the second						o Ass.				(6	(0) E	Exce	llent	
Assessor's	Adjust	ment to Sale	Price	(+ 0	r	-):	··-													
Assessor Con	nments a	and Reason for	Adju	stmen	ıt:					,									- 4	
WD; TRA	NSFER	TO LIFE E	STAT	E																
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Comments fro									Cor	nme	nts:									
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																		(Con	inue	on back)

## **Real Estate Transfer Statement**

169

**FORM** 

Good Life. Great Service. DEPARTMENT OF REVENUE

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

to be med with the regions of because	
<ul> <li>If additional space is needed, add an atta</li> </ul>	chment and identify the applicable item number.

521

The deed will not be recorded unless this statemen	it is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer  Mo5 Day16 Yr22	, <u>16</u> <sub>Yr.</sub> <u>22</u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	/
Grantor's Name (Seller) DEBORAH S SKRDLANT	Grantee's Name (Buyer) RILEY SKRDLANT & ASHLEY PAINTER E	ET AL
Street or Other Mailing Address PO BOX 334	Street or Other Mailing Address PO BOX 334	
City State Zip Code	City State BLUE HILL NE	Zip Code 68930
BLUE HILL NE 68930 Phone Number (000) 000-0000	Phone Number (000) 000-0000 Is the grantee a 501(c)(3) organize (100) 1 (20) organize (100) orga	ation? Yes ✓ No
Email Address N/A	Email Address N/A	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
(A) Status (B)	Property Type	(C)
✓ Improved       ✓ Single Family       Industrial         Unimproved       Multi-Family       Agricultural         IOLL       Commercial       Recreational	Mineral Interests-Nonproducing     ☐ State Assessed       Mineral Interests-Producing     ☐ Exempt	Mobile Home
	ase Personal Rep. Trust/Trustee	Other
	✓ Life Estate Sale Tru	ansfer on Death ustee to Beneficiary her (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes  No LIFE ESTATE	Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)	
✓ Yes       No       Aunt or Uncle to Niece or Nephew       Family Corp., F         Brothers and Sisters       Grandparents at Ex-spouse    ✓ Parents and Ch		er
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)
\$80,215	Yes  No \$	%
16 Does this conveyance divide a current parcel of land?  ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	nould be Sent
209 W NEMAHA ST., BLUE HILL, NE	DEBORAH S SKRDLANT PO BOX 334	
18a No address assigned 18b Vacant land	BLUE HILL, NE 68930	
20 Legal Description (Attach additional pages, if needed.)	,	
LOTS 5 & 6, BLOCK 3, GRUSELS' SUBDIVISION C ADDITION) TO TEH VILLAGE OF BLUE HILL, WEE	· ·	JSEL'S
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed		0,00
23 Was non-real property included in the purchase?	\$	
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number <u>5A</u> .	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  JENNIFER FLEISCHER	t and that it is, to the best of my knowledge and belief, true, cor	mplete, and (402) 762-3524
Print or Type Name of Grantee or Authorized Representative		Phone Number
Sign horse of Grante of Authorized Representative	ATTORNEY	Date
Tiere	·	,
	28 Recording Data	For Dept. Use Only
Mo. 6 Day 13 Yr. 22 \$ Exempt # 5		v. Stat. §§ 76-214, 77-1327(2)
- N 00 000 0000 N 0000 D 0	O Managed by Neb. 1161	55

GRANTEES NAME: RILEY SKRDLANT & ASHLEY PAINTER LIFE ESTATE TO DEBORAH S. SKRDLANT

County of Webster
Entagad on the
numerical index and filed for record in the
Clerk's office of said county this 13
or June A.D., 2022 at 12:40
O CLOCK_DM. Recorded in Book 2022
on Page 1 1485
- Course Petoch County Clerk
10.00 QD Deputy
indCompAssessorCarded

### WARRANTY DEED

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

DEBORAH'S. SKRDLANT, a single person, herein called Grantor, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm an undivided one-half (1/2) interest each unto RILEY SKRDLANT, a married person and ASHLEY PAINTER, a married person, and reserving full life use and benefit otherwise known as a LIFE ESTATE TO DEBORAH S. SKRDLANT, a single person, herein called the grantee whether one or more, the following described real estate in Webster County, Nebraska:

LOTS FIVE (5) AND SIX (6), BLOCK THREE (3), GRUSEL'S SUBDIVISION OF ROHRER'S ADDITION (a/k/a GRUSEL'S ADDITION) TO THE VILLAGE OF BLUE HILL, WEBSTER COUNTY, NEBRASKA

To have and to hold the above described premises together will all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances that grantors have good right and lawful authority to convey the same; and that the grantor warrant will defend the title to said premises against the lawful claims of all person whomsoever.

COUNTY OF/LES

)SS.

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

LORI D. MEENTS

My Comm. Exp. Dec. 2, 202

Cnty No.	Boo	ok	Page		Sal	e Date	ıte			School District Code									
91	202	22	1543	6/17/2022		Base:	91-	-000	O2 Affiliated:						Unified:				
Location ID Sale Number			Number	Useability & Code #					Parcel Number										
000141400 170		70	1			GeoCde	T	wn	Rng	Se	ct Qrt		Subdiv	Area	Bik	100	Parcel		
	Da	ite of Sa	le Assessed	Value			4371			N. 13 A. 1 A. 1	0(	0 0	:	10025		008	(	0000	
Land		Impr	ovements		T	otál			Dat	e of S	Sale	Proper	ty (	Classific	ation	Code			
1	,110	1 to 3 44 4 4 4 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1	72,455	73,565			Status	Τ	Prope	Property Type Zoning Location						ity Size	Pa	rcel Size	
Assessor Lo	LOUD (R	C)	A) <b>1</b>		B)	01		C) 1		D) <b>1</b>	E)	6	F)	2					
				ar en en en Ariabateiro		Residentia				Commercial									
	100		rovements:			vements.:			Mu	ıltiple.	Impr	ovements.	:						
		Constru	ction Date:	Construct	ion Da	<sub>tte:</sub> 18	84		Con	nstruct	ion D	ate :		•					
			Floor:	Floor Sq.	Ft. :	1,8	16		Flo	or Sq.	Ft.:								
		Building	Cost New:	Cost :		210,7	50		Cos	st:									
Single Family	Style:	104		Residen	tial C	ondition: 3	0		Co	mmei	cial	Occupar	псу	Code:	entition in Anthenio i		ades.	and the same of th	
(100) 🗆 Mo				(10)	W	om Out			Pri	Primary: Other1: Other2:									
(101) 🗆 One	Story			(20)	dly Worn	Co	Commercial Construction Class:												
(102) 🗆 Two	Story			(30) 🗷	rerage	(1	(1) ☐ Fireproof Structural Steel Frame												
(103) □ Spli	t Level			(40) □ Good						(2)   Reinforced Concrete Frame									
(104) 🗷 11/	2 Story			(50)	Ve	ery Good			(3	(a)	Ma	sonry Be	arii	ng Walls					
(111) 🗆 Bi-I	.evel			(60) □ Excellent						) 🗆	W	ood or Ste	eel l	Framed E	xt. W	alls			
(106) 🗆 Oth	er			v v					(5	) 🗆	Ме	tal Frame	e an	d Walls					
Townhouse or	Duplex	Style:		Residen	ial Q	uality: 40			(6	) 🗆	Pol	le Frame							
(301) 🗆 One	Story			(10) □ Low						Cost Rank: Condition:									
(302) 🗆 Two	Story			(20)						(10) □ Low (10) □ Worn Out									
(307) 🗆 1 1/2	2 Story			(30) ☐ Average						(20)  Average (20)  Badly Wor							m		
(308) □ Spli	t Level			(40) 🗷 Good						(30)   Above Average (30)   Average									
(309) 🗆 2 1/2	2 Story			(50) □ Very Good						(40) □ High (40) □ G						l Good			
(304) □ One	Story Du	ıplex		(60)	Ex	cellent								(5	(0) E	] Very	Good	1	
(305) 🗆 Two	Story Du	ıplex		874. se sagar				943.				4.04 t VII.		(6	0) E	I Excel	lent		
Assessor's	Adjust	tment t	o Sale Pr	ice (+	or -)	:													
Assessor Co	mments	and Rea	ason for Ad	justme	nt:														
WD																			
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Comments fr						• • •	C	om	ments	s:									
0001414	UU																		
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																(Cont	inue o	n back)	

## Good Life. Great Service.

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

DEPARTMENT OF REVENUE	<ul> <li>If additional space</li> </ul>	is needed, add an attach	ment and identify the applicable item nu	mber.
	The deed will not be recor	ded unless this statemer	nt is signed and items 1-25 are accurately	y completed.
1 County Name	2 County Numb			Date of Deed
	WEBSTER - 91	<b>Y</b>	Mo. 6 Day 17 Yr. 2022	Mo6 Day17
5 Grantor's Name, Addre	ess, and Telephone (Please Prir	it)	6 Grantee's Name, Address, and Telephone (	Please Print)
Grantor's Name (Seller) Kyle Prellwitz and	Jessica Prellwitz		Grantee's Name (Buyer) Moriah Nicole Rawlings	
Street or Other Mailing Ac 442 W 7th Avenue	ddress		Street or Other Mailing Address 437 W 7th Avenue	
City Red Cloud	State NE	Zip Code 68970	City Red Cloud	NE Zip Code 68970
Phone Number (402) 257-7129			(308) 750-2554 If Yes, is the grant	01(c)(3) organization? Yes V No tee a 509(a) foundation? Yes V No
Email Address n/a			Email Address n/a	
7 Property Classification	n Number. Check one box in ca	tegories A and B. Check C is	property is also a mobile home.	
(A) Status		(B	) Property Type	(C)
✓ Improved	Single Family	] Industrial	- ' -	State Assessed Mobile Home
Unimproved	Multi-Family	Agricultural [	Mineral Interests-Producing	Exempt
L IOLL	Commercial	Recreational		
	Conservator	Distribution La	nd Contract/Memo Partition She	
<u> </u>	Corrective	= =		st/Trustee
	Death Certificate – Transfer on De		neral Quit Claim War	
9 Was transfer part of kind exchange (I.R.C Exchange) by buyer or	f IRS like- 10 Type of Transf		= =	
		Easement Gift	Life Estate Sale	Trustee to Beneficiary
Buyer Se			or Trust Partition Satisfaction of C	
11 Was ownership transfer  Yes No	rred in full? (If No, explain the divi	sion.)	Yes No	same use? (If No, state the intended use.)
13 Was the transfer between	en relatives, or if to a trustee, are	the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)	
Yes No	Aunt or Uncle to Niece or		Partnership, or LLC Self	Other
	Brothers and Sisters	Grandparents	and Grandchild Spouse	
	Ex-spouse	Parents and C	nild Step-parent and Step	-child
14 What is the current mar	ket value of the real property?		15 Was the mortgage assumed? (If Yes, state the	ne amount and interest rate.)
\$85.000			Yes  No \$	%
	livide a current parcel of land?		17 Was transfer through a real estate agent or a of the agent or title company contact.)	
Yes No	estassia (II-2006). No fila in militare e estamojn in entre entre estamoj			
18 Address of Property 437 W 7th Avenue	Э		19 Name and Address of Person to Whom the T Grantee	ax Statement Should be Sent
Red Cloud, NE 6	8970		,	
18a No address assign				
	h additional pages, if needed.)	· · · · · · · · · ·	5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CD 101 1 14/1 1
		Block Eight (8), L	eDuc's Addition to the City of	Red Cloud, Webster
County, Nebras	ska			
21 If paricultural list total or	umber of acres transferred in this	transaction		
			,	\$
	, including any liabilities assu	med		22 <sup>©</sup> 85,000.00
APPROXIMATE TO SERVICE AND APPROXIMATE AND APP	y included in the purchase?	attach itamizad list \ (sas i	nstructions)	23
	A CONTRACTOR OF THE PARTY OF TH		,	\$ 05,000,00
24 Adjusted purchase p	rice paid for real estate (line 2	22 minus line 23)		24 85,000,00
25 If this transfer is exer	mpt from the documentary sta	amp tax, list the exemption	number	
			it and that it is, to the best of my knowledge and	belief, true, complete, and
	that I am duly authorized to sign t Nicole Rawlings	his statement.		(308) 750-2554
Print or Type	Name of Grantee or Authorized	Representative		Phone Number
sign What	uel lando V	seuls)	Grantee	6/17/2022
here Signature of	Grantee or Authorized Represen	ative	ītle	Date
	R <sub>'</sub>	egister of Deed's Use On	ly	For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp	or Exempt Number	28 Recording Data	
Mo. Le Day	yr. <u>aa</u> \$ 191.	<i>a</i> 5	BK 2022, to 1543	horized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 R	lev. Supersedes 96-269-2008 Rev. 6-20		s document for your records.	1011260 by 1480. FIEV. Stat. 39 10-214, 11-132/(2)
		and the same and	*	

State of Nebraska Ss.
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
of June A.D., 2002, at 11.21
o'clock a.M. Recorded in Book 2022
on Page 1543
Louise Petach County Clerk
10.00 Q Deputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY

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

### WARRANTY DEED

Kyle Prellwitz and Jessica Prellwitz, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Moriah Nicole Rawlings, a single person, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eleven (11) and Twelve (12), Block Eight (8), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

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

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

Kyle Prellwitz Jessica Prellwitz STATE OF NEBRASKA ) ss. COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on Prellwitz and Jessica Prellwitz, husband and wife.

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

Notary Public

Cnty No.	Во	ok	Page	Sale Date					School District Code										
91	20	22	1559	<b>6/17/2022</b> Bas			Base	e: 9	1-0	074	iliat	ed:		Unified:					
Location	$\mathbf{D}$	Sale	Number	Useability & Code #				A STATE			Parcel Number								
0003020	00302000 171		.71	5	<u> </u>		GeoC	de	Twi	ı Rng	Se	ct	Qrt	Subdl	v	Area	Blk	Parcel	
	D	ate of Sa	ile Assessed	d Value		413	33			0	0	0	2000	5		004	0000		
Land		Imp	rovements					Date of Sale Property Classification Code											
4,	,130	er jako sing papananan	a a maranaga karang sa sa	Total 4,130			Sta	tus	P	roperty T	Type Zoning			Loca	tion	y Size	Parcel Size		
Assessor Lo	Assessor Location: BLUE HILL (			3H)			A)	2	B)	03	ALE THE	c) 3		D) 1		E)	6	F) 2	
						Residentia					N.		64,7	Comr	ierc	al			
	Mul	tiple Imp	rovements:	Multiple.	Impro	vements.:				Multiple	. Impi	roven	nents.:						
		Constri	ıction Date:	Constructi	on D	ate:				Construc	tion I	Date :	:						
			Floor:	Floor Sq. 1	Ft. :					Floor Sq	. Ft. :								
		Building	Cost New:	Cost:						Cost:								•	
Single Family	STATE OF THE STATE OF THE	1 1. W. St 1.		Resident	ial (	ondition:	aren jarte. Kasalik istor	5 - 274 - 31	water, etc. Angles	Commo	ercia	l Oc	cupan	cy Code		de la la la la la la la la la la la la la	ra garati ya Mgazini	eritikas eret til til ere avalende samlaret i store	
(100) □ Mob				(10)	W	om Out				Primary	r:		Ot	ther1:			Other2:		
(101)  One	Story			(20) 🗆	В	adly Worn				Commercial Construction Class:									
(102) 🗆 Two	Story			(30)   Average							(1) ☐ Fireproof Structural Steel Frame								
(103) □ Split	Level			(40) □ Good						(2)	] Re	info	rced C	Concrete	Fram	le			
(104) 🗆 1 1/2	2 Story			(50) 🗆	V	ery Good				(3)	l M	ason	ту Веа	ring Wa	ls				
(111) 🗆 Bi-L	evel			(60) 🗆	Ez	ccellent				(4)	ı w	ood	or Ste	el Frame	d Ex	t. Wal	ls		
(106) □ Othe	er				en ege Volume			S.V		(5) E	l M	etal I	Tame	and Wa	ls	•			
Townhouse or	Duplex	Style:		Residential Quality:							Pc	le Fı	ame						
(301) 🗆 One	Story			(10)  Low						Cost Rank: Condition:									
(302)   Two	Story			(20)						(10) ☐ Low (10) ☐ Worn Out							Out		
(307) 🗆 1 1/2	Story			(30)  Average						(20) ☐ Average (20) ☐ Badly Wo						Worn			
(308) 🗆 Split	Level			(40) □ Good						(30) ☐ Above Average (30) ☐ Average							ge		
(309) 🗆 2 1/2	Story			(50) □ Very Good						(40) ☐ High (40) ☐ Good									
(304) 🗆 One	Story D	uplex		(60) □ Excellent							9-1				(50	) 🗆	Very (	Good	
(305) 🗆 Two	Story D	uplex										Twenty Table			(60	) 🗆	Excell	ent	
Assessor's	Adjus	tment	to Sale Pr	rice (+ c	or -	):													
Assessor Con	nments	and Re	ason for A	djustmer	ıt:											-			
CORP WD	; CON	MERC)	CAL EMPI	Y LOT															
							<del></del>			*******				•					
Comments fr				Comme															
0003020	00	~																· · · · · · · · · · · · · · · · · · ·	
																	(Conti	nue on back)	

## NEBRASKA

## **Real Estate Transfer Statement**

17

FORM **521** 

d Life. Great Service.

