

Manufactured Housing Transfer Statement

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

1 County Name Webster		2 County Number		3 Date of Sale Mo. 5 Day 27 Yr. 22		4	
5 Seller's Name, Address, and Telephone (Please Print) Seller's Name Blue Haven Mobile Home Plaza Current Mailing Address (Number and Street or PO Box) P.O. Box 368 City Blue Hill State Ne Zip Code 68930				6 Buyer's Name, Address, and Telephone (Please Print) Buyer's Name Samuel + Liana James Current Mailing Address (Number and Street or PO Box) 609 W. Cass St. City Blue Hill State Ne Zip Code 68930			
Daytime Phone		Email Address		Daytime Phone 402-469-0598		Email Address	

7 Type of Transfer
 Sale Auction Gift Exchange Foreclosure Satisfaction of Contract Life Estate Other (Explain.) _____

8 Was ownership transferred in full? (If No, explain the division.)
 YES NO _____

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)
 YES NO

10 Was the sale between relatives? (If Yes, check the appropriate box.)
 YES NO Spouse Step-parent and Step-child Aunt or Uncle to Niece or Nephew Family Corp. or Partnership
 Grandparents and Grandchild Brothers and Sisters Self Other _____
 Parents and Child

11 What is the current market value of the manufactured housing?

12 Was the mortgage assumed? (If Yes, state amount and interest rate.)
 YES NO \$ _____ at _____ %

13 Was the sale through an real estate agent or title company?
 YES NO If Yes, include the name of the agent: _____

14 Length (Without Hitch) 76	15 Width 16	16 Make Champion	17 Model	18 Year 1990
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19 Vehicle Identification Number
0501124841

20 Situs address of the Manufactured Home Before Sale 1002 W Cage St., Lot 7 Blue Hill, Ne 68930	21 Name and Address of Person to Whom the Tax Statement Should be Sent Samuel + Liana James 609 W. Cass St. Blue Hill, Ne 68930
20a Situs address of the Manufactured Home After Sale 1002 W Cage St. Lot 7 Blue Hill, Ne 68930	

22 Name and Address of the Land Owner

23 Legal Description of the Land

24 Total purchase price, including any liabilities assumed.....	24	12,408.37
25 Was non-real property included in the purchase? <input type="checkbox"/> YES <input type="checkbox"/> NO (If Yes, complete 25a, 25b, and 25c indicating the cost amount of each.)		
25a Furnishings	25a	
25b Moving Costs	25b	
25c Set-up Costs	25c	

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

sign here

Liana V James
 Print or Type Name of Buyer or Authorized Representative _____ Daytime Phone _____

Samuel V James
 Signature of Buyer or Authorized Representative _____ Title _____ Date _____

This statement should be filed with the county treasurer in the county where the application for title is made. Retain a copy for your records.

Bill of Sale

Date: 05/27/2022

Buyer: Sam Sengames

Seller: Blue Haven Mobile Home Plaza LLC

Sale Price: \$12,408.37

Description/Vin: 1990 16 X 76 Champion Mobile Home – Gray and white/VIN# 0501124841 and 1 shed

Sold as is no warranty-

Trailer to be left in lot – binding to all future sales/owners unless exception is made by Blue Haven Mobile Home Plaza LLC

Signature Seller: Susan Danhey / Blue Haven

Signature Buyer: Sam Sengames



DepartmentOfMotorVehiclesVictory

Image Type: Title

Letter ID: L0018109577

User: c45u0007

Printed: 08-Jul-2022

Office: WEBSTER

Vehicle ID: 0501124841

Title Number: N0002834985

Primary Owner: JAMES, SAMUEL L

Transaction ID: N722PLLRK3

NEBRASKA CERTIFICATE OF TITLE



N0002221079

Vehicle Identification Number 0501124841 Year 1990 Make / Model CHAMPION HOME BUILDERS CO. / MANUFACTURED

Previous Title NE 18171450004 Body Style MANUFACTURED HOME Color GRAY

Mail To
BLUE HAVEN MOBILE HOME PLAZA
PO BOX 368
BLUE HILL NE 68930-0368

Purchase Date 20-Sep-2021 Issue Date 24-Nov-2021

Residential Address
1002 W GAGE ST LOT 27
BLUE HILL NE 68930-5541
Owner Name(s)
BLUE HAVEN MOBILE HOME PLAZA



SELLER MUST COMPLETE

PURCHASER'S INFORMATION

Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. (RETAIN COPY FOR 6 YEARS.)
The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following named purchaser(s).
I certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

ODOMETER READING

NO TENTHS

CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK

1. The mileage stated is in excess of its mechanical limits.

2. The odometer reading is not the actual mileage.

WARNING - ODOMETER DISCREPANCY.

ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.

PRINTED NAME OF PURCHASER(S)

Sam James

SIGNATURE OF SELLER

Susan Danchow / Blue Haven

ADDRESS

609 W Cass St

SIGNATURE OF SELLER

Wade Home Plaza / Blue Hill

CITY

Blue Hill

STATE

NE

ZIP

68930

SIGNATURE OF SELLER

Susan Danchow / Mobile Home Plaza

I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

5/27/2022

DATE OF SALE

SIGNATURE OF PURCHASER

Sam James

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

F 6140967

County Official

Janet Knehans

JANET K KNEHANS

County WEBSTER

Witness My Hand And Official Seal The Date Shown

Title Number N0002221079



\$10.00

VOID IF ALTERED OR DUPLICATE ISSUED

NEBRASKA CERTIFICATE OF TITLE



N0002834985

Vehicle Identification Number 0501124841 Year 1990 Make / Model CHAMPION HOME BUILDERS CO. / MANUFACTURED

Previous Title NE N0002221079 Body Style MANUFACTURED HOME Color GRAY

Mail To
 SAMUEL L JAMES
 609 W CASS ST
 BLUE HILL NE 68930-5514

Purchase Date 27-May-2022 Issue Date 08-Jul-2022

Residential Address
 609 W CASS ST
 BLUE HILL NE 68930-5514
 Owner Name(s)
 SAMUEL L JAMES
 OR LANA V JAMES WROS

SELLER MUST COMPLETE

PURCHASER'S INFORMATION

Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. (RETAIN COPY FOR 5 YEARS.)

The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following named purchaser(s).

I certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

ODOMETER READING NO TENTHS CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK

1. The mileage stated is in excess of its mechanical limits. 2. The odometer reading is not the actual mileage. WARNING - ODOMETER DISCREPANCY.

ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.

PRINTED NAME OF PURCHASER(S)

SIGNATURE OF SELLER

ADDRESS

SIGNATURE OF SELLER

CITY

STATE

ZIP

SIGNATURE OF SELLER

I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

SIGNATURE OF PURCHASER

DATE OF SALE

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

County

WEBSTER

Title Number

N0002834985

G 6709505

Witness My Hand And Official Seal The Date Shown

County Official

Janet Knehan

JANET K KNEHANS

\$10.00



VOID IF ALTERED OR DUPLICATE ISSUED

Application for Certificate of Title

1 Vehicle Description Fee \$10.00

<input type="checkbox"/> Salvage <input type="checkbox"/> Previously Salvaged <input type="checkbox"/> Flood <input type="checkbox"/> Non-Transferable <input type="checkbox"/> Manufacturer Buyback					
Vehicle Identification Number 0501124841		Year 1990	Make CHAMPION HOME		Model MANUFACTURED
Body Style MANUFACTURED	Color GRAY	GVWR 32,000	# of Passengers 0	Taxi Use <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Limousine Use <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

2 Owner/Applicant Information (if more than three (3), please attach a second application)

If more than one owner, do you wish clear rights of survivorship to be transferred to the surviving owner(s) in the event of the death of one owner?

No (probate will be required to transfer ownership - owner names separated with "And")

Yes (ownership will transfer to co-owner upon presentation of death certificate - owner names separated with "Or")

Owner Name or Business Name
JAMES, SAMUEL L

Nebraska Driver's License Number G45003712	Soc. Sec. Number	Employer Identification Number	Date of Birth
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Second Owner Name or Business Name
JAMES, LANA V

			<input type="checkbox"/> Check here if spouse of owner 1.
Nebraska Driver's License Number G45003645	Soc. Sec. Number	Employer Identification Number	Date of Birth

Third Owner Name or Business Name

			<input type="checkbox"/> Check here if spouse of owner 1 or 2.
Nebraska Driver's License Number	Soc. Sec. Number	Employer Identification Number	Date of Birth

Transfer on Death Beneficiaries, if applicable:
If indicated, upon death of last surviving owner, ownership of the vehicle will transfer to listed entities.