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

DEPARTMENT OF REVENUE	• If additional space is	s needed, add an attach	ment and identify the applicable item number.	<b>J</b>
			nt is signed and items 1-25 are accurately complete	ed.
1 County Name	2 County Number	ſ <u> </u>	3 Date of Sale/Transfer 4 Date of Deed	
	WEBSTER - 91	₹	Mo. 6 Day 17 Yr. 2022 Mo. 6	Day7Yr22
5 Grantor's Name, Addr	ess, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Prin	t)
Grantor's Name (Seller) CHS-Holdrege, In	IC.		Grantee's Name (Buyer) JL's Premier Custom Building, L.L.C.	
Street or Other Mailing Ac 5500 Cenex Drive			Street or Other Mailing Address 404 S. Hickory St.	
City Inver Grove Heigh	nts State	Zip Code 550077	City State NE NE	Zip Code
Phone Number (651) 355-6827	10114	330011	Phone Number Is the grantee a 501(c)(3) orga	68930 anization? Yes No
(651) 355-6827 Email Address N/A			(308) 390-9113 If Yes, is the grantee a 509(a) Email Address	
		·	N/A	
	n Number. Check one box in cate			
(A) Status			) Property Type	(C)
Improved		ndustrial	Mineral Interests-Nonproducing State Assess	sed Mobile Home
Unimproved IOLL		Agricultural E Recreational	Mineral Interests-Producing Exempt	
8 Type of Deed (	Conservator	Distribution La	nd Contract/Memo Partition Sheriff	Other
= =	Corrective		ase Personal Rep. Trust/Trustee	
	Death Certificate - Transfer on Death	h Executor Mir	neral Quit Claim Warranty	
9 Was transfer part of kind exchange (I.R.C Exchange) by buyer or	IRS like- 10 Type of Transfer	Distribution Forecl	osure Irrevocable Trust Revocable Trust	Transfer on Death
		Easement Gift	Life Estate Sale	Trustee to Beneficiary
Buyer Sel			or Trust Partition Satisfaction of Contract	Other (Explain)
Yes No	red in full? (If No, explain the divisio		12 Was real estate purchased for same use?	If No, state the intended use.)
13 Was the transfer between	on relatives or if to a trustee are the	trustor and heneficiany rola	tives? (If Yes, check the appropriate box.)	
Yes No	Aunt or Uncle to Niece or Ne			Other
	Brothers and Sisters	Grandparents a		70101
	Ex-spouse	Parents and Ch	— · · · · ·	
14 What is the current mark	ket value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount ar	od interest rate )
\$26,600			☐ Yes	%
16 Does this conveyance di Yes No	vide a current parcel of land?		17 Was transfer through a real estate agent or a title compan of the agent or title company contact.)   Yes Prairie	ny? (If Yes, include the name
18 Address of Property			19 Name and Address of Person to Whom the Tax Statemen	
,			Grantee	i Should be Selfi
18a No address assign	ed 18b 🗹 Vacant land			
	additional pages, if needed.)			
Lots 8, 9 and 10	J, Block 4, Original T	own of Blue Hill.	Webster County, Nebraska, accord	ing to the
recorded plat th	ereof	•	, , , , , , , , , , , , , , , , , , , ,	g
•				
21 If agricultural, list total nu	mber of acres transferred in this tran	nsaction		
22 Total purchase price.	including any liabilities assume	ed		00 00000
23 Was non-real property			- A	26,600,00
Yes No (If	Yes, enter dollar amount and att	ach itemized list.) (see in	structions) 23	l l
	ice paid for real estate (line 22		573/86 C	26,600,00
	npt from the documentary stamp		C	
Under r	penalties of law I declare that I ha	p tax, list the exemption r	number and that it is, to the best of my knowledge and belief, true,	
correct, and to	at I am duly authorized to sign this	statement.	and that it is, to the best of my knowledge and belief, true,	complete, and
Jason L'H	,			(308) 390-9113
sign Print or Type	Name of Grantee or Authorized Rep	presentative	0	Phone Number
	-C)v4/		Grantee	6-17-2022
here Signature of C	Grantee or Authorized Representativ	ve Tr	tte	Date
	Regi	ster of Deed's Use Only	T .	For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or E		8 Recording Data	
Mo O Day I I	, a2 \$ 60 T		BK222 D 1550	1

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

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NEBRASKA DOCUMENTARY
STAMP TAX
2-17-22
Date6-11-33
10.75 By QD
5 64.

Bk 2022, Pg 1559

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 June A.D., 2022, at 02:32 o'clock PM. Recorded in Book 2022 on Pages 1559-1560

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

AFTER RECORDING RETURN TO AND SEND TAX STATEMENTS TO: JL's Premier Custom Building, L.L.C. 404 S Hickory St Blue Hill, NE 68930

### CORPORATION WARRANTY DEED

CHS-Holdrege, Inc., a Nebraska corporation, "GRANTOR", for valuable consideration of One Dollar (\$1.00), and other good and valuable consideration, conveys to JL's Premier Custom Building, L.L.C., a Nebraska Limited Liability Company, "GRANTEE", the following real estate (as defined in Neb. Rev. Stat. § 76-201) situated in Webster County, and State of Nebraska, to-wit:

Lots Eight (8), Nine (9) and Ten (10), Block Four (4), Original Town of Blue Hill, Webster County, Nebraska

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

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

EXECUTED: June, 2022.	
	CHS-Holdrege, Phc.
	CIIS-Holdiege, Mc.
	By Tusting & June
	Richard Dusek
	Its: President
	By Muchael Johnston
	Its: Vice President
State of Minnesota)	
) ss	
County of Dakota)	
personally came Richard Dusek, President, and	e me a Notary Public duly commissioned and qualified, Michael Johnston, Vice President the duly authorized mowledged they held the position or title set forth in the
	ehalf of the corporation by proper authority and that the
	e to me known to be said duly authorized representative or
representatives and the identical person or person	
acknowledged the execution thereof to be their	realizations and and dood

WITNESS my hand and notarial seal the day and year last above written

Wastus are Wagnesson

Notary Public

My Commission Expires: 01/31/2026

NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2026

Cnty No.	Во	ok	Page		Sale	Date	School District Code													
91	20	22	1562	6	/20/	′2022	Base:	91-	-000	0002 Affiliated: Unified:										
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	D	ate of S	ale Assessed	Value			4371			oc		0	0	1002	0	- provide	011	0000		
Land	المراد ال	Imp	provements		To	tal			Da	te of S	Sale	Prop	perty	y Class	fica	tion (	Code	tina a tr		
e a caracteristic grander en	830	Profite Constant	er er eller er  e de la company	t et Majoria Per et Majori	830	Status	T	Prop	erty Ty	pe	Zoi	ning	Loca	tion	Cit	y Size	Parcel Size			
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Building Cost Nev										Cost:										
Single Family	the second of th							Commercial Occupancy Code:												
(100) □ Mol		(10) □ Worn Out						Primary: Other1: Other2:												
(101) 🗆 One		(20) □ Badly Worn						Commercial Construction Class:												
(102) 🗆 Two		(30)   Average							Fir	eproo	f Str	uctural S	teel :	Frame		!				
(103) 🗆 Split		(40)	Goo	d			(	2) 🗆	Re	inforc	ed C	oncrete	Fran	1e		:				
(104) 🗆 1 1/2		(50)	Very	7 Good			(	3) 🗆	Ma	asonry	/ Bea	ring Wa	ls			i :				
(111) 🗆 Bi-L		(60)   Excellent						4) 🗆	W	ood o	r Stee	el Frame	d Ex	t. Wall	s	ž				
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Townhouse or	Duplex	Style:	J	Residential Quality:						6) 🗆	Pol	le Fra	me							
(301) 🗆 One	Story			(10) □ Low						ost Rar	ık:			and the second	Co	nditio	n:	k		
(302) 🗆 Two	Story			(20)					(10)							Out				
(307) 🗆 1 1/2	2 Story			(30)  Average					(20)  Average (20)  Badly Worr							Worn				
(308) 🗆 Split	Level			(40) □ Good					(3	(30) ☐ Above Average (30) ☐ Average								ge :		
(309) 🗆 2 1/2	2 Story			(50) 🗆	Very	Good			(40) □ High (40) □ Good								:			
(304) 🗆 One	Story D	uplex		(60) 🛮	Exce	llent									(50	)) 🗆	Very (	Good		
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Assessor's	Adjus	tment	to Sale Pri	ce (+ c	or -):	at this extransity continued and an extransity of														
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**FORM** 521

Real Estate Transfer Statement

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

T	he deed will not be recorded unless this statem	nent is signed and items 1-25 are accurately completed.	•
1 County Name	2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
	Select County & County Number	Mo. 6 Day 20 Yr. Mo. 6 Da	ay 20 Yr.22
5 Grantor's Name, Address	s, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Sellar)	MR LEDWITH	Grantee's Name (Buyer)	
Street or Other Mailing Addre	- Doard a Public Irust	Street or Other Mailing Address	
340 N W	lebster ST	141 N Cherry ST	
City Page Class	State Zip Code	City Pad Classification (State)	Zip Code
Phone Number	NE 68970	Phone Number Is the grantee a 501 (c)(3) organiz	zation? Yes -No
		If Yes, is the grantee a 509(a) fou	
Email Address		Email Address	
7 Property Classification N	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	(C)
Unimproved	Multi-Family Agricultural	Mineral Interests-Producing Exempt	. Inopile House
☐ IOLL ☐	Commercial Recreational		
8 Type of Deed Con	servator Distribution	Land Contract/Memo Partition Sheriff	Other
Bill of Sale Corr	=	Lease Personal Rep. Trust/Trustee	
Cemetery Deat	th Certificate - Transfer on Death Executor	Mineral Quit Claim Warranty	
9 Was the property purchas part of an IRS like-kind ex	ed as 10 Type of Transfer Distribution For	eclosure Irrevocable Trust Revocable Trust Tr	ransfer on Death
(I.R.C. § 1031 Exchange)	change? Auction Easement Gift	Life Estate 🕅 Sale	rustee to Beneficiary
Yes No	Court Decree Exchange Gra		ther (Explain)
	in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If I	No, state the intended use.)
Yes No		Yes No	
	elatives, or if to a trustee, are the trustor and beneficiary re		
. Yes Kin		, Partnership, or LLC Self Oth	er
		s and Grandchild	
4.7.7.7.	Ex-spouse Parents and		
14 What is the current market v	value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
16 Does this conveyance divide		Yes No \$	%
Yes No	s a current parcer or land?	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement S	- INO
714 N) E1	in St		nould be Sent
Red Cland.	NE 68970	Same as grantee	
18a No address assigned	18b 🔽 Vacant land		
20 Legal Description			
<u> </u>	" - 10 -	A I I	
		-	j
		are attached	
21 If agricultura,		racred	
	· · · · · · · · · · · · · · · · · · ·		
22 Total purchase price, inc	sluding any liabilities assumed		750
	· · ·	\$	
23 Was non-real property in	ncluded in the purchase? 🗌 Yes 🔃 No (If Yes, e	enter dollar amount and attach itemized list.) 23	
24 Adjusted purchase price	paid for real estate (line 22 minus line 23)	\$	750 0j00
	from the documentary stamp tax, list the exemption	n number ent and that it is, to the best of my knowledge and belief, true, cor	malete and
correct, and that I	I am duly authorized to sign this statement.	and that it is, to the best of my knowledge and belief, true, con	riplete, and
	for McCrcken		402-746-3613
sign Print or Type Nam	ne of Grantee or Authorized Representative	- 1/c	Phone Number
	7/	HToney	6/21/22
here Signature of Gran	nter or Authorized Representative	Title	Date /
× ,	Register of Deed's Use Or	ı niv	For Dept. Use Only
6 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	. J. Dopa Ode Only
Mo. Le Day 21 Yr.	@ \$ Exempt #17	Br. 2022 Pa 1562	
ebraska Department of Revenue			v. Stat. §§ 76-214, 77-1327(2)

Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Eleven (11), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

State of Nebraska 355 County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day A.D., 20 22, at 10.13 M. Recorded in Book 2022 o'clock A on Page\_ 1508-1503 County Clerk Petern 1/ O Deputy 16.00 Carded\_

Comp

NEBRASKA DOCUMENTARY STAMP TAX *ହ-ରା-ର*ଚ \$ Exempted

### WARRANTY DEED

The City of Red Cloud, Board of Public Trust, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Charles E. Lewis, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Eleven (11), Smith & Moore'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 June 20, 2022.

THE CITY OF RED CLOUD. **BOARD OF PUBLIC TRUST** 

Kory McCracken, Chairman

Julda Phelps

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on June 20, 2022, by Kory McCracken, Chairman, and Valda Phelps, Secretary, on behalf of The City of Red Cloud, Board of Public Trust.

Comm. expires

GENERAL NOTARY - State of Nebraska DANA L SUTTERFIELD My Comm. Exp. October 1, 2025 Dana L. Sutterfield Notary Public

## RESOLUTION NO. 762

BE IT RESOLVED by the Mayor and Council of the City of Red Cloud, Nebraska:

1. That pursuant to Red Cloud Code § 8-105(9) and Neb. Rev. Stat. § 17-503.01 The City of Red Cloud, Board of Public Trust will sell the following described real property:

Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Eleven (11), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska, a/k/a 814 N Elm St.

- 2. That the fair market value of the real property described above is less than five thousand dollars (\$5,000.00).
- 3. That after passage of this resolution directing the sale of the property, notice of such sale shall be posted in three (3) prominent places within the Municipality for a period of not less than seven (7) days prior to the sale of the property.
- 4. That The City of Red Cloud, Board of Public Trust is hereby authorized and directed to execute all instruments that may be required to convey all right, title and interest of The City of Red Cloud, Board of Public Trust in said real property to the buyer and Grantee.

Passed and approved on June 7th, 2022.

ATTEST:

THE CITY OF RED CLOUD, NEBRASKA

City Clerk

Mayor

Cnty No.	Bo	ok	Page		Sale	e Date		School District Code													
91	20	22	1564	6/20/2022			Base:	Base: 91-0002 Affiliated						ated: Unified:							
Location	$\mathbf{D}$	Sale	Number	Useal	oility	& Code#						Pa	rcel N	vumber							
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Land		Impi	ovements	1	Te	otal		<u> </u>	Da	ate of S	Sale	Pro	perty	Classif	ssification Code						
	,365	Light of the second second	M. Mirt. Dawkingers.			1,365	Status	Status Prop			pe	Z	oning	Locat	on	Cit	y Size	Parcel Size			
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ten il jiliyasi						Residentia	<u> </u> 							Comm	erci	al					
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(E. 1703) 187			12.50							Multiple. Improvements. :  Construction Date :											
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Building Cost Net				Cost:					C	Floor Sq. Ft. :  Cost :											
Single Family Style:				Residen	tial Co	ondition:	et approved the	14 mg	ć	omme	rcial	Occ	upane	y Code:		ar grown g	rices) et de la Calabata	era (d. 1905) ereki. Di daga kadar kud			
(100) ☐ Mobile Home				Residential Condition: (10)  Worn Out						Commercial Occupancy Code:  Primary: Other1: Other2:											
(101) □ One Story				(20)   Badly Worn							Commercial Construction Class:										
(102) □ Two Story				(30) ☐ Average										ictural St				13 2 2 3 3 3 3 3 3 3			
(103) □ Split Level				(40)	Go					(1) (2)	Re	infor	ced C	oncrete F	ram	e					
(104) □ 1 1/2 Story				(50)	Ve	ry Good .			_		Ma	som	ry Bear	ring Wall	s						
(111) □ Bi-Level				(60)   Excellent										l Framed		. Wall	s				
(106) □ Oth	er			and the state of t						(5) 🛘	Me	tal F	rame a	and Wall:	5						
Townhouse of	Duplex	Style:	34 - 443	Residential Quality:						(6) 🗆	Pol	le Fr	ame		•						
(301) 🗆 One	Story			(10) □ Low						ost Ra	nk:	* 134 **.	- A		Co	nditio	n:				
(302) 🗆 Two	o Story			(20) □ Fair					(	(10) □ Low (10) □ Wom O							Out				
(307) 🗆 11/	2 Story			(30) ☐ Average					(	(20) ☐ Average (20) ☐ Badly W							Wom				
(308) □ Spli	t Level	•		(40) □ Good					(	(30)   Above Average (30)   Average								ge			
(309) 🗆 21/	2 Story			(50) 🗆	Ver	y Good			(-	(40) □ High (40) □ Good											
(304) 🗆 One	Story D	uplex		(60) 🗆	Exc	ellent									(50)	) 🗆	Very C	lood			
(305) 🗆 Two	Story D	uplex												- 1 mm	(60)	) 🗆	Excelle	ent			
Assessor's	Adjus	tment 1	to Sale Pr	ice (+ c	or -):	•															
Assessor Co	mments	and Re	ason for Ad	justmer	ıt:																
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0001552	.00					•															
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																	(Contin	ue on back)			

## Real Estate Transfer Statement

**FORM** 521

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

· If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Select County & County Number Day 2 Mo 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Henther Street or Other Mailing Address Zip Code 70 Phone Number Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) [ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Unimproved Multi-Family Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other\_ Bill of Sale Corrective Easement Lease Personal Ben 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) 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary Yes X No Exchange Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes Yes ☐ No Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 1,365 V No Yes \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No KX Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 68970 18a No address assigned 20 Legal Description see attached 21 If agricultural, list total number of acres 22 23 Was non-real property included in the purchase? Yes \times No (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under peralties of law, I sectare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Print or Type Name of Grantee or Authorized Representative sign Title tee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data . Day <u>2</u>1 Yr. 22 \$ Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

Lots Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Ten (10), Railroad Addition to Red Cloud, Webster County, Nebraska.