1st TOD _____ 2nd TOD _____

Owner's Residential Address, City, State, Zip
609 W CASS ST BLUE HILL NE 68930-5514

Owner's Mailing Address, City, State, Zip (if different)

3 Lien Information (please attach a second application for secondary lien notations) Fee \$7.00

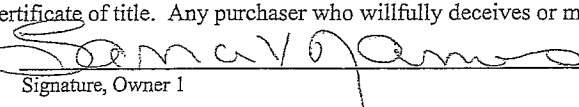
Is there a lien on this vehicle? Yes No If yes, you must complete this section and provide a copy of the lien instrument with this application.

Primary Lender Name: _____ Primary Lender ID: _____

Primary Lender Address: _____

If there is a lien, are you a non-resident requesting a printed title for issuance of a title in your state of residence? Yes No

The undersigned being duly sworn attest and affirm the information provided on this application is true and complete. Use of a false or fictitious name, knowingly making a false statement or concealing a material fact in this application can result in a fine, imprisonment or both and cancellation of your certificate of title. Any purchaser who willfully deceives or misrepresents information relating to sales tax may be found guilty of a Class IV felony.

 Signature, Owner 1

Signature, Owner 2

July 8, 2022
Date

Signature, Owner 3

All owners listed above shall sign this Application except in the case where co-owners are spouses, one spouse may sign; where an owner provides proof he/she is handicapped or disabled or is too young to sign, a parent, legal guardian, foster parent or agent may sign; and if transferring from an out-of-state title when ownership is not changing, one owner may sign.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1641	6/30/2022	Base: 91-0074	Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number								
001719200		187		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	2	1	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
812,635		25,520		838,155		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	49.540		69,360				
	1A						1G	11.220		14,485				
	2A1						2G1	29.740		22,415				
	2A						2G							
	3A1						3G1							
	3A						3G	0.040		10				
	4A1						4G1							
	4A						4G	7.690		2,155				
DRYLAND	1D1	110.200		278,255		Shelterbelt/Timber								
	1D	90.560		228,665		Accretion								
	2D1	29.030		73,300		Waste		0.620		175				
	2D	37.230		82,655		Other								
	3D1					AG LAND TOTAL		383.160		798,795				
	3D					Roads		10.090						
	4D1	7.620		12,040		Farm Sites		1.000		13,840				
	4D	9.670		15,280		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			25,520		Non-AG TOTAL		11.090		13,840				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORRECTIVE TRUSTEE'S DEED; CORRECTS NAMES IN TRUST WITH FAMILY	
Comments from	Comments:
001719200 001613400	
(Continue on back)	

Real Estate Transfer Statement

187

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 06 Day 30 Yr. 2022		4 Date of Deed Mo. 06 Day 23 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brenda L. Trumble, Succ. TR of the Lois E. Mohlman Rev TR Street or Other Mailing Address 305 S. Liberty St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-0242 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Exhibit "A" Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$832,705

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

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

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

18 Address of Property

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 The Northeast Quarter (NE1/4) of Section Two (2), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;
 The Southeast Quarter (SE1/4) and The South One-half (S1/2) of the Northeast Quarter (NE1/4) of Section Thirty-Three (33), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4

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

sign here Danielle L. Kelley
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Closing Dept. Manager
 Title
 (402) 463-4198
 Phone Number
 06-30-2022
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 1 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK2022, 1641

Exhibit "A"

Brenda L. Trumble
305 S. Liberty St.
Blue Hill, NE 68930
402-984-0242

Deborah J. Castaldi
345 Cedar Zale Dr.
Lexington, SC 29073
803-957-9528

Barbara R. Stoner
5000 N. 15th St.
Lincoln, NE 68521
602-619-5025

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/01/22
\$ Ex004 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 01 day of July A.D., 2022, at 01:10 o'clock PM. Recorded in Book 2022 on Page 1641