State of Nebraska 7 County of Webster.

Comp

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day \_A.D., 20,20\_, at 1018 o'clock A M. Recorded in Book 202 on Page 1564-1565 00:40 Actorn County Clerk **Ko\_Deputy** Carded

Assessor

**NEBRASKA DOCUMENTARY** 

### WARRANTY DEED

The City of Red Cloud, Board of Public Trust, a/k/a Red Cloud Board of Public Trust, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Heather Renee Espinoza, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), 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 June 20, 2022.

THE CITY OF RED CLOUD, BOARD OF PUBLIC TRUST

Kory McCracken, Chairman Valda Phelps, Secretary

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on June 20, 2022, by Kory McCracken, Chairman, and Valda Phelps, Secretary, on behalf of The City of Red Cloud, Board of Public Trust.

Comm. expires

GENERAL NOTARY - State of Nebraska DANA L. SUTTERFIELD My Comm. Exp. October 1, 2025

## RESOLUTION NO.

**BE IT RESOLVED** by the Mayor and Council of the City of Red Cloud, Nebraska:

1. That pursuant to Red Cloud Code § 8-105(9) and Neb. Rev. Stat. § 17-503.01 The City of Red Cloud, Board of Public Trust will sell the following described real property:

Lots Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Ten (10), Railroad Addition to Red Cloud, Webster County, Nebraska, a/k/a 229 S Seward St.

- 2. That the fair market value of the real property described above is less than five thousand dollars (\$5,000.00).
- 3. That after passage of this resolution directing the sale of the property, notice of such sale shall be posted in three (3) prominent places within the Municipality for a period of not less than seven (7) days prior to the sale of the property.
- 4. That The City of Red Cloud, Board of Public Trust is hereby authorized and directed to execute all instruments that may be required to convey all right, title and interest of The City of Red Cloud, Board of Public Trust in said real property to the buyer and Grantee.

Passed and approved on June 7<sup>th</sup>, 2022.

ATTEST:

THE CITY OF RED CLOUD, NEBRASKA

/ May

Cnty No.	Bo	ok	Page	Sale Date						School District Code											
91	20	22	1571		6/	21/	2022	Base:	Base: 91-0002 Affiliated:								Unified:				
Location	ID	Sale	Number	Us	eabil	lity é	& Code#						Parc	el I	Vumber	umber					
0007013	00	1	.74		1			GeoCde		Cwn	n Rng		ct Q	rt	Subdiv	Are	a	Blk	Pa	ırcel	
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Assessor Lo	cation:	INAV	ALE (IN	7)				A) 1		B)	3) 01		C) 1	L	D) 1	E	) ;	9	F)	3	
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Single Family		Residential Condition:							Comme	rcial	Оссир	and	cy Code:	pengaya Tang		i Amerikan ya Jiwaka wa ka					
(100) □ Mot		(10) U Worn Out						I	Commercial Occupancy Code:  Primary: Other1: Other2:												
(101) 🗆 One		(20) □ Badly Worn							Commercial Construction Class:												
(102) 🗆 Two		(30) Average							(1)	Fir	reproof	Stri	ıctural Ste	el Frai	me						
(103) □ Split		(40)		Good	d				(2)	Re	inforce	dС	oncrete Fr	ame							
(104) □ 1 1/2 Story						Very	Good				(3)	Ma	asonry l	Bea	ring Walls						
(111) □ Bi-Level						Exce	llent				(4) 🛘	W	ood or S	Stee	l Framed	Ext. W	/alls				
(106) □ Othe	ı										(5) 🗆	Μ¢	etal Fran	ne a	and Walls						
Townhouse or	Duplex	Style:		Residential Quality:							(6) 🛘	Po	le Fram	e							
(301) 🗆 One	Story			(10) □ Low						C	ost Ra	nk:				Condi	tion	•	artikani. <u>Tibolo</u>		
(302) 🗆 Two	Story			(20) □ Fair					(	(10) □ Low (10) □ Worn Out											
(307) 🗆 1 1/2	! Story			(30) ☐ Average						(20) ☐ Average (20) ☐ Badly Worn											
(308) 🗆 Split	Level			(40)		Good	i .				(30) ☐ Above Average (30) ☐ Average										
(309) 🗆 2 1/2	Story			(50)		Very	Good				(40) ☐ High (40) ☐ Good										
(304) 🗆 One	Story Du	ıplex		(60)		Exce	llent				(50) 🗆 Very Good										
(305) 🗆 Two	Story Di	uplex													(	(60) l	□ F	Excelle	nt		
Assessor's	Adjus	tment	to Sale Pr	ice (	+ or	· -):															
Assessor Cor	nments	and Re	ason for Ac	ljusti	nent:	:															
WD																					
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	omments from 000701300							•	Con	amei	ıts:						-				
000/013	00																				
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																		(Contin	ue on b	ack)	

Lots One (1) through Twelve (12), inclusive, Block Two (2), Sawyer's Addition to Inavale, Webster County, Nebraska; EXCEPT that portion of Lots 5, 6 and 7 deeded to the State of Nebraska for highway in Book 2018, page 2278.

## **NEBRASKA**

Good Life. Great Service. DEPARTMENT OF REVENUE

## **Real Estate Transfer Statement**

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

**FORM** 521

The deed will not be recorded unless this statemen	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	y 19 Yr. 22
WEBSTER - 91		y <u> </u>
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Luka Keck and Jorge Dominguez	Brandle L Chesser	
Street or Other Mailing Address 408 Maine Avenue	Street or Other Mailing Address 118 Minnesota Ave	7: 0-4
City State Zip Code Inavale NE 68952	City State Inavale NE	Zip Code 68952
Phone Number (402) 746-2348	Phone Number (402) 879-9081 Is the grantee a 501(c)(3) organized if Yes, is the grantee a 509(a) four	
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C it	property is also a mobile home.	
	) Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
☐ IOLL		704
	nd Contract/Memo Partition Sheriff Lase Personal Rep. Trust/Trustee	Other
	neral Quit Claim Warranty	
	osure Irrevocable Trust Revocable Trust	ransfer on Death
kind exchange (I.R.C. § 1031		rustee to Beneficiary
	or Trust Partition Satisfaction of Contract C  12 Was real estate purchased for same use? (If	ther (Explain)
11 Was ownership transferred in full? (If No, explain the division.)    Ves	Yes No	No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	atives? (If Yes, check the appropriate box.)	
Yes Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Oth	er
	and Grandchild Spouse	
Ex-spouse Parents and C		internal rate \
14 What is the current market value of the real property? \$705	15 Was the mortgage assumed? (If Yes, state the amount and	mterest rate.)
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company	? (If Yes, include the name
✓ Yes  No	of the agent or title company contact.) Yes	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent
200 Block Blaine St Inavale, NE	Same as Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
See attached		
21 If agricultural, list total number of acres transferred in this transaction	·	
22 Total purchase price, including any liabilities assumed	22  \$	5,000.00
23 Was non-real property included in the purchase?	\$	5,555.55
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)	
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23)	24	5,000 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, c	omplete, and
Kory J McCracken		(402) 746-3613
Print or Type Name of Grantee or Authorized Bepresentative	Attorney	Phone Number
	Title	Date
Register of Deed's Use On	lv	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. (1) Day <u>22 Yr. 22 \$ 11.25</u>	15x 2022, 19 1571	
Nobreske Department of Revenue	Authorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this at 13:00 o'clock O. M. Recorded in Book 2006 on Page 1571-1572

Louist Petch County Clerk
16.00 Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date し-20-20 \$ 11-25 By Ko

### WARRANTY DEED

Luka Keck and Jorge Dominguez, wife and husband, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Brandie L. Chesser, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) through Twelve (12), inclusive, Block Two (2), Sawyer's Addition to Inavale, Webster County, Nebraska; EXCEPT that portion of Lots 5, 6 and 7 deeded to the State of Nebraska for highway in Book 2018, page 2278.

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.

Luka Keck

orge Dominguez

STATE OF COUNTY OF Phillips ) ss.
The foregoing instrument was acknowledged before me on May 19, 2022, by  Luka Keck, a married person.  SHELBY KAFKA  NOTARY PUBLIC  STATE OF COLORADO  NOTARY ID 20214048073  MY COMMISSION EXPIRES DECEMBER 13, 2025
Comm. expires 12/13/2025 Notary Public Notary Public
STATE OF Colorado, COUNTY OF Philips ) ss.
The foregoing instrument was acknowledged before me on May \( \frac{\mathcal{G}}{\mathcal{L}} \), 2022, by Jorge Dominguez, a married person.
Comm. expires 13/3/2025 Shows Caffee Notary Public
SHELBY KAFKA NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20214048073 MY COMMISSION EXPIRES DECEMBER 13, 2025

Cnty No. Book	Page		Sale Date	School District Code												
91 2022	1573	6,	/21/2022	Base: 9	1-0	002	Affil	iated:		Unif	Unified:					
Location ID	Sale Number	Useab	ility & Code#					Parcel N	<b>Vumber</b>							
000701300	175	4	09	GeoCde	Twn	Rng	Sect	t Qrt	Subdiv	Area	Blk	Parcel				
Date	of Sale Assessed	Value		4369			00	0	60010		002	0000				
Land	Improvements		Total		J	Date of S	Sale I	Property	/ Classific	ation (	Code					
480	225	5	705	Status	Pr	operty Ty	pe	Zoning	Location	Cit	y Size	Parcel Size				
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			Residential	L					Commer	cial						
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C	onstruction Date:	Construction	on Date :			Construct	ion Da	ite:								
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Single Family Style:		Residenti	al Condition:		z.			Occupano	y Code:							
(100)  Mobile Home		(10)	Worn Out		Primary: Other1: Other2:											
(101) ☐ One Story		(20)	Badly Worn		Commercial Construction Class:											
(102)   Two Story		(30) 🛘	Average		<del></del>	<del></del>	<u>-</u>	uctural Stee		;						
(103) □ Split Level		(40) 🗆	Good						oncrete Fra	me						
(104) 🗆 1 1/2 Story		(50) 🗆	Very Good			<u>``</u>			ring Walls							
(111) 🗆 Bi-Level		(60) 🛘	Excellent						el Framed E	xt. Wal	ls					
(106) 🗆 Other						(5) 🛘	Met	al Frame	and Walls							
Townhouse or Duplex St	yle:	Residenti	al Quality:		(6) 🛘	Pole	e Frame		Carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and the carrier and th	, a						
(301)		(10) 🗆	Low			Cost Rank: Condition:										
(302)   Two Story		(20) 🗆		(10)												
(307) 🗆 1 1/2 Story		(30) 🛘	Average			(20)  Average (20)  Badly Worn										
(308) 🗆 Split Level		(40)	Good			(30) ☐ Above Average (30) ☐ Average (40) ☐ High (40) ☐ Good										
(309) 🗆 2 1/2 Story		(50) 🛘	Very Good			(40)										
(304) ☐ One Story Dupl	lex	(60) 🗆	Excellent			<u> </u>		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			Very (					
(305)   Two Story Dup	lex								(	50) 🗆	Excell	ent				
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### NEBRASKA Good Life, Great Service,

## Real Estate Transfer Statement

**FORM** 521

DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Dav\_ WEBSTER - 91 Day Mo 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brandie L Chesser Grantor's Name (Seller) Francis Douglas Sullivan Street or Other Mailing Address 118 Minnesota Ave Street or Other Mailing Address 79 N 170th Rd Zip Code 67422 State Zip Code 68952 Bennington Inavale Is the grantee a 501(c)(3) organization? ✓ No Yes Phone Number Phone Number (402) 879-9081 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status State Assessed Mobile Home Single Family Mineral Interests-Nonproducing Industrial ✓ Improved Agricultural Exempt Mineral Interests-Producing ■ Unimproved Multi-Family IOLL Recreational Commercial Sheriff Other Conservator Distribution Land Contract/Memo Partition 8 Type of Deed Trust/Trustee Lease Personal Rep Bill of Sale ✓ Corrective Easement Quit Claim Mineral Warranty Death Certificate - Transfer on Death Executor Cemetery Was transfer part of IRS like-Transfer on Death 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Trustee to Beneficiary Auction Easement Gift Life Estate Sale Grantor Trust Partition ✓ Other (Explain) Corrective Satisfaction of Contract Buyer ☐ Seller ✓ No Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use. 11 Was ownership transferred in full? (If No, explain the division.) √ Yes ☐ No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Yes Spouse Grandparents and Grandchild Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **V** No \$88 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) √ Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 200 Block Blaine St Same as Grantee Inavale, NE 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 0.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{4}{2}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 Kory J McCracken Print or Type Name of Grantee of Authorized Representative Phone Number sign Attorney Title Signature of Grantee or Authorized Representative here For Dept. Use Only Register of Deed's Use Only 28 Recording Data Value of Stamp or Exempt Number 26 Date Deed Recorded \_ Day \_\_\_\_\_ Yr. Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

The West Half of Lot Eleven (11) and all of Lot Twelve (12), Block Two (2), Sawyer's Addition to Inavale, Webster County, Nebraska.

BOOK <u>202</u> 2	PAGE	1573
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State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of 1000 A.D., 2022 at 2004
o'clock D.M. Recorded in Book 2020
on Page 1573-1574

LDUSSE POLICIA
LOUISE POLICIA
IN DEPUTY
ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-22-2
SEMPH#4 By 10-

### CORRECTIVE WARRANTY DEED

Francis Douglas Sullivan, a married person who along with his spouse is domiciled in the State of Kansas, and surviving joint tenant of Dorothea K. Moriarty a/k/a Dorothea K. Holzinger, whose death certificate is attached hereto, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Brandie L. Chesser, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of Lot Eleven (11) and all of Lot Twelve (12), Block Two (2), Sawyer's Addition to Inavale, 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 \_\_\_\_\_, 2022.

Francis Douglas Sullivan Sullivan

STATE OF KANSAS, COUNTY OF Silvie ) ss.

The foregoing instrument was acknowledged before me on May 2022, by Francis Douglas Sullivan, a married person.

Comm. expires <u>/-27-2023</u>

Notary Public

KRISTA LONG
Notary Public - State of Kansas
My Appt. Expires 1. 27 7013

BOOK-2022-PAGE-1574

WHEN THIS COPY CARRIES THE RAISED SEAL OF STATE OF NEBRASKA, IT CERTIFIES THE DOCUMENT BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS

DÅTE OF ISSUANCE 5/17/2022 LINCOLN, NEBRASKA

Paga Samo

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AND HUMAN SERV

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES 19 12044 CERTIFICATE OF DEATH . DECEDENTS-NAME (First, Middle, Last. Suffix' 2 SEY 3. DATE OF DEATH (Mo., Day, Yr.) Dorothea Kay Holzinger Female September 15, 2019 CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH | 5a, AGE - Last Birthday | 5b, UNDER 1 YEAR 5c, UNDER 1 DAY 6. DATE OF BIRTH (Mo., Day, Yr.) MOS. DAYS HOURS MINS July 16, 1941 SOCIAL SECURITY NUMBER 8a. PLACE OF DEATH Hospice Facility HOSPITAL X Inpatient OTHER | Nursing Home/LTC ... recomposition five street and number ☐ ER/Outpatient Decedent's Home CHI Health Good Samaritan DOA Other (Specify) Sc. CITY OR TOWN OF BEATH (Include Zip Code) 8d. COUNTY OF DEATH Keamey 68848 Buffalo a. RESIDENCE-STATE 9b. COUNTY 9c, CITY OR TOWN Nebraska Buffalo Kearney d STREET AND NUMBER 9e. APT. NO. 9f. ZIP CODE 9g. INSIDE CITY LIMITS 5616 4th Avenue 68845 10a, MARITAL STATUS AT TIME OF DEATH Married Never Married 10b. NAME OF SPOUSE (First, Middle, Last Suffix) If wife, give maiden name Married, but separated: Wildowed Divorced Unknown Holzinger 11: FATHER'S-NAME (First, Middle, Frank Sullivan 12 MOTHER'S-NAME (First, Cecelia Brunholtz Maiden Surname) 14b. RELATIONSHIP TO DEGEDENT. 13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. 14a. INFORMANT-NAME (Yes, No, or Unit.) No.22. Salli Moriarty Daughter 5. METHOD OF DISPOSITION 16a, EMBALMER-SIGNATURE 16b, LICENSE NO. 16c, DATE (Mo., Day, Yr.) Burial ☐ Donation September 19, 2019 Spencer Kuhl ☑ Cremation ☐ Entombrient 16d. CEMETERY, CREMATORY OR OTHER LOCATION CITY / TOWN STATE Removal Other (Specify) Red Cloud Cemetery Red Cloud Nebraska 17a, FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State). Simonson-Williams Funeral Home, 241 W. 4th Ave.. Red Cloud: Nebraska-17b. Zip Code 68970 CAUSE OF DEATH (See instructions and examples) APPROXIMATE INTERVAL respiratory arrest, or ventric DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if ne IMMÉDIATE CAUSE: onset to death MEDIATE CAUSE (Final a) Alzheimer's Disease Years distase or condition resulting in death) in death) DUE TO, OR AS A CONSEQUENCE OF onset to death Sequentially list conditions, if DUE TO, OR AS A CONSEQUENCE OF onset to death Ú. DUE TO, OR AS A CONSEQUENCE OF: onset to death is PARTIC OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART L 19: WAS MEDICAL EXAMINER Congestive Heart Failure, Atrial Fibrillation, Type 2 Diabetes, Chronic Obstructive Pulmonary Disease OR CORONER CONTACTED? YES NO 21b. IF TRANSPORTATION INJURY 21c. WAS AN AUTORSY PERFORMED? may 20. IF FEMALE:

Not pragnant within past year 21a. MANNER OF DEATH 21a. MANNER OF DEATH

Natural Homicide

Carried Homicide Driver/Operato XI NO YES Program at time of doesn

Not pregnam, but pregnant within 42 days of death Pedestrian 21d, WERE AUTOPSY FINDINGS AVAILABLE Suicide Could not be determined Other (Specify) TO COMPLETE CAUSE OF DEATH? Not pregnant, but pregnant 43 days to 1 year before death YES. □ NO Unknown if pregnant within the past year 22c. PLACE OF INJURY Athome, farm, street, factory, office building, construction site. etc. (Specify) 22a. DATE OF INJURY (Mo., Day, Yr.) 22b, TIME OF INJURY 22d, INJURY AT WORK? YES NO ZIP CODE CITY/TOWN 221 LOCATION OF INJURY - STREET & NUMBER, APT.NO. Ŵ 23a. DATE OF DEATH (Mo., Day, Yr.) 24a. DATE SIGNED (Mo., Day, Yr.) 24b. TIME OF DEATH September 15, 2019 23b. DATE SIGNED (Mo., Day, Yr.) 23c. TIME OF DEATH 24c. PRONOUNCED DEAD (Mo., Day, Yr.) 24d. TIME PRONOUNCED DEAD 12:25 PM September 17, 2019 23d. To the best of my knowledge, death occurred at the t and due to the cause(s) stated. (Signature and Title) 24e. On the basis of examination and/or investigation, in my opinion death occurred a the limb, date and place and due to the cause(s) stated. (Signature and Title) Pursuan Kyle S. Myers, MD 25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? 26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? 26b. WAS CONSENT GRANTED? X NO: ☐YES ☐ NO ☐ YES Not Applicable if 26a is NO Kyle S, Myers, MD, 6201 East 25th St, Kearney, Nebraska, 68847 28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.)

0843411

September 25, 2019

14 W

Cnty No.	Во	ok	Page		Sale	Date	School District Code														
91	202	22	1575		6/21	/2022	Base:	91-	-000	02	Affil	iated:		Unified:							
Location	D	Sale	Number	Usea	bility	& Code#						Parcel .	Nw	mber							
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					Residential					Commercial											
	Mult	iple Im	provements:	Multiple	. Improv	ements.:			М	Multiple. Improvements. :											
Construction Date				Construc					C	Construction Date :											
Floor				Floor Sq	. Ft. :				Fl	Floor Sq. Ft. :											
Building Cost New										Cost:											
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(101) 🗆 One		(20) □ Badly Worn						omme	rcial (	Constru	ctio	n Class:									
(102) 🗆 Two		(30)   Average						(1)	Fire	proof St	ruct	ural Stee	l Frame	:							
(103) 🗆 Spli	(40)	] Go	od				2) 🗆	Reir	ıforced (	Con	crete Fra	me									
(104) 🗆 11/		(50) E	l Ve	ry Good				3) 🗆	Mas	опгу Ве	arin	g Walls									
(111) 🗆 Bi-I	Level			(60)  Excellent						<u>(4)</u>	Woo	od or Ste	el F	ramed E	xt. Wal	ls					
(106) 🗆 Oth	er									5) 🗆	Met	al Frame	and	d Walls							
Townhouse or	r Duplex	Style:		Residential Quality:						6) 🗆	Pole	Frame			. 10 10 10 10 10						
(301) 🗆 One	e Story			(10) □ Low						Cost Rank: Condition:											
(302) 🗆 Two	o Story			(20)					(1	(10)											
(307) 🗆 1 1/	2 Story			(30)   Average					(2	(20)  Average (20)  Badly Worn											
(308) 🗆 Spli	it Level			(40) □	l Go	od			(3	(30)  Above Average (30)  Average											
(309) 🗆 21/	2 Story			(50)	I Ve	ry Good			(4	(40) ☐ High (40) ☐ Good											
(304) □ One	Story D	uplex		(60)	Exe	cellent							1 1 2014	(:	Good						
(305) 🛘 Two	Story D	uplex								13-92-046				(	50) 🗆	Excell	ent				
Assessor's	Adjus	tment	to Sale P	rice (+	or -)	•									· · · · · · · · · · · · · · · · · · ·						
Assessor Co	mments	and R	eason for A	djustme	ent:																
CORRECT	rive ç	)CD																			
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Comments from 000701300								_on	ımen	us:											
0007013																					
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# Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number.

**FORM** 521

Good Life. Great Service.

The deed will not be recorded unless this statemer	nt is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer FA 4 Date of Deed  Mo. Day 14 Yr. 2							
WEBSTER - 91	Mo. Day Yr. Mo. Day Yr. Of Grantee's Name, Address, and Telephone (Please Print)							
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	Grantee's Name (Buyer)							
Aisha Gui-Morgan	Brandie L Chesser Street or Other Mailing Address							
Street or Other Mailing Address 703 W 35th St	118 Minnesota Ave							
City State Zip Code Hastings NE 68901	Inavale NE 68952							
Phone Number	Phone Number (402) 879-9081							
Email Address	Email Address							
7 Property Classification Number. Check one box in categories A and B. Check C if								
(1)	) Property Type (C)							
Improved   ✓ Single Family   Industrial       Multi-Family   Agricultural       IOLL   Multi-Family   Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt							
	nd Contract/Memo Partition Sheriff Other							
☐ Bill of Sale	ase Personal Rep. Trust/Trustee  neral Quit Claim Warranty							
9 Was transfer part of IRS like-								
kind exchange (I.R.C. § 1031 Auction Easement Gift	☐ Life Estate ☐ Sale ☐ Trustee to Beneficiary  or Trust ☐ Partition ☐ Satisfaction of Contract   ✓ Other (Explain) Corrective ☐							
Buyer Seller ✓ No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain) Corrective  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.								
	Partnership, or LLC Self Other							
Ex-spouse Parents and Cl								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
\$88	☐ Yes							
16 Does this conveyance divide a current parcel of land?    Ves	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 \infty No							
18 Address of Property 200 Block Blaine St Inavale, 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 transaction4	·							
22 Total purchase price, including any liabilities assumed								
23 Was non-real property included in the purchase?	\$							
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see i	15							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)								
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 4							
correct, and that I am duly authorized to sign this statement.  Kory J McCracken	(402) 746-3613							
Print or Type Name of Grantee of Authorized Representative	Phone Number							
sign	Attorney 6/24/22							
here Signature of Grantee or Authorized Representative	Title Date Kat							
Register of Deed's Use Or								
26 Date Deed Recorded  Mo. U Day 22 Yr. 20 \$ EXEMPT # 4	28 Recording Data BY 2022 Pg 157.5							
Mo. U Day Ad Yr. Od DYCYNT HY  Jebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)							

Lots One (1) through Twelve (12), inclusive, Block Two (2), Sawyer's Addition to Inavale, Webster County, Nebraska.

State of Nebraska 3ss. County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this a day of Trong A.D., 20 20, at 12:06 o'clock N. Recorded in Book 200 on Page\_1575 County Clerk **LD** Deputy Ind\_\_Comp\_\_ Assessor Carded

NEBRASKA DOCUMENTARY

### CORRECTIVE QUITCLAIM DEED

Aisha Gui-Morgan, a married person and spouse of John P. Morgan a/k/a John Morgan, 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 Brandie L. Chesser, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) through Twelve (12), inclusive, Block Two (2), Sawyer's Addition to Inavale, Webster County, Nebraska.

THIS DEED IS TO CORRECT THE DEED FILED IN BOOK 2015, PAGE 291, WHICH WAS NOT SIGNED BY JOHN P. MORGAN'S SPOUSE.

Executed June 1, 2022.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 4, 2022, by Aisha Gui-Morgan, a married person.

GENERAL NOTARY - State of Nebraska CHRISTINA L. MCDONALD My Comm, Exp. September 27, 2023

Comm. expires 9/27/2023

91
Land   Improvements   Total   Sale Assessed Value   Total
Land   Improvements   Total   Date of Sale Property Classification Code
S555
Assessor Location: RED CLOUD (RC)
Residential   Commercial   Multiple Improvements:   Construction Date:
Multiple Improvements:         Multiple Improvements:         Multiple Improvements:           Construction Date:         1932         Construction Date:           Floor Sq. Ft.:         1,840         Floor Sq. Ft.:           Building Cost New:         Cost:         Trop Sq. Ft.:           Single Family Style: 101         Residential Condition: 35         Commercial Occupancy Code:           (100) □ Mobile Home         (10) □ Worn Out         Primary: Other1: Other2:         Other1: Other2:           (101) ত One Story         (20) □ Badly Worn         Commercial Construction Class:           (102) □ Two Story         (30) ত Average         (1) □ Fireproof Structural Steel Frame           (103) □ Split Level         (40)
Construction Date   Construction Date   1932   Construction Date
Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :   1,840   Floor Sq. Ft. :
Building Cost New:         Cost:         175,200         Cost:           Single Family Style: 101         Residential Condition: 35         Commercial Occupancy Code:           (100) □ Mobile Home         (10) □ Worn Out         Primary:         Other1:         Other2:           (101) ☒ One Story         (20) □ Badly Worn         Commercial Construction Class:           (102) □ Two Story         (30) ☒ Average         (1) □ Fireproof Structural Steel Frame           (103) □ Split Level         (40) ☒ Good         (2) □ Reinforced Concrete Frame           (104) □ 1 1/2 Story         (50) □ Very Good         (3) □ Masomy Bearing Walls           (111) □ Bi-Level         (60) □ Excellent         (4) □ Wood or Steel Framed Ext. Walls           (106) □ Other         (5) □ Metal Frame and Walls           Townhouse or Duplex Style:         Residential Quality: 30         (6) □ Pole Frame           (301) □ One Story         (10) □ Low         Cost Rank:         Condition:
Building Cost New: Cost: 175,200         Cost: 175,200         Cost: Commercial Occupancy Code:           Single Family Style: 101         Residential Condition: 35         Commercial Occupancy Code:           (100) □ Mobile Home         (10) □ Wom Out         Primary: Other1: Other2:           (101) □ One Story         (20) □ Badly Worn         Commercial Construction Class:           (102) □ Two Story         (30) □ Average         (1) □ Fireproof Structural Steel Frame           (103) □ Split Level         (40) □ Good         (2) □ Reinforced Concrete Frame           (104) □ 11/2 Story         (50) □ Very Good         (3) □ Masomry Bearing Walls           (111) □ Bi-Level         (60) □ Excellent         (4) □ Wood or Steel Framed Ext. Walls           (106) □ Other         (5) □ Metal Frame and Walls           Townhouse or Duplex Style:         Residential Quality: 30         (6) □ Pole Frame           (301) □ One Story         (10) □ Low         Cost Rank: Condition:
(100) □ Mobile Home         (10) □ Wom Out         Primary:         Other1:         Other2:           (101) ▼ One Story         (20) □ Badly Worn         Commercial Construction Class:           (102) □ Two Story         (30) ▼ Average         (1) □ Fireproof Structural Steel Frame           (103) □ Split Level         (40) ▼ Good         (2) □ Reinforced Concrete Frame           (104) □ 1 1/2 Story         (50) □ Very Good         (3) □ Masomy Bearing Walls           (111) □ Bi-Level         (60) □ Excellent         (4) □ Wood or Steel Framed Ext. Walls           (106) □ Other         (5) □ Metal Frame and Walls           Townhouse or Duplex Style:         Residential Quality: 30         (6) □ Pole Frame           (301) □ One Story         (10) □ Low         Cost Rank:         Condition:
(101)
(102) □ Two Story       (30) ☒ Average       (1) □ Fireproof Structural Steel Frame         (103) □ Split Level       (40) ☒ Good       (2) □ Reinforced Concrete Frame         (104) □ 1 1/2 Story       (50) □ Very Good       (3) □ Masonry Bearing Walls         (111) □ Bi-Level       (60) □ Excellent       (4) □ Wood or Steel Framed Ext. Walls         (106) □ Other       (5) □ Metal Frame and Walls         Townhouse or Duplex Style:       Residential Quality: 30       (6) □ Pole Frame         (301) □ One Story       (10) □ Low       Cost Rank:       Condition:
(102) □ Two Story       (30) ₺ Average       (1) □ Fireproof Structural Steel Frame         (103) □ Split Level       (40) ₺ Good       (2) □ Reinforced Concrete Frame         (104) □ 1 1/2 Story       (50) □ Very Good       (3) □ Masomry Bearing Walls         (111) □ Bi-Level       (60) □ Excellent       (4) □ Wood or Steel Framed Ext. Walls         (106) □ Other       (5) □ Metal Frame and Walls         Townhouse or Duplex Style:       Residential Quality: 30       (6) □ Pole Frame         (301) □ One Story       (10) □ Low       Cost Rank:       Condition:
(103) □ Split Level       (40) ☒ Good       (2) □ Reinforced Concrete Frame         (104) □ 1 1/2 Story       (50) □ Very Good       (3) □ Masomy Bearing Walls         (111) □ Bi-Level       (60) □ Excellent       (4) □ Wood or Steel Framed Ext. Walls         (106) □ Other       (5) □ Metal Frame and Walls         Townhouse or Duplex Style:       Residential Quality: 30       (6) □ Pole Frame         (301) □ One Story       (10) □ Low       Cost Rank:       Condition:
(111) □ Bi-Level       (60) □ Excellent       (4) □ Wood or Steel Framed Ext. Walls         (106) □ Other       (5) □ Metal Frame and Walls         Townhouse or Duplex Style:       Residential Quality: 30       (6) □ Pole Frame         (301) □ One Story       (10) □ Low       Cost Rank:       Condition:
(106) □ Other         (5) □ Metal Frame and Walls           Townhouse or Duplex Style:         Residential Quality: 30         (6) □ Pole Frame           (301) □ One Story         (10) □ Low         Cost Rank:         Condition:
(106) □ Other         (5) □ Metal Frame and Walls           Townhouse or Duplex Style:         Residential Quality: 30         (6) □ Pole Frame           (301) □ One Story         (10) □ Low         Cost Rank: Condition:
(301) $\square$ One Story (10) $\square$ Low Cost Rank: Condition:
(302) ☐ Two Story (20) ☐ Fair (10) ☐ Low (10) ☐ Worn Out
(307) □ 1 1/2 Story (30) ★ Average (20) □ Average (20) □ Badly Worn
(308) ☐ Split Level (40) ☐ Good (30) ☐ Above Average (30) ☐ Average
(309) □ 2 1/2 Story (50) □ Very Good (40) □ High (40) □ Good
(304) □ One Story Duplex (60) □ Excellent (50) □ Very Good
(305) ☐ Two Story Duplex (60) ☐ Excellent
Assessor's Adjustment to Sale Price (+ or -):
Assessor Comments and Reason for Adjustment:
WD
Comments from Comments:
000112900
(Continue on back)