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

CORRECTIVE TRUSTEE'S DEED

Return to: Adams Land Title Company, PO Box 1347, Hastings, NE 68901

BRENDA TRUMBLE, SUCCESSOR TRUSTEE OF THE LOIS E. MOHLMAN REVOCABLE TRUST, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm **AN UNDIVIDED ONE-THIRD (1/3) INTEREST EACH** unto, **DEBORAH J. CASTALDI, BARBARA R STONER and BRENDA L. TRUMBLE**, the following described real estate in Webster County, Nebraska:

ALL MY INTEREST IN AND TO:

THE NORTHEAST QUARTER (NE¼) OF SECTION TWO (2), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA;

THE SOUTHEAST QUARTER (SE¼) AND THE SOUTH ONE-HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION THIRTY-THREE (33), TOWNSHIP THREE (3) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

Deed is being filed to correct Warranty Deed recorded March 13, 2015 in Book 2015, Page 515

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

Executed: June 23, 2022

Brenda L Trumble

Brenda L. Trumble, Successor Trustee of the Lois E. Mohlman Revocable Trust

STATE OF NEBRASKA)
)SS.
COUNTY OF Adams)

Before me, a notary public qualified for said county, on June 23, 2022 personally came Brenda L. Trumble, Successor Trustee of the Lois E. Mohlman Revocable Trust known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

GENERAL NOTARY - State of Nebraska
SHARON K. STROMER
My Comm. Exp. September 12, 2023

Sharon K Stromer
Notary Public - Sharon K. Stromer

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	1642	6/30/2022	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001719200	188	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	2	1	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
363,170	25,520	388,690		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	21.270	29,780						
1A				1G	9.350	13,090						
2A1				2G1	5.790	8,105						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	110.200	278,255		Shelterbelt/Timber								
1D				Accretion								
2D1				Waste	0.620	175						
2D	1.630	3,620		Other								
3D1				AG LAND TOTAL	159.180	349,330						
3D				Roads	3.980							
4D1	7.620	12,040		Farm Sites	1.000	13,840						
4D	2.700	4,265		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings		25,520		Non-AG TOTAL	4.980	13,840						

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

PR DEED; DISTRIBUTION BETWEEN SPOUSE

Comments from	Comments:
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001719200

(Continue on back)

Real Estate Transfer Statement 188

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>30</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>06</u> Day <u>23</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brenda L. Trumble, PR of the Estate of Robert L. Mohlman Street or Other Mailing Address 305 S. Liberty St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-0242 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brenda L. Trumble, PR of the Estate of Lois E. Mohlman Street or Other Mailing Address 305 S. Liberty St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-0242 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N.A.			

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

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input checked="" type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____		9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

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

14 What is the current market value of the real property? \$370,705	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Adams Land Title Co. <input type="checkbox"/> No

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

20 Legal Description (Attach additional pages, if needed.)
The Northeast Quarter (NE¼) of Section Two (2), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

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

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

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

Danielle L. Kelley (402) 463-4198
Closing Dept. Manager
Phone Number 06-30-2022
Date

sign here *Danielle L. Kelley*
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative Title

26 Date Deed Recorded Mo. <u>7</u> Day <u>1</u> Yr. <u>22</u>		27 Value of Stamp or Exempt Number \$ Exempt # 15		28 Recording Data BK 2022 of 1642		For Dept. Use Only
--	--	---	--	---	--	--------------------

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/01/22
\$ Ex015 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 01 day of July A.D., 2022, at 01:10 o'clock PM. Recorded in Book 2022 on Pages 1642-1643

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

Return to:
Conway, Pauley & Johnson, P. C.
P. O. Box 315
Hastings, NE 68902-0315

PERSONAL REPRESENTATIVE'S DEED
GENERAL

Brenda L. Trumble, Personal Representative of the Estate of Robert L. Mohlman, Deceased, GRANTOR, in consideration of One Dollar and no/100 (\$1.00) Dollars received from GRANTEE, Brenda L. Trumble, Personal Representative of the Estate of Lois E. Mohlman, conveys to GRANTEE, all of his right, title and interest, in and to the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE1/4) of Section Two (2), Township Four (4), Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

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

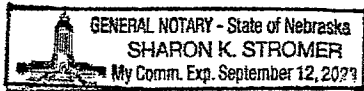
GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey the same.