### NEBRASKA

### **Real Estate Transfer Statement**

177

**521** 

Good Life. Great Service.	• To be filed with the	Register of De	eds. • Re	ad instructions on reverse side. nent and identify the applicable iten	n mimher	521
DEPARTMENT OF REVENUE				t is signed and items 1-25 are accur		
1 County Name	2 County Number		0.010.00.00.00.00.00.00.00.00.00.00.00.0	3 Date of Sale/Transfer	4 Date of Deed	
r County marite	WEBSTER - 91	]		Mo. 06 Day 21 Yr. 2022	Mo. 06 Day	14 Yr. 2022
E Granter's Name Addis	ess, and Telephone (Please Print	r)		6 Grantee's Name, Address, and Telepho	one (Please Print)	
Grantor's Name (Seller)	d Tracy Lammers			Grantee's Name (Buyer) Jesse Ryan Wentworth and F	Ruth Wentworth	1
Street or Other Mailing Ad 1006 N. Franklin	idress			Street or Other Mailing Address 106 N. Walnut St.		
City	State NE	Z	ip Code 68970	City Red Cloud	State NE	Zip Code 68970
Red Cloud Phone Number	]		00970	Phone Number Is the grante	e a 501(c)(3) organiza grantee a 509(a) four	ation? Yes ✓ No
Email Address N.A.	1.			Email Address N.A.	granice a social roas	
	on Number Check one boy in ca	legories A and H	Check C if	property is also a mobile home.		
(A) Status	II Number, Check One Dox in Car	egones a una e		Property Type		(C)
✓ Improved	✓ Single Family	Industrial	Ī	Mineral Interests-Nonproducing	State Assessed	Mobile Home
Unimproved	Multi-Family	Agricultural Recreational	Ē	Mineral Interests-Producing	Exempt	_
10LL		Distributi	ion Tlan	d Contract/Memo Partition	Sheriff	Other
Bill of Sale	Conservator Corrective	Easeme	nt ∐Lea	se Personal Rep.	Trust/Trustee	
	Death Certificate - Transfer on Dea		<del></del>		Warranty	
9 Was transfer part of kind exchange (I.R.C	. 6 1031	=			=======================================	ensfer on Death
Exchange) by buyer or	seller?	Easement	∐ Gift	☐ Life Estate	=	istee to Beneficiary her (Explain)
	ller ✓ No Court Decree rred in full? (If No, explain the divis		Granto	r Trust Partition Satisfaction  12 Was real estate purchase		
✓ Yes No				Yes No		
13 Was the transfer between	en relatives, or if to a trustee, are t	he trustor and be	neficiary relat	ives? (If Yes, check the appropriate box.)		
Yes No	Aunt or Uncle to Niece or I			artnership, or LLC Self	Othe	er
	Brothers and Sisters	□Gr	andparents a	nd Grandchild Spouse		
	Ex-spouse	∐ Pa	rents and Ch		· ·	
14 What is the current man \$90,000	ket value of the real property?			15 Was the mortgage assumed? (If Yes, st	late the amount and I	nierest rate.) %
16 Does this conveyance of	livide a current parcel of land?			17 Was transfer through a real estate ager of the agent or title company contact.)	it or a title company?	(If Yes, include the name and Title Co. No
Yes No				19 Name and Address of Person to Whom		
18 Address of Property 106 N. Walnut St.					are tex canomics.	10010 00 0011
Red Cloud, NE 6897	0			See Grantee		
18a No address assign						
20 Legal Description (Attac	h additional pages, if needed.)					
Lot Thirteen (1	3) and Fourteen (14	), Block Tr	wenty-tv	wo (22), Original Town of	Red Cloud,	Webster
County, Nebra	ska, according to the	e recorded	l plat the	ereof.		
• •	umber of acres transferred in this t		-	·		
					22 \$	00.000.00
•	<ul> <li>including any liabilities assur</li> <li>included in the purchase?</li> </ul>	nea			22	90,000,00
	y micioded in the polichase: f Yes, enter dollar amount and :	attach itemized	list.) (see ir	estructions)	23	,
`	price paid for real estate (line 2				24 S	90,000,00
	mpt from the documentary sta			number  I and that it is, to the best of my knowledge	e and belief true co	mnlete and
correct, and	that I am duly authorized to sign th		owwines	- will all to the tile black of the more black		
	L. Kelley					(402) 463-4198
sign print or Type	Name of Grantge or Authorized F	epresentative		Closing Dept. Mana	ner	Phone Number 06-21-2022
Significan	mull X	willy	<u>-</u>		901	Date
here signature of	Grantee or Authorized Represent	auve /	ſ	itle		Late
		egister of Deec				For Dept, Use Only
26 Date Deed Recorded  Mo. Pay 22	Yr 22 \$ 202	_	9 <b>r</b> :	BK 2022 Pa 1518	•	
Mo 6 Day 22	Yraga   P ava.		l l	コンハーハコー レイ・レング	) i	

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

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/22/22

\$ 202.50 By AS Bk 2022, Pg 1578

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 22 day of June A.D., 2022, at 12:44 o'clock PM. Recorded in Book 2022 on Page 1578

house Letsch County Clerk Fee: \$10.00 By: AS Deputy

**Electronically Recorded** 

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

### Warranty Deed

The Grantors, TROY LAMMERS AND TRACY LAMMERS, HUSBAND AND WIFE, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to JESSE RYAN WENTWORTH AND RUTH WENTWORTH, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lot Thirteen (13) and Fourteen (14), Block Twenty-two (22), Original Town of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant with GRANTEES 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

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

(3) warrant and will defend title to the real es	tate against the lawful claims of all persons.
Executed June 14, 2022	Two Lammers
	Troy Lammers
GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2024	Tracy Lammers Tracy Lammers
AMAMIN ARAYODD LAKL	$\vee$
COUNTY OF <u>webster</u> } ss	
On this	20 22, before me personally appeared Troy Lammers
	Bridge Dadring
	Notary Public - Bridget Dehling

Cnty No.	Boo	ok	Page		S	ale Date				S	chool Dis	strict Cod	e				
91	202	22	1600	6/14/2022 Base: 91-			91-0	002	Aff	iliated:	Unified:						
Location	ID	Sale	Number	Use	abili	ty & Code#			Parcel Number								
0007042	200	1	78		1		GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Are	a Blk	Parcel		
	Da	te of Sa	de Assessed	Valu	e		4369			0	0 0	60005		005	0000		
Land		Imp	rovements			Total		1	Date of	Sale	Propert	y Classifi	cation	ı Code			
<u> </u>	485		1,260	)		1,745	Status	Pı	operty Ty	ре	Zoning	Locatio	n (	City Size	Parcel Size		
Assessor Lo	cation:	INAV	ALE (IN	7)		<u>, ,</u>	A) 1	B)	01		C) 1	D) 1	E)	9	F) 3		
						Residential		W.				Comme	rcial				
	Mult	iple Imp	rovements:	Multip	le. Imp	rovements.:			Multiple.	Impr	ovements.:						
		Constr	uction Date:	Constr	uction	Date :			Construc	tion I	Date:			·····			
			Floor:	Floor S	šq. Ft.				Floor Sq.	Ft.:							
		Buildin	g Cost New:	Cost:					Cost:								
Single Family	Style:	Service Services		Resid	ential	Condition:			Comme	rcia	l Occupan	cy Code:					
(100) □ Mo	bile Hom	е		(10)		Worn Out			Primary	:	0	ther1:		Other2:			
(101) 🗆 One	e Story			(20)		Badly Worn			Comme	rcial	l Construc	tion Class			and the second second		
(102) 🗆 Two	o Story			(30)		Average			(1)	Fi	reproof Str	uctural Ste	el Frai	ne			
(103) 🗆 Spli	it Level			(40)		Good			(2) E	Re	einforced (	Concrete Fr	ame				
(104) 🗆 11/	2 Story			(50)		Very Good			(3)	I M	asonry Bea	aring Walls					
(111) 🗆 Bi-I	Level			(60)		Excellent			(4)	ı w	ood or Ste	el Framed	Ext. W	alls			
(106) □ Oth	er			1 1 1					(5)	l M	etal Frame	and Walls					
Townhouse or	Duplex	Style:		Resid	ential	Quality:			(6)	Pc	le Frame				···		
(301) □ One	e Story			(10)		Low			Cost Ra	nk:			Condi	tion:			
(302) 🗆 Two	o Story			(20)		Fair			(10)	Lo	)W		(10)	□ Worr	Out		
(307) 🗆 1 1/	2 Story			(30)		Average			(20)	Av	verage	******	(20)	□ Badly	Worn		
(308) □ Spli	it Level			(40)		Good			(30)	At	ove Avera	ıge	(30)	☐ Avera	ige		
(309) 🗆 2 1/	2 Story			(50)		Very Good			(40)	Hi	gh		(40)	□ Good			
(304) □ One	Story Di	uplex		(60)		Excellent							(50)	□ Very	Good		
(305) 🗆 Two	Story D	uplex											(60)	☐ Excel	lent		
Assessor's	Adjus	tment	to Sale Pr	rice (	+ or	-):											
Assessor Co	mments	and Re	eason for A	djustr	nent:	•											
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## 7042

### NEBRASKA Good Life. Great Service.

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

**FORM** 521

• If additional space is needed, add an attachn		
The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer  Mo. 06 Day 14 Yr. 2022  Mo. 16 Day	14Yr2022
WEBSTER - 91  5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	Y Y r
Grantor's Name (Seller)	Grantee's Name (Buyer) William B. Deisley	
William E. Funaro Street or Other Mailing Address 219 Road H	Street or Other Mailing Address 778 Road 1600	
City State Zip Code	City State NE	Zip Code 68970
Phone Number (402) 846-9027	Phone Number (402) 746-0000 Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four	ndation? Yes No
Email Address n/a	n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if		(C)
(A) Status (B)  Improved Single Family Industrial	Property Type  Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural  IOLL Commercial Recreational	Mineral Interests-Producing Exempt	
Bill of Sale Corrective Easement Lea		Other
Cemetery Death Certificate – Transfer on Death Executor Min		ansfer on Death
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller No Court Decree Exchange Granto	Life Estate Sale Tru	ustee to Beneficiary her (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	12 Was real estate purchased for same use? (If N	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
Yes ✓No Aunt or Uncle to Niece or Nephew Family Corp., Pamily Corp., Pa	artnership, or LLC Self Othe	:r
Ex-spouse Parents and Chi		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate.)
16 Does this conveyance divide a current parcel of land?	Yes No \$17 Was transfer through a real estate agent or a title company?	(If Yes, include the name
Yes No	of the agent or title company contact.)	No
	19 Name and Address of Person to Whom the Tax Statement S (Same as Grantee)	nould be Sent
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages if needed )	(0.1) T (0.0) T (1.1)	(00)
Lots Eighteen (18), Nineteen (19), Twenty (20), Twe and Twenty-four (24), Block Five (5), Original Town	nty-one (21), Twenty-two (22), Twent of Inavale, Webster County, Nebraska	y-three (23) a.
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed		5,000,00
23 Was non-real property included in the purchase?  Yes  No (If Yes, enter dollar amount and attach itemized list.) (see in	\$	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	<b>24</b>	5,000 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 statemen correct, and that I am duly authorized to sign this statement.  David B./Garwood	t and that it is, to the best of my knowledge and belief, true, co	mplete, and (402) 746-3613
Print or Type Name of Grantee or Authorized Representative	Attorney	Phone Number June 14, 2022
The part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the part of the pa	itle	Date
Register of Deed's Use Onl		For Dept. Use Only
	28 Recording Data	
Mo. Le Day 22 Yr. 22 \$ 11, 25	BK2022 Rg 1600 Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska 355. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this day Ture A.D., 2022, at 3:11 D.M. Recorded in Book 1600 Deputy Carded

Assessor.

Comp\_

NEBRASKA DOCUMENTARY

### WARRANTY DEED

William E. Funaro, a single person, GRANTOR, in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) receipt of which is hereby acknowledged, convey to William Deisley, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Five (5), Original Town of Inavale, 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 June  $\frac{14}{3}$ , 2022.

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on June \_ by William E. Funaro, a single person.

Comm. expires

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN

Cnty No.	Во	ok	Page		Sa	le Date					Sch	ool Di	strict Co	de			Andria. Guerra	
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Location	D	Sale	Number	Use	abilit	y & Code#		2.5			]	arcel .	Number	imber				
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	Da	ate of S	ale Assessec	Value	•		4487				00	0	4001	5		001	00	000
Land		Imp	rovements			l'otal			Date	of S	ale P	ropert	y Classif	icatio	on C	ode		
1,	,270	5 og 1, eg 21, 25569-00	12,42	0	20 1 1000	13,690	Status	P	roperty	Туј	æ	Zoning	Locat	on	City	Size	Pare	cel Size
Assessor Lo	cation:	GUID	E ROCK	(GR)			A) 1	B)	0	3	C	) 3	D) <b>1</b>	. ]	E)	7	F)	4
						Residential		Vertical and					Comm	ercia				
	Mul	tiple Im	provements:	Multipl	e. Impr	ovements.:			Multi	ple. I	Improv	ements.:	3					
			uction Date:	Constru	ction D	ate:			Const	ructi	on Dat	e :	1998					
			Floor:	Floor S	q. Ft. :				Floor	Sq.	Ft. :		240				_	
		Buildin	g Cost New:	Cost:	*				Cost	:		3	7,440			,		
Single Family	Style:			Resid	ential (	Condition:			Com	mer	cial C	ccupan	cy Code:		·			
(100) □ Mol		ne		(10)	□ V	Vorn Out			Prim	агу:	350	) 0	ther1:		C	Other2:		
(101) 🗆 One	Story			(20)		adly Worn			Com	mer	cial C	onstru	ction Clas	s: 5		paleari i	<u> </u>	<u></u>
(102) 🗆 Two	Story			(30)		verage			(1)		Fire	proof St	ructural St	eel Fr	ame			
(103) 🗆 Spli	t Level			(40)		ood			(2)		Rein	forced (	Concrete I	rame				
(104) 🗆 1 1/2	2 Story			(50)	□ V	ery Good			(3)		Mas	элгу Ве	aring Wal	s				
(111) 🗆 Bi-L	Level			(60)	ΠЕ	xcellent			(4)		Woo	d or Ste	el Frameo	Ext.	Wall	s		
(106) 🗆 Oth	er								(5)	因	Meta	l Frame	and Wall	3				
Townhouse or	Duplex	Style:		Resid	ential (	Quality:			(6)			Frame				-		
(301) 🗆 One	Story			(10)		ow			Cost	Rar	ık: 2	20		Con	ditio	n: 20	}	<u> </u>
(302) 🗆 Two	Story			(20)	□ F	air			(10)		Low			(10)		Wom		
(307) 🗆 1 1/2	2 Story			(30)	□ A	verage			(20)	*	Aver	age		(20)		Badly		1
(308) 🗆 Split	t Level			(40)		food			(30)		Abo	ve Aver	age	(30)		Avera	ge	
(309) 🗆 21/2	2 Story			(50)	□ V	ery Good			(40)		High	•		(40)				
(304) 🗆 One	Story D	uplex		(60)	□ E	xcellent							-	(50)		Very (		-1
(305) 🗆 Two	Story D	ouplex				Transport					a a			(60)		Excell	ent	
Assessor's	Adjus	stment	to Sale P	rice (-	+ or	-):										****		
Assessor Co	mments	s and R	eason for A	djustn	ent:													
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## NEBRASKA

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

**FORM** 521

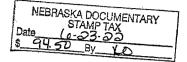
Good Life. Great Service.

The deed will not be recorded unless this state	ment is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	2022
WEBSTER - 91		<u>23</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller)	Grantee's Name (Buyer) George J. J. Beckby	
Zachary J. Ping Street or Other Mailing Address 230 A St	Street or Other Mailing Address 911 W "J" St	
City State Zip Code Guide Rock NE 689	City State 42 Hastings NE	Zip Code 68901
Phone Number (402) 984-0315	Phone Number (402) 705-8080 Is the grantee a 501(c)(3) organiz	ation? Yes ✓ No ndation? Yes No
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check	c C if property is also a mobile home.	
(A) Status	(B) Property Type	(C)
✓ Improved       Single Family       Industrial         Unimproved       Multi-Family       Agricultural         IOLL       ✓ Commercial       Recreational	Mineral Interests-Nonproducing           State Assessed             Mineral Interests-Producing           Exempt	Mobile Home
8 Type of Deed Conservator Distribution  Bill of Sale Corrective Easement  Cemetery Death Certificate – Transfer on Death Executor	Land Contract/Memo     □ Partition     □ Sheriff       Lease     □ Personal Rep.     □ Trust/Trustee       Mineral     □ Quit Claim     ✓ Warranty	Other
9 Was transfer part of IRS likekind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	oreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Tr sift ☐ Life Estate ☑ Sale ☐ Tr	ansfer on Death ustee to Beneficiary ther (Explain) No, state the intended use.)
✓ Yes No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary	y relatives? (If Yes, check the appropriate box.)	
	rp., Partnership, or LLC Self Oth	ər
	ents and Grandchild Spouse	
Ex-spouse Parents a	nd Child Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and	interest rate )
14 What is the current market value of the real property?		o/
\$13,690  16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$  17 Was transfer through a real estate agent or a title company.	(If Yes, include the name
Yes VNo	of the agent or title company contact.)  Yes GTA	No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
230 A St Guide Rock, NE 68942	Same as Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
See attached		
See allached		
21 If agricultural, list total number of acres transferred in this transaction	·	
22 Total purchase price, including any liabilities assumed	22  \$	42,000,00
23 Was non-real property included in the purchase?	\$	
Yes No (If Yes, enter dollar amount and attach itemized list.) (s	see instructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		42,000 00
25 If this transfer is exempt from the documentary stamp tax, list the exempt	otion number	
Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement.	ement and that it is, to the best of my knowledge and belief, true, co	implete, and
Kory J. McCracken		(402) 746-3613
Print or Type Name of Grantee of Authorized Representative	4	Phone Number
sign	Attorney	06/23/2022
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use	e Only	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. Le Day 23 Yr. 22 \$ 94.50	BL2022, Pg 1601	
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)

All that part of Lot One (1) lying South of Minnie Creek and all of Lot Two (2), Block One (1), Vance's 2nd Addition to the Village of Guide Rock, Webster County, Nebraska.