Executed June 23, 2022.

Brenda L Trumble
Brenda L. Trumble, Personal
Representative of the Estate of Robert
L. Mohlman

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on this
23rd day of June, 2022, by Brenda L. Trumble, Personal
Representative of the Estate of Robert L. Mohlman, Deceased.



Sharon K Stromer
Notary Public
Sharon K. Stromer

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1644	6/30/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001719200		189		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	2	1	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
363,170		25,520		388,690		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	21.270		29,780				
	1A						1G	9.350		13,090				
	2A1						2G1	5.790		8,105				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	110.200		278,255		Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste		0.620		175				
	2D	1.630		3,620		Other								
	3D1					AG LAND TOTAL		159.180		349,330				
	3D					Roads		3.980						
	4D1	7.620		12,040		Farm Sites		1.000		13,840				
	4D	2.700		4,265		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			25,520		Non-AG TOTAL		4.980		13,840				

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

Assessor Comments and Reason for Adjustment:
PR DEED; DISTRIBUTION BETWEEN PARENT & CHILD

Comments from	Comments:
001719200	

(Continue on back)

Real Estate Transfer Statement

189

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 06 Day 30 Yr. 2022		4 Date of Deed Mo. 06 Day 23 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brenda L. Trumble, PR of the Estate of Lois E. Mohlman Street or Other Mailing Address 305 S. Liberty St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-0242 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Exhibit "A" Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$370,705

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

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

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

18 Address of Property

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 The Northeast Quarter (NE¼) of Section Two (2), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

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

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
 Danielle L. Kelley (402) 463-4198
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Closing Dept. Manager
 Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 1 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK 2022 Pg 1644

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

Exhibit "A"

Brenda L. Trumble
305 S. Liberty St.
Blue Hill, NE 68930
402-984-0242

Deborah J. Castaldi
345 Cedar Zale Dr.
Lexington, SC 29073
803-957-9528

Barbara R. Stoner
5000 N. 15th St.
Lincoln, NE 68521
602-619-5025

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/01/22
\$ Ex015 By AS

Bk 2022, Pg 1644

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 01 day
of July A.D., 2022, at 01:10
o'clock PM. Recorded in Book 2022
on Pages 1644-1645

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

Return to:
Conway, Pauley & Johnson, P. C.
P. O. Box 315
Hastings, NE 68902-0315

PERSONAL REPRESENTATIVE'S DEED
GENERAL

Brenda L. Trumble, Personal Representative of the Estate of
Lois E. Mohlman, Deceased, GRANTOR, in consideration of One
Dollar and no/100 (\$1.00) Dollars received from GRANTEES, Brenda
L. Trumble, a single person, Deborah J. Castaldi, a single
person, and Barbara R. Stoner, a single person, as tenants in
common, conveys to GRANTEES, the following described real estate
(as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE1/4) of Section Two (2),
Township Four (4), Range Ten (10), West of the 6th
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.

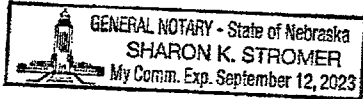
Executed June 23, 2022.

Brenda L Trumble

Brenda L. Trumble, Personal
Representative of the Estate of Lois E.
Mohlman

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on this
23rd day of June, 2022, by Brenda L. Trumble, Personal
Representative of the Estate of Lois E. Mohlman, Deceased.



Sharon K. Stromer

Notary Public - Sharon K. Stromer

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1646	6/30/2022	Base: 91-0074	Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number								
001719200		190		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	2	1	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
363,170		25,520		388,690		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	21.270		29,780				
	1A						1G	9.350		13,090				
	2A1						2G1	5.790		8,105				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	110.200		278,255		Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste		0.620		175				
	2D	1.630		3,620		Other								
	3D1					AG LAND TOTAL		159.180		349,330				
	3D					Roads		3.980						
	4D1	7.620		12,040		Farm Sites		1.000		13,840				
	4D	2.700		4,265		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			25,520		Non-AG TOTAL		4.980		13,840				

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

Assessor Comments and Reason for Adjustment:	
WD	

Comments from	Comments:
001719200	

(Continue on back)