State of Nebraska SS.

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of July A.D., 20 a. at 1!!47 o'clock A.M. Recorded in Book 20 on Page 11001 County Clerk 10.00 Lo Deputy ind Comp Assessor Carded



### WARRANTY DEED

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

All that part of Lot One (1) lying South of Minnie Creek and all of Lot Two (2), Block One (1), Vance's 2nd Addition to the Village of Guide Rock, Webster County, Nebraska.

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

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

Executed June 23, 2022.

Zachary 7. Ping

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on June 222022, by Zachary J. Ping, a single person.

Comm. expires

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

Notary Public

Cnty No.	Book	Page		Sale	Date				S	chool I	)is	trict Cod	е			
91	2022	1608	3	/10	/2022	Base:	Base: 91-0002 Affiliated: Unified:									
Location	Useab	& Code#		Parcel Number												
0001723	300	180	4 05 GeoCde			GeoCde	Twn	Rng	Sec	et Qr	t	Subdiv	Area	Blk	Parcel	
		of Sale Assessed	Value			4371	1 14.79		00	0 0	)	10130		000	0000	
Land		Improvements		Te	otal			Date of Sale Property Classification Code								
and the second of the	,360	128,170	)	1	L30,530	Status	P	roperty Ty	ре	Zonin	ıg	Locatio	n Ci	ty Size	Parcel Size	
	<u> </u>		 (C)		-	A) 1	B)	- LE		c) 1	<u>/ = _</u> 5±	D) <b>1</b>	E)	6	F) 2	
					Residentia	İ			v i			Comme	cial			
	Multiple	e Improvements:	Multiple, l	improv	rements.:			Multiple.	Impre	ovements	s. :					
	4 1 1 1 1 1 1 1	onstruction Date:	Constructi	on Dat	te: 19	76		Construc	tion D	ate :						
		Floor:	Floor Sq. 1	Ft. :	1,8	68		Floor Sq.	Ft. :							
	Bu	uilding Cost New:	Cost:		212,7	40		Cost:								
Single Family			Resident	ial C	ondition: 3	5		Comme	rcial	Occup	ane	cy Code:				
(100)			(10) 🗆		orn Out			Primary	:		Ot	ther1:		Other2:		
(101) 🗷 One			(20)	Ba	dly Worn			Comme	rcial	Constr	uc	tion Class	grinosi visit. Variosi gradi	12 12 15 15 15 15 15 15 15 15 15 15 15 15 15		
(102) 🗆 Two			(30) 🗷	Av	erage			(1)	l Fir	eproof	Str	uctural Ste	el Fram	e		
(103) □ Spli			(40) 🗷	Go	od			(2)	l Re	inforce	1 C	oncrete Fr	ame			
(104) 🗆 1 1/2			(50)	Ve	ry Good			(3)	Ma	asonry I	3ea	ring Walls				
(111) 🗆 Bi-I			(60)	Ex	cellent			(4)	W	ood or S	Stee	el Framed l	Ext. Wa	lls		
(106) □ Oth								(5)	l Me	etal Fran	ne	and Walls				
Townhouse or	-	rle:	Resident	ial Q	uality: 30			(6)	I Po	le Fram	е					
(301) □ One			(10)	Lo		<u> </u>		Cost Ra	nk:				Conditi	on:		
(302) 🗆 Two	Story		(20) 🗆	Fai	Г			(10)	Lo	w			(10) □	l Wom	Out	
(307) 🗆 1 1/2	2 Story		(30) 🗷	Av	erage			(20)	Av	erage			(20) E	l Badly	Worn	
(308) 🗆 Spli	t Level		(40)	Go	od			(30)	Ab	ove Av	era	ge (	(30)	l Avera	ge	
(309) 🗆 2 1/2	2 Story		(50) 🛘	Ve	ry Good			(40)	Hig	gh			(40) E	Good		
(304) 🗆 One	Story Dupl	ex	(60)	Exc	cellent			1				(	(50) E	Very (	Good	
(305) 🗆 Two	Story Dupl	ex									1	(	60) L	Excell	ent	
Assessor's	Adjustn	nent to Sale Pi	rice (+ e	or -)	•											
L		nd Reason for A			<u></u>	······································	-					1000				
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0001723	300 000	173200			**								~~			
						- N-*										
														(Cont	inue on back)	

### NEBRASKA

### Real Estate Transfer Statement

180

**FORM** 521

Good Life, Great Service

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

• If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number 2022 Mo. \_\_03 10 Day \_ WEBSTER - 91 Mo. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Troy Lammers Grantor's Name (Seller) Tamara Woellhof Street or Other Mailing Address 416 Grayhawke Loop Street or Other Mailing Address 1006 North Franklin Street Zip Code 68970 Zip Code 65760 <sub>City</sub> Mansfield State MO City Red Cloud State Is the grantee a 501(c)(3) organization? V No Yes Phone Number (402) 746-4587 (785) 614-1781 If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status ✓ Improved Mobile Home Single Family Industrial Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Agricultural Exempt Unimproved Multi-Family IOLL Recreational Commercial Other Land Contract/Memo Partition Sheriff Distribution 8 Type of Deed Conservator Personal Rep. Trust/Trustee Easement Lease Bill of Sale Corrective Quit Claim ✓ Warranty Mineral Death Certificate - Transfer on Death Executor 9 Was transfer part of IRS like-Transfer on Death Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 ✓ Sale Trustee to Beneficiary Auction Easement Gift Life Estate Exchange) by buyer or seller? Other (Explain) Satisfaction of Contract Seller V No Buyer Court Decree Exchange Grantor Trust Partition 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.)

Yes

V No 1/2 interest Yes ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Self Aunt or Uncle to Niece or Nephew ✓ Yes Spouse Grandparents and Grandchild ✓ Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes\_ ✓ No Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 100**5** N Franklin St. Troy Lammers Red Cloud, NE 68970 (Same as Grantee) 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Undivided one-half interest in Lots Thirteen (13) through Seventeen (17), Stokes Subdivision, and Lot Four (4) Lambrechts Subdivision all in the City of Red Cloud, Webster County Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 60.000!00 22 22 Total purchase price, including any liabilities assumed . . . . . . 23 Was non-real property included in the purchase? 0,00 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 60,000,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David B. Garwood Phone Number Print or Type Name of Grante Authorized Representative Mar. 10, 2022 Attorney Date Signature of Grantee or Authorized Representative here For Dept. Use Only Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 135.00 Day 2 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Nebraska Department of Revenue

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Juke A.D., 2022, at 10:34 o'clock A.M. Recorded in Book 2023 on Page 1608

Assessor

\_Carded\_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-27-22
S 135.00 By (1)

#### WARRANTY DEED

Tamara Woellhof, who with her husband is a resident of the State of Missouri, GRANTOR, in consideration of SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00) receipt of which is hereby acknowledged, conveys to Troy Lammers, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

My undivided one-half interest in Lots Thirteen (13) through Seventeen (17), Stokes Subdivision, and Lot Four (4) Lambrechts Subdivision all in the City of Red Cloud, Webster County Nebraska.

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

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

Executed March /O, 2022.

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on March \_\_\_\_\_\_, 2022, by Tamara Woellhof.

Comm. expires 10-22-2029

Notary Public

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

Cnty No.	Book	Page		Sale	Date				S	chool l	Dis	trict Cod	е			
91	2022	1609	3	/10	/2022	Base:	91-	0002	Aff	iliated:		Unified:				
Location	ID	Sale Number	Useab	ility	& Code#	Parcel Number										
0001723	300	181	4		05	GeoCde	Tv	vn Rng	Se	ct Q	rt	Subdiv	Area	Blk	Parcel	
		of Sale Assesse	d Value			4371		- 18.5 A. S. S. S. S. S. S. S. S. S. S. S. S. S.	0	0 0	)	10130		000	0000	
Land		Improvements		Te	otal	Yan		Date of	Sale	Prope	rty	Classific	ation	Code		
	,360	128,17	0	1	.30,530	Status		Property I	ype	Zonii	10	Locatio	ı Ci	y Size	Parcel Size	
		RED CLOUD (		<del></del>		A) 1	-	B) <b>01</b>	•	C) 1	, T	D) <b>1</b>	E)	6	F) 2	
					Residentia		1307 10					Comme	cial			
	Multin	le Improvements:	Multiple I	morov	ements ·	<u> Segrapian dikur</u>	(4) (T. 6.)	Multiple	. Imor	ovement	s. :			english of the english	ast to the second	
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(102) 🗆 Two			(30) 🗷	Av	erage		···-	(1) [	] Fi	reproof	Str	ictural Ste	l Frame	;		
(103) □ Spli	it Level		(40) 🖼	Go	od			(2) [	J R€	einforce	d C	oncrete Fra	ame			
(104) 🗆 11/	2 Story		(50) 🗆	Vei	y Good			(3) [	Ј М	asonry ]	Bear	ring Walls				
(111) 🗆 Bi-I	Level		(60) 🗆	Exc	ellent			(4) [	J W	ood or	Stee	l Framed I	Ext. Wal	lls		
(106) 🗆 Oth	er							(5) [	J M	etal Frai	me a	and Walls				
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(302) 🗆 Two	Story		(20) 🗆	Fai	<u> </u>			(10)	l Lo	)W			·	Wom		
(307) 🗆 1 1/	2 Story		(30) 🗷	Ave	erage					rerage				Badly		
(308) 🗆 Spli	t Level		(40) □	Go	od			<del></del>		ove Av	erag			Avera	ge	
(309) 🗆 21/	2 Story		(50) 🛘	Ver	y Good			(40) E	] Hi	gh		7.5 5.5		Good		
(304) 🗆 One	Story Dup	lex	(60) 🛘	Exc	ellent					<u> </u>			<u> </u>	Very (		
(305) 🗆 Two	Story Dup	lex					100					(	60) 🗆	Excell	ent	
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				-												
														(Conti	nue on back)	

### NEBRASKA

### **Real Estate Transfer Statement**

181

FORM **521** 

Good Life, Great Service.

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

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer  Mo. 03 Day 10 Yr. 2022 4 Date of Deed  Mo. 03 Day 10 Yr.	2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Troy Lammers and Tracy Lammers	Grantee's Name (Buyer) Troy Lammers and Tracy Lammers	
Street or Other Mailing Address 1006 North Franklin Street	Street or Other Mailing Address 1006 North Franklin Street	
Red Cloud State Zip Code 68970		Zip Code 68970
(402) 746-4587	Phone Number (402) 746-4587 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes V No
Email Address	Rmail Address N/A	
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.	
(A) Status (E	) Property Type	(C)
✓ Improved       ✓ Single Family       Industrial         Unimproved       Multi-Family       Agricultural         IOLL       Commercial       Recreational	Mineral Interests-Producing State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample State Assessed Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample Sample	Mobile Home
Bill of Sale Corrective Easement Le	Ind Contract/Memo Partition Sheriff Other ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
kind exchange (I.R.C. § 1031 Auction Easement Gift	losure	eficiary ) <u>Create Joint T</u>
✓ Yes    No	Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)  Partnership, or LLC Self Other	
	and Grandchild Spouse	
Ex-spouse Parents and C		
14 What is the current market value of the real property? \$120,000	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, inclu of the agent or title company contact.) Yes	ude the name
18 Address of Property 1006 N Franklin Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Ser (Same as Grantee)	at
18a No address assigned 18b Vacant land		
Lots Thirteen (13) through Seventeen (17), Stokes Subdivision all in the City of Red Cloud, Webster Co	Subdivision, and Lot Four (4) Lambrechts bunty Nebraska.	
21 If agricultural, list total number of acres transferred in this transaction		
<ul><li>22 Total purchase price, including any liabilities assumed</li></ul>		0!00
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	nstructions)	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 5 6-	
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.  David B. Garwood	nt and that it is, to the best of my knowledge and belief, true, complete, and	746-3613
sign Print or Type Name of Grantee or Authorized Representative	Phone Nu Attorney Mar. 1	umber 10, 2022
	Title Date	-,
Register of Deed's Use Or	lly For Dept	t. Use Only
26 Date Deed Recorded  Mo. 6 Day 27 Yr. 22 \$ Exempt Number \$ Exempt Number	28 Recording Data DK 2002 Page 1609	
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76-2	214, 77-1327(2)

BOOK	2022	PAGE	1609

State of Nebraska 355. County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day A.D., 20 <u>مكم</u>, at <u>10:3</u>8 A.M. Recorded in Book 2022 o'clock 1609 County Clerk Deputy Carded Comp Assessor

NEBRASKA DOCUMENTARY

#### JOINT TENANCY WARRANTY DEED

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

Lots Thirteen (13) through Seventeen (17), Stokes Subdivision, and Lot Four (4) Lambrechts Subdivision all in the City of Red Cloud, Webster County Nebraska.

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

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

Executed March 10

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on March \_/O\_\_, 2022, by Troy Lammers and Tracy Lammers, husband and wife.

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

Cnty No.	Bo	ok	Page		in optij Vik (di	Sale Date		di Tiri Quindin			Sc	hool Dis	strict Co	de					
91	20:	22	1613		6/	28/2022	Base:	65-	001	L1	Affil	iated:			Unif	ied:			
Location	ID	Sale	Number	Useability & Code #					Parcel Number										
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	Da	ate of S	ale Assessec	l Valu	16		4487				00	0	4002	5		000	00	000	
Land		Imp	rovements			Total		Date of Sale Property Classification C								ode	i di ji Malana ili		
	275	W. T. 1984, C. L. 1981	3,22	5	********	3,500	Status		rope	roperty Type Zonii			Locati	ion	on City Size P		Paro	el Size	
Assessor Lo	cation:	GUID	E ROCK	(GR)			A) <b>1</b>	В	()	01	-	C) 1	D) <b>1</b>		E)	7	F)	1	
		aja ne eestit een ja ejeti n				Residentia							Comm	ercia	il				
	Mult	tiple Im	provements:	Multi	ole. In	provements.:			М	ultiple.	Improv	vements.:							
	Construction Dat								Co	onstructi	ion Da	te:							
Floo				Floor	Sq. Ft	:			Flo	oor Sq.	Ft. :		,						
		Buildin	g Cost New:	Cost:					Co	ost :									
Single Family	Style:			Resi	denti	il Condition:			C	ommei	cial (	Occupan	cy Code:						
(100) 🗆 Mol	bile Hom	ie		(10)		Worn Out			Primary: Other1: Other2:										
(101) 🗆 One	Story			(20)		Badly Worn			Commercial Construction Class:										
(102) 🗆 Two	Story	·		(30)   Average						1) 🛮	Fire	proof Str	uctural St	eel F	rame				
(103) 🗆 Spli	t Level			(40)		Good			(	2) 🗆	Reir	iforced C	Concrete F	rame					
(104) 🗆 1 1/:	2 Story			(50)		Very Good				3) 🗆	Mas	onry Bea	uring Wall	s					
(111) 🗆 Bi-L	Level			(60)		Excellent	·		(	4) 🗆	Woo	od or Ste	el Framed	Ext.	Wall	s			
(106) □ Oth	er								(	<del></del>			and Wall	s					
Townhouse or	Duplex	Style:		Resid	lentia	l Quality:			(	6) 🗆	Pole	: Frame	Total Carlo	Laborat	40,000	81 12 1			
(301) 🗆 One	Story			(10)		Low			Co	ost Rar	ık:			Cor	ıditio				
(302) 🗆 Two	Story			(20)		Fair			(1	.0) 🗆	Low	Ţ.		(10)		Wom			
(307) 🗆 1 1/2	2 Story			(30)		Average			(20) ☐ Average (20) ☐ Badly Worn								ι		
(308) 🗆 Spli	t Level			(40)		Good			(30)  Above Average (30)  Average										
(309) 🗆 2 1/2	2 Story			(50)		Very Good			(40) ☐ High (40) ☐ Good										
(304) □ One	Story D	uplex		(60)		Excellent			ļ					(50)		Very (			
(305) 🏻 Two	Story D	uplex												(60)		Excelle	ent		
Assessor's	Adjus	tment	to Sale P	rice (	(+ o	r -) <b>:</b>	T-1-										-2-0		
Assessor Co	mments	and R	eason for A	djust	ment	:													
QCD						<u></u>						-							
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C 4. C								Comi	nor	te.				·					
Comments fr 0006187	_							OIIII	nell	ıs.									
0000107																			
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### **Real Estate Transfer Statement**



**FORM** 521

Good Life, Great Service.

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

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.	Waller 1800 W									
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer  Mo. 06 Day 28 Yr. 2022  4 Date of Deed  Mo. 06 Day 28	_Yr									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)										
Grantor's Name (Seller) KEITH HARTMAN	Grantee's Name (Buyer) VICTOR SEPEDA										
Street or Other Mailing Address 735 PLEASANT STREET	Street or Other Mailing Address 635 PLEASANT STREET										
		Zip Code 68942									
GUIDE ROCK State NE State 68942	00122110011	68942 Yes No									
Phone Number (402) 257-2705	(000) 000-0000 If Yes, is the grantee a 509(a) foundation										
Final Address	Rmail Address										
7 Property Classification Number. Check one box in categories A and B. Check C		(0)									
	) Property Type  Mineral Interests-Nonproducing State Assessed	(C)  Mobile Home									
✓ Improved ✓ Single Family ☐ Industrial  ☐ Unimproved ☐ Multi-Family ☐ Agricultural	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home									
Unimproved Multi-Family Agricultural  IOLL Commercial Recreational	Milleral interests intoducing										
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other										
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty										
	losure   Irrevocable Trust   Revocable Trust   Transfer of	on Death									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?   Distribution   Fored Auction   Easement   Gift		Beneficiary									
Buyer Seller ✓ No Court Decree Exchange Gran	or Trust Partition Satisfaction of Contract Other (Ex										
11 Was ownership transferred in full? (If No, explain the division.)  V Yes No	12 Was real estate purchased for same use? (If No, state	e the intended use.									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)										
	Partnership, or LLC Self Other Other										
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C	and Grandchild Spouse  hild Step-parent and Step-child										
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest	rate.)									
\$2,000	Yes 🔽 No \$	%									
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company? (If Yes of the agent or title company contact.) Yes	include the name  No									
18 Address of Property 635 PLEASANT ST	19 Name and Address of Person to Whom the Tax Statement Should b	e Sent									
GUIDE ROCK, NE 68942	SAME AS GRANTEE										
18a No address assigned 18b Vacant land											
20 Legal Description (Attach additional pages, if needed.)											
Beginning at a point 25.75 feet North of the Southe	ast corner of Lot 6, Block 1, Robert's Additi	on to									
Guide Rock, running thence North 55.50 feet; thence East 165 feet to the place of beginning, Webster Co	te West 165 feet, thence South 55.50 feet,	tnence									
, , , , , , , , , , , , , , , , , , , ,	dility, Nebraska.										
21 If agricultural, list total number of acres transferred in this transaction											
22 Total purchase price, including any liabilities assumed		0,00									
23 Was non-real property included in the purchase?  Yes V No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	0,00									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	000									
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	nt and that it is, to the best of my knowledge and belief, true, complete	, and									
correct, and that I am duly authorized to sign this statement.  David B. Garwood	(40	02) 746-3613									
sign Print or Type Name of Grantee or Authorized Representative		ne Number ne 28, 2022									
here Signature of Grantee or Authorized Representative	Title Date										
Register of Deed's Use On	ily For	Dept. Use Only									
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data										
Mo. 6 Day 28 yr. 22 \$ 4.50	BK 2022, 14 1613  Authorized by Neb. Rev. Stat.	\$§ 76-214, 77-1327(2)									

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8 33
S By 15 By 15

### QUITCLAIM DEED

Keith Hartman, 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 Victor Sepeda, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Beginning at a point 25.75 feet North of the Southeast corner of Lot 6, Block 1, Robert's Addition to Guide Rock, running thence North 55.50 feet; thence West 165 feet, thence South 55.50 feet, thence East 165 feet to the place of beginning, Webster County, Nebraska.

Executed June 29, 2022.

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on June 32, 2022, by Keith Hartman, a single person.

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

Comm. expires 16-32-3039

Notary Public

Cnty No.	Boo	ok	Page		Sa	le Date			School District Code											
91	202	22	1634	6	/2	9/2022	Base: 6	5-0	0011 Affiliated: Unified											
Location	D	Sale N	umber	Useal	oilit	y & Code#	Parcel Number													
000602	600	18	3	4		05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel				
	Da	ate of Sale	Assessed	Value	\$ } !		4487			0	0	0	40005		005	0000				
Land		Impro	vements			<b>Cotal</b>		Date of Sale Property Class							Code					
	170		25,420	)		25,590	Status	Pr	roperty T	ype	Zo	ning	Locatio	пС	lity Size	Parcel Size				
Assessor Lo	ocation:	GUIDE	ROCK	(GR)			A) <b>1</b>	B)	01		c) 1		D) 1	E)	7	F) <b>1</b>				
	er i sees er i Liju Virtus			oregen (s. 1871). An an	Residential					Andrews Angles		Comme	rcial							
	Mult	tiple Impro	vements:	Multiple.	Impr	ovements.:			Multiple	. Impi	roveme	ents.:								
			tion Date:	Construct					Constru	ction I	Date:									
			Floor:	Floor Sq.	Ft. :				Floor Sc	. Ft. :										
d Western Let the engles wed	Building (	Section of the sections.	Cost:					Cost:												
Single Family			Residen	tial (	Condition:			Comm	ercia	l Occ	upan	cy Code:								
(100) 🗆 Mo		(10)	V	Vom Out			Primary: Other1: Other2:													
(101) 🗆 On	e Story			(20) 🗆 Badly Worn						Commercial Construction Class:										
(102) 🗆 Tw	o Story			(30)  Average						(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	lit Level			(40) 🗆	C	iood							oncrete Fr	ame						
(104) 🗆 11.	/2 Story			(50) 🗆	V	ery Good							ring Walls			· <del>- ·</del>				
(111) 🗆 Bi-	Level			(60) 🗆	Ε	xcellent	<del>.</del>						el Framed l	Ext. W	alls					
(106) □ Oth	пет												and Walls							
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(301) 🗆 On	e Story			(10) □ Low						Cost Rank: Condition:										
(302) 🗆 Tw	o Story			(20) 🏻 Fair					<u>`                                    </u>	Lo				`	□ Wom					
(307) 🗆 11	/2 Story			(30)  Average							verage			<u>`                                    </u>	□ Badly					
(308) 🗆 Spl	it Level			(40)		iood									Avera	ge				
(309) 🗆 21/	/2 Story			(50)		ery Good			(40) E	I Hi	igh		(40) ☐ Good							
(304) 🗆 On	e Story D	uplex		(60)	Е	xcellent	j kan jeli et i		(50) 🗆 Very Good											
(305) 🗆 Tw	o Story D	ouplex			<u> </u>								(	(60) [	] Excell	ent				
Assessor's	s Adjus	stment to	o Sale P	rice (+	or ·	-):							<del></del>		- 12					
Assessor Co	omments	s and Rea	son for A	djustme																
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# Good Life, Great Service

**FORM** 

Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 2 County Number 1 County Name 2022 2022 06 Mo. 06 29 Day \_ WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Granțee's Name (Buyer) Ely's Incorporated Grantor's Name (Seller) Rodney P & Laraine J Ely Street or Other Mailing Address P.O. Box 185 Street or Other Mailing Address 2112 HIGHWAY 136 Zip Code 68942 State Zip Code 68942 GUIDE ROCK State GUIDE ROCK Is the grantee a 501(c)(3) organization? Phone Number (402) 257-7080 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mobile Home State Assessed Mineral Interests-Nonproducing Industrial Single Family ✓ Improved Mineral Interests-Producing Exempt Multi-Family Unimproved Agricultural Recreational Commercial IOLL Other Land Contract/Memo Partition Sheriff 8 Type of Deed Distribution Conservator Trust/Trustee Lease Personal Rep. Easement Bill of Sale Corrective Mineral Quit Claim ✓ Warranty Death Certificate - Transfer on Death Executor Cemetery Transfer on Death Irrevocable Trust Foreclosure Revocable Trust Was transfer part of IRS like-Distribution 10 Type of Transfer kind exchange (I.R.C. § 1031 Life Estate Trustee to Beneficiary Auction Easement Exchange) by buyer or seller? Satisfaction of Contract Other (Explain) to FamilyCorp Partition Seller No Grantor Trust Court Decree Buyer 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) No ✓ Yes ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew ✓ Yes Grandparents and Grandchild Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No \$ \$20,000 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does-this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 250 University St (Same as Grantee) Guide Rock, NE 68942 18b Vacant land 18a No address assigned 20 Legal Description (Attach additional pages, if needed.) Lot Ten (10), Block Five (5), Original Town of Guide Rock, Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 0.00 22 23 Was non-real property included in the purchase? 0,00 23 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David B. Garwood Phone Number , 2022

Print or Type Name of Arantee or Authorized Representative Attorney Title Signature of Grante of Authorized Representative For Dept. Use Only Register of Deed's Use Only

27 Value of Stamp or Exempt Number

Nebraska Department of Revenue

25 Date Deed Recorded

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

28 Recording Data

State of Nebraska ss.
County of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of Took A.D., 20 30, at 10:38 o'clock A.M. Recorded in Book 2000 on Page

LOUISE Person County Clerk

Assessor

Carded

\_Comp\_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4:30-22
\$54000 #54 By 40

#### WARRANTY DEED

Rodney P. Ely & Laraine J. Ely, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Ely's Incorporated, a Nebraska corporation, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Ten (10), Block Five (5), Original Town of Guide Rock, Webster County, Nebraska.

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

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

Executed June <u>39</u>, 2022.

dney P. Ely Larain

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on June <u>99</u>, 2022, by Rodney P. Ely & Laraine J. Ely, husband and wife.

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

Comm. expires 10-72-3632

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date	School District Code										
91	202	22	1635	6/2	9/2022	Base:	02		Unified:							
Location	ID	Sale	Number	Useabilit	y & Code#	Parcel Number										
001500	100		184	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	bdiv Area Blk Pa				
	D	ate of S	ale Assessed V	alue -		4373	2	10	22	4	00000	1	000	0000		
Land		Imp	orovements		[otal	Date of Sale Property Classification Code										
1,385	,425		262,560	1,	647,985	5 Status Property Type Zoning					Location	ı Cit	y Size	Parcel Size		
		Irriga	tion Type:	<u> </u>		A) 2	B)	05	(	) 5	D) 3	E)	0	F) 10		
LCG			ACRES:	VA	LUE:		LCG		seer garin	ACI	ŒS:		VAL	U <b>E:</b>		
IRRIGATI			48.700		175,870	GF	RASSLA	ND 1	G1		1.650		2,310			
	1A 55.850 205,4				205,430				1G	1	4.140	5,33				
	2A1		103.360		364,345			2	G1		0.510			710		
	2A 29.8		29.850		128,930			:	2G		0.630			175		
	3A1			<u> </u>				30	G1							
	3A					3G			3G		3.380			6,220		
	4A1		23.790		100,630		4G1									
	4A		65.780		278,255			-	4G		8.410			10,065		
DRYLAN	D 1D1		5.660		14,290	3	Shelterb	elt/Timl	per							
	1D	-	1.870		4,720			Accreti	on							
	2D1		4.440		11,210			Was	ste		0.640			180		
	2D		0.030		65			Otl	ner 💮	,				<del> </del>		
	3D1					AG L	AND '	ΓΟΤΑ	$\mathbf{L}$		5.600		1,3	19,650		
	3D							Roa	ds	1	0.740					
	4D1		3.320		5,245			Farm Si	tes		2.000			27,680		
	4D		3.590		5,670		Н	ome Si	tes		1.000			25,000		
· Constitution		400					I	Recreati	on							
I	wellings		A Commence		206,935	Other										
	buildings				55,625	No	n-AG	ГОТА	$\mathbf{L}$	. 1	.3.740			52,680		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO A REVOCABLE TRUST	
WD, Hemoraic to 11 12 10 10	
	Comments:
Comments from 001500100 001004800 001005500 001114400 001	
001500100 001004800 001005500 001114400 001	114300
	(Continue on back)

### NEBRASKA Good Life, Great Service

### Real Estate Transfer Statement

**FORM** 

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

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. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 2 County Number 1 County Name 2022 2022 06 Mo. \_\_\_\_\_ Day \_\_ Day WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney P Ely, Trustee, Rodney P Ely Rvoc Trust Grantor's Name (Seller) Rodney P & Laraine J Ely Street or Other Mailing Address 2112 HIGHWAY 136 Street or Other Mailing Address 2112 HIGHWAY 136 Zip Coge 68942 Zip Code 68942 State State GUIDE ROCK GUIDE ROCK Is the grantee a 501(c)(3) organization? Yes V No Phone Number (402) 257-7080 If Yes, is the grantee a 509(a) foundation? Mail Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Mobile Home State Assessed Mineral Interests-Nonproducing Single Family Industrial ✓ Improved Exempt Agricultural Mineral Interests-Producing Multi-Family Unimproved Recreational IOLL Commercial Other Sheriff Land Contract/Memo Partition Distribution 8 Type of Deed Conservator Trust/Trustee Personal Rep Easement Lease Bill of Sale Corrective ✓ Warranty Quit Claim Executor Mineral Death Certificate - Transfer on Death Cemetery Irrevocable Trust Revocable Trust Transfer on Death Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Trustee to Beneficiary Life Estate Sale Teasement Auction Exchange) by buyer or seller? Satisfaction of Contract Other (Explain) Partition Grantor Trust Seller No Court Decree Exchange Buyer 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) No one-half interest ✓ Yes ☐ No Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Trust for Granton Self Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Grandparents and Grandchild Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No \$ Yes \$760,000 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes\_ ✓ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 2112 HWY 136 (Same as Grantee) Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See legal description attached. 400+-21 If agricultural, list total number of acres transferred in this transaction 22 0.00 23 Was non-real property included in the purchase? 0,00 23 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 0100 24 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{4}{2}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David B. Garwood Phone Number June 29, 2022 Attorney Title Signature of Grantee or Authorized Representation For Dept. Use Only

26 Date Deed Recorded Day

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

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

28 Recording Data

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

### An undivided one-half interest in:

The East Half of the Northeast Quarter (E½NE¾) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT any portion of the property lying within the right of way conveyed to the Republican Valley Railroad Company by Deed recorded in Book D page 260, conveyed to the Chicago Burlington & Quincy Railroad by deed recorded in Book 8, page 101, of the records of Webster County, Nebraska, and now operated by Burlington Northern and Santa Fe Railroad Company; AND

The Southeast Quarter (SE¼) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT 7.63 acres conveyed to the United States of America by Warranty Deed recorded in Book 29, page 103; AND

The Southeast Quarter (SE½) of Section Twenty-two (22), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND

A tract of land located in the Southwest Quarter (SW½) of Section Thirty-three (33), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the South line of said SW½ bears S89°15'01"E; Commencing at the SW corner of said Section 33; thence S89°15'01"E 488.25 feet to a point on the Section Line; thence N00°44'59"E 61.54 feet to a point on the North R.O.W. Line of Highway 136, said point also being the True Point of Beginning; thence N00°04'43"W leaving said R.O.W. Line 540.15 feet to a point; thence N86°52'31"E 405.00 feet to a point; thence S02°17'29"E 554.55 feet to a point on said R.O.W. Line of Highway 136; thence S01°00'08"W on said line 12.96 feet to a point; thence N89°20'57"W 425.63 feet to the True Point of Beginning; said tract containing 5.28 acres more or less; AND

A tract of land in the of the Southeast Quarter (SE¼) of Section Thirty-three (33), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows and assuming the East line of said SE¼ bears N00°21'25"E; Commencing at the SE corner of said Section 33; thence N00°21'25"E 661.93 feet to a point on the Section Line; thence N89°38'35"W 70.00 feet to a point on the West R.O.W. line of Highway 78, said point also being the True Point of Beginning; thence S00°21'35"W on said line 326.00 feet to a point; thence S06°08'38"W 233.08 feet to a point; thence S87°43'35"W 277.00 feet to a point; thence N10°12'10"E 587.00 feet to a point; thence S87°25'53"E 200.00 feet to the True Point of Beginning, said tract containing 3.19 acres more or less.

State of Nebraska
County of Webster

Rumerical index and filed for record in the
Cterk's office of said county this 3D day
of Day A.D., 20 D, at 10'43
o'clock A.M. Recorded in Book 2000
on Page 1035-1036

County Clerk
10 D Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-30-22
SECOND #4 By LD

#### WARRANTY DEED

Rodney P. Ely and Laraine J. Ely GRANTORS, whether one or more, in consideration of ONE AND NO/100 DOLLLARS and transfer to a trust for benefit of a grantor receipt of which is hereby acknowledged, convey to Rodney P. Ely, Trustee of the Rodney P. Ely Revocable Trust under agreement dated December 15, 2010, GRANTEE, a one-half interest in all of the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Northeast Quarter (E½NE¼) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT any portion of the property lying within the right of way conveyed to the Republican Valley Railroad Company by Deed recorded in Book D page 260, conveyed to the Chicago Burlington & Quincy Railroad by deed recorded in Book 8, page 101, of the records of Webster County, Nebraska, and now operated by Burlington Northern and Santa Fe Railroad Company; AND

The Southeast Quarter (SE½) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT 7.63 acres conveyed to the United States of America by Warranty Deed recorded in Book 29, page 103; AND

The Southeast Quarter (SE¼) of Section Twenty-two (22), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND

A tract of land located in the Southwest Quarter (SW½) of Section Thirty-three (33), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the South line of said SW½ bears S89°15′01″E; Commencing at the SW corner of said Section 33; thence S89°15′01″E 488.25 feet to a point on the Section Line; thence N00°44′59″E 61.54 feet to a point on the North R.O.W. Line of Highway 136, said point also being the True Point of Beginning; thence N00°04′43″W leaving said R.O.W. Line 540.15 feet to a point; thence N86°52′31″E 405.00 feet to a point; thence S02°17′29″E 554.55 feet to a point on said R.O.W. Line of Highway 136; thence S01°00′08″W on said line 12.96 feet to a point; thence N89°20′57″W 425.63 feet to the True Point of Beginning; said tract containing 5.28 acres more or less; AND

A tract of land in the of the Southeast Quarter (SE¼) of Section Thirty-three (33), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows and assuming the East line of said SE¼ bears N00°21'25"E; Commencing at the SE corner of said Section 33; thence N00°21'25"E 661.93 feet to a point on the Section Line; thence N89°38'35"W 70.00 feet to a point on the West R.O.W. line of Highway 78, said point also being the True Point of Beginning; thence S00°21'35"W on said line

326.00 feet to a point; thence S06°08'38"W 233.08 feet to a point; thence S87°43'35"W 277.00 feet to a point; thence N10°12'10"E 587.00 feet to a point; thence S87°25'53"E 200.00 feet to the True Point of Beginning, said tract containing 3.19 acres more or less.

### GRANTORS covenant with the GRANTEE that GRANTORS:

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

Executed June 27, 2022.

Rodney P. Ely

Laraine J. Ely

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on June <u>39</u>, 202; by Rodney P. Ely and Laraine J. Ely, husband and wife.

Comm. expires 🗸

-0000

Notary Publ

# Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page	Sal	e Date	School District Code											
91	202	22	1637	6/29	9/2022	Base: <b>91-0002</b> Af				ated:		Unified:					
Location	$\mathbf{D}$	Sale	Number	Useability	y & Code #					Parcel I	Number						
0015001	100		185	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area Blk Parce					
	D	ate of S	ale Assessed \	Value		4373	2	10	22	4	00000	00 1 000 000					
Land		Imp	provements	]	otal		D	ate of	Sale F	roperty	y Classific	ssification Code					
1,385	,425		262,560	1,	647,985	Status	Pro	perty Ty	ре	Zoning	Location	ı Cit	y Size	Parcel Size			
		Irrigat	tion Type:	1		A) 2	B)	05	(	7) 5	D) 3	E)	0	F) 10			
LCG			ACRES:	VA	LUE:		LCG	g syr s		ACF	ES:		VAL	UE:			
IRRIGATE			48.700		175,870	GR	ASSLA	ND 10	G1		1.650		2,310				
	1A		55.850		205,430	-		]	lG	1	4.140	5,33					
	2A1		103.360		364,345		2G1 0.510					710					
	2A		29.850		128,930			2	2G		0.630		175				
	3A1							30	Gl								
	3A							3	3G		3.380			6,220			
	4AI		23.790		100,630			40	G1								
	4A		65.780		278,255				4G		8.410			10,065			
DRYLANI	D 1D1		5.660		14,290		Shelterbe	elt/Timb	ег								
	1D		1.870		4,720			Accreti	on								
	2D1		4.440		11,210			Was	ste		0.640			180			
	2D		0.030		65	- :	·	Oth					1 2	10 650			
	3D1					AG L	AND T		_		5.600		1,3	19,650			
	3D						-	Roa			0.740	1 v 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	<u> </u>	27 690			
	4D1		3.320		5,245			Farm Sit	_		2.000			27,680 25,000			
The State and Brief or State (Section )	4D	Egilgeren, Astron	3.590		5,670			ome Sit			1.000			25,000			
			1.00				F	Recreation					·				
	wellings				206,935	TAT	n-AG '	Oth		1	3.740		<del></del>	52,680			
Out	ouildings	1000			55,625	180	I-AG.	IOIA	יי	<u></u>				,			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO A REVOCABLE TRUST	
C	ments:
Comments from	
001500100 001004800 001005500 001114400 00111430	00
	(Continue on back)

### NEBRASKA Good Life, Great Service.

### **Real Estate Transfer Statement**

185

FORM **521** 

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

The deed will not be recorded unless this statemen	nt is signed and items 1-25 are accurately complete	d.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91	Mo. 06 Day 29 Yr. 2022 Mo. 06	Day Yr
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print	)
Grantor's Name (Seller) Rodney P & Laraine J Ely	Grantee's Name (Buyer) Laraine J Ely, Trustee, Laraine J Ely Rvo	c Trust
Street or Other Mailing Address 2112 HIGHWAY 136	Street or Other Mailing Address 2112 HIGHWAY 136	
City GUIDE ROCK State NE 68942	GUIDE ROCK NE	Zip Code 68942
Phone Number (402) 257-7080	Phone Number (402) 257-7080 Is the grantee a 501(c)(3) orgality (402) 157-7080 If Yes, is the grantee a 509(a)	nization? Yes No No Yes No
Email Address	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if	f property is also a mobile home.	
(A) Status (B	) Property Type	(C)
✓ Improved       ☐ Single Family       ☐ Industrial         ☐ Unimproved       ☐ Multi-Family       ✓ Agricultural         ☐ IOLL       ☐ Commercial       ☐ Recreational	Mineral Interests-Nonproducing State Assess  Mineral Interests-Producing Exempt	ed Mobile Home
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	٠
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	losure Irrevocable Trust Revocable Trust Life Estate Sale	Transfer on Death Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Grant	or Trust Partition Satisfaction of Contract  12 Was real estate purchased for same use?	Other (Explain) If No, state the intended use.)
Yes Vo one-half interest	V Yes No No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self	Other Trust for Grantor
	and Grandchild Spouse	
Ex-spouse Parents and C		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount a	nd interest rate.)
\$760,000	Yes V No \$  17 Was transfer through a real estate agent or a title compa	ny? (If Yes, include the name
16 Does this conveyance divide a current parcel of land?  Yes No	of the agent or title company contact.) Yes	No
18 Address of Property 2112 HWY 136 Guide Rock, NE 68942	19 Name and Address of Person to Whom the Tax Statemer (Same as Grantee)	t Should be Selli
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
See legal description attached.		
21 If agricultural, list total number of acres transferred in this transaction400+-		
22 Total purchase price, including any liabilities assumed	22	0.00
23 Was non-real property included in the purchase?	\$	0,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	ΙΨ	
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 4	complete and
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, add-	(402) 746-3613
David B. Garwood  Parts or Type Name of Authorized Representative	A.U	Phone Number
sign / wal / shwood	Attorney	June 39, 2022
	Title	Date
here ' signature of Grantes of Authorized Representative	Title	
		For Dept. Use Only

### An undivided one-half interest in:

The East Half of the Northeast Quarter (E½NE¼) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT any portion of the property lying within the right of way conveyed to the Republican Valley Railroad Company by Deed recorded in Book D page 260, conveyed to the Chicago Burlington & Quincy Railroad by deed recorded in Book 8, page 101, of the records of Webster County, Nebraska, and now operated by Burlington Northern and Santa Fe Railroad Company; AND

The Southeast Quarter (SE¼) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT 7.63 acres conveyed to the United States of America by Warranty Deed recorded in Book 29, page 103; AND

The Southeast Quarter (SE½) of Section Twenty-two (22), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND

A tract of land located in the Southwest Quarter (SW¼) of Section Thirty-three (33), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the South line of said SW¼ bears S89°15′01″E; Commencing at the SW corner of said Section 33; thence S89°15′01″E 488.25 feet to a point on the Section Line; thence N00°44′59″E 61.54 feet to a point on the North R.O.W. Line of Highway 136, said point also being the True Point of Beginning; thence N00°04′43″W leaving said R.O.W. Line 540.15 feet to a point; thence N86°52′31″E 405.00 feet to a point; thence S02°17′29″E 554.55 feet to a point on said R.O.W. Line of Highway 136; thence S01°00′08″W on said line 12.96 feet to a point; thence N89°20′57″W 425.63 feet to the True Point of Beginning; said tract containing 5.28 acres more or less; AND

A tract of land in the of the Southeast Quarter (SE¼) of Section Thirty-three (33), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows and assuming the East line of said SE¼ bears N00°21'25"E; Commencing at the SE corner of said Section 33; thence N00°21'25"E 661.93 feet to a point on the Section Line; thence N89°38'35"W 70.00 feet to a point on the West R.O.W. line of Highway 78, said point also being the True Point of Beginning; thence S00°21'35"W on said line 326.00 feet to a point; thence S06°08'38"W 233.08 feet to a point; thence S87°43'35"W 277.00 feet to a point; thence N10°12'10"E 587.00 feet to a point; thence S87°25'53"E 200.00 feet to the True Point of Beginning, said tract containing 3.19 acres more or less.

BOOK <u>2002</u> PAGE 1437

State of Nebraska Ss.
County of Webster Sentered on the numerical index and filed for record in the Clerk's office of said county this So day of Tork A.D., 20 20, at 10:14 o'ctock A.M. Recorded in Book 2020 on Page 1637-1638

Opinion Policial County Clerk
16.00 Jopenty
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-20-20
\$Exempt #4 By 40

#### WARRANTY DEED

Rodney P. Ely and Laraine J. Ely GRANTORS, whether one or more, in consideration of ONE AND NO/100 DOLLLARS and transfer to a trust for benefit of a grantor receipt of which is hereby acknowledged, convey to Laraine J. Ely, Trustee of the Laraine J. Ely Revocable Trust under agreement dated December 15, 2010, GRANTEE, a one-half interest in all of the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Northeast Quarter (E½NE¼) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT any portion of the property lying within the right of way conveyed to the Republican Valley Railroad Company by Deed recorded in Book D page 260, conveyed to the Chicago Burlington & Quincy Railroad by deed recorded in Book 8, page 101, of the records of Webster County, Nebraska, and now operated by Burlington Northern and Santa Fe Railroad Company; AND

The Southeast Quarter (SE½) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT 7.63 acres conveyed to the United States of America by Warranty Deed recorded in Book 29, page 103; AND

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A tract of land in the of the Southeast Quarter (SE½) of Section Thirty-three (33), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows and assuming the East line of said SE½ bears N00°21'25"E; Commencing at the SE corner of said Section 33; thence N00°21'25"E 661.93 feet to a point on the Section Line; thence N89°38'35"W 70.00 feet to a point on the West R.O.W. line of Highway 78, said point also being the True Point of Beginning; thence S00°21'35"W on said line

326.00 feet to a point; thence S06°08'38"W 233.08 feet to a point; thence S87°43'35"W 277.00 feet to a point; thence N10°12'10"E 587.00 feet to a point; thence S87°25'53"E 200.00 feet to the True Point of Beginning, said tract containing 3.19 acres more or less.

### GRANTORS covenant with the GRANTEE that GRANTORS:

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

Executed June 39, 2022.

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on June 29, 202 by Rodney P. Ely and Laraine J. Ely, husband and wife.

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

Comm. expires 10-02-2022

Notary Public

Cnty No.	Во	ok	Page		S	Sale Date				S	chool	Dis	strict Cod	le	ST .					
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						Residential			Commercial											
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	Construction Dat				truction	10	00		Construc	tion I	Date:									
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	Buildin	g Cost New:	Cost		199,2	30		Cost:												
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(103) □ Spl				(40)		Good			(2)	] R	einforc	ed C	Concrete F1	ame						
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(301) 🗆 On	e Story			(10) 🗆 Low					Cost Ra					Condi		<u>a kila kan</u>				
(302) 🗆 Tw	o Story			(20)					(10) □ Low (10) □ Worn Out											
(307) 🛘 11/	/2 Story			(30)		Average			(20)  Average (20) Badly Worn											
(308) □ Spl	it Level			(40)	X	Good			(30)  Above Average (30)  Average											
(309) 🗆 21/	2 Story			(50)		Very Good			(40) ☐ High (40) ☐ Good											
(304) 🛮 On	e Story D	uplex		(60)		Excellent			(50) □ Very Good											
(305) □ Tw	o Story [	Duplex											alien 197 <u>- Part A</u>	(60)	□ Excel	lent				
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### NEBFASHA Good Life Great Service Sepanded of reveal

### **Real Estate Transfer Statement**

10/6

FORM **521** 

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. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name Mo. 00 Day 29 Mo. 06 Day 16 Yr. 2022 Webster 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buver) Grantor's Name (Seller) John P Gangwish and Triston J Gellermann-Farley Rachelle King Street or Other Malling Address Street or Other Malling Address 1604 W 4th St Trailer 10 See "Exhibit A" State Zip Code Zip Code State City 69001 NE McCook Yes is the grantee a 501(c)(3) organization? Phone Number Phone Number **☑** No If Yes, is the grantee a 509(a) foundation? Yes (308) 737-1338 Email Address Email Address nla 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Mobile Home State Assessed Single Family Industrial Mineral Interests-Nonproducing M Improved Agriculturai Mineral Interests-Producing Exempt Multi-Family Unimproved Recreational Commercial **FOLL** Other Partition Sherriff Conservator Distribution Land Contract/Memo 8 Type of Deed Trust/Trustee Personal Rep. Easement Lease Bill of Sale Corrective Mineral Quit Claim Warranty Executor Cemetery Death Certificate - Transfer on Death Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure 9 Was transfer part of an IRS like-X Sale Trustee to Beneficiary kind exchange (IRC § 1031 Life Estate Easement Glft Auction Exchange) by buyer or seller? Satisfaction of Contract Other (Explain) Grantor Trust | Partition Court Decree Exchange Buyer Seller No 12 Was real estate purchased for same use? (If No. state the intended use.) 11 Was ownership transferred in full? (if No, explain the division.) X Yes X Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Cther Family Corp., Partnership, or LLC Self Aunt or Uncle to Niece or Nephew Yes Grandparents and Grandchild ☐ Spouse **Brothers and Sisters** Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Yes ⊠ No \$10,000,00 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 Tri-City Title Services No. 16 Does this conveyance divide a current parcel of land?

Yes No No of the agent or title company contact.) Yes 19 Name and Address of Person to Whom Tax Statement Should be Sent 18 Address of Property Rachelle King 315 W Frances St 315 W Frances St Bladen, NE 68928 Bladen, NE 68928 18b Vacant Land 18a No address assigned 20 Legal Description (Attach additional pages, if needed.) Lots Fifteen (15) and Sixteen (16), Block Three (3), Spence's Addition to Bladen, Webster County, Nebraska. 21 If agricultural, list total number of acres 10.000100 22 22 Total purchase price, including any liabilities assumed 00 23 Was non-real property included in the purchase? 0 ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 10.000 00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (308) 708-7744 Hope Graves Print or Type Name of Grantee or Authorized Representative Authorized Rep Signature of Grantee or Authorized Representative Title here For Dept. Use Only Register of Deeds' Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 6 Day \_

Escrow File No.: K-11454-

#### EXHIBIT "A"

John P Gangwish 3212 E Ave Kearney, NE 68847 308-379-4841

Triston J Gellermann-Farley 133 X Rd Wilcox, NE 68982 308-991-7105

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/30/22 \$ 22.50 By AS Bk 2022, Pg 1639

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of June A.D., 2022, at 02:55 o'clock PM. Recorded in Book 2022 on Pages 1639-1640

Foruse Letsch County Clerk Fee: \$16.00 By: AS Deputy

Electronically Recorded

### AFTER RECORDING RETURN TO:

Tri-City Title Services, L.L.C. 412 E 25th Street Suite A Kearney, NE 68847 K-11454-

### WARRANTY DEED

John P Gangwish, a single person, and Triston J Gellermann-Farley, a single person, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Rachelle King, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lots Fifteen (15) and Sixteen (16), Block Three (3), Spence's Addition to Bladen, Webster County, Nebraska.

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

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

Executed: June 29 , 2022.
John P Gangwish
Triston J Gellermann-Farley
STATE OF NEBRASKA ) COUNTY OF BUFFALO )
The foregoing instrument was acknowledged before me this 29 day of
GENERAL NOTARY - State of Nebraska HOPE GRAVES Notary Public
My Commission Expires:
File No. K-11454-