Real Estate Transfer Statement

190

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 06 Day 30 Yr. 2022		4 Date of Deed Mo. 05 Day 31 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit "A" Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Timothy J. Himmelberg and John E. Naiman, Jr. Street or Other Mailing Address 1985 Road AA / 60 N. Walnut St.			
City		State		City		State	
Phone Number		Zip Code		City		Zip Code	
Email Address		Phone Number		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
N.A.		(402) 460-0829		If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
N.A.		N.A.		N.A.		N.A.	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$589,572

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

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

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

18 Address of Property

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Northeast Quarter (NE¼) of Section Two (2), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$	589,572	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	589,572	00

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

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

Danielle L. Kelley (402) 463-4198
Phone Number
Closing Dept. Manager 06-30-2022
Date

sign here Danielle L. Kelley
Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 1 Yr. 22	27 Value of Stamp or Exempt Number \$ 1327.50	28 Recording Data BK2022 Pg 1646	

Exhibit "A"

Brenda L. Trumble
305 S. Liberty St.
Blue Hill, NE 68930
402-984-0242

Deborah J. Castaldi
345 Cedar Zale Dr.
Lexington, SC 29073
803-957-9528

Barbara R. Stoner
5000 N. 15th St.
Lincoln, NE 68521
602-619-5025

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/01/22
\$1327.50 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 01 day of July A.D., 2022, at 01:10 o'clock PM. Recorded in Book 2022 on Pages 1646-1648

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

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

Warranty Deed

The Grantors, **BRENDA L. TRUMBLE, A SINGLE PERSON, DEBORAH J. CASTALDI, A SINGLE PERSON AND BARBARA R. STONER, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **TIMOTHY J. HIMMELBERG AND JOHN E. NAIMAN, JR.**, as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The Northeast Quarter (NE¼) of Section Two (2), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant with GRANTEES that GRANTORS:

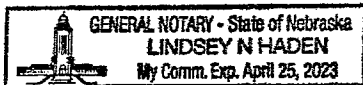
- (1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and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

Executed 5.31.22

Brenda L Trumble
Brenda L. Trumble

STATE OF NEBRASKA }
COUNTY OF Webster } ss

On this 31st day of May, 2022, before me personally appeared **Brenda L. Trumble**.

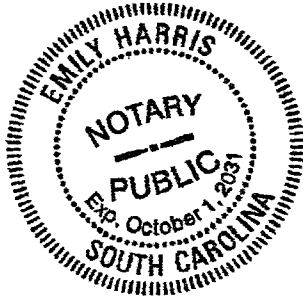


Lindsey N Haden
Notary Public *Lindsey N. Haden*

Deborah J. Castaldi
Deborah J. Castaldi

STATE OF SOUTH CAROLINA }
COUNTY OF Lexington } ss

On this 2nd day of June, 2022, before me personally appeared **Deborah J. Castaldi**.



Emily Harris
Notary Public - Emily Harris

Barbara R. Stoner

STATE OF NEBRASKA }
COUNTY OF _____ } ss

On this _____ day of _____, 2022, before me personally appeared **Barbara R. Stoner**.

Notary Public -

Deborah J. Castaldi

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____, 2022, before me personally appeared **Deborah J. Castaldi.**

Notary Public

Barbara R. Stoner

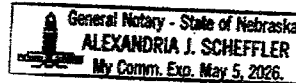
Barbara R. Stoner

STATE OF NEBRASKA }
COUNTY OF LANCASTER } ss

On this 10TH day of JUNE, 2022, before me personally appeared **Barbara R. Stoner.**

Alexandria J. Scheffler

Notary Public
Alexandria J. Scheffler



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	1665	7/1/2022	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001110600	191	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	22	0	00000	1	000	6146
Land	Improvements	Total		Date of Sale Property Classification Code								
579,085	162,020	741,105		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	3.000	4,200						
1A				1G								
2A1				2G1	1.550	2,170						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	90.690	228,990		Accretion								
2D1	21.000	53,025		Waste								
2D	80.000	177,600		Other								
3D1				AG LAND TOTAL	243.240	540,245						
3D				Roads	7.760							
4D1	45.000	71,100		Farm Sites	1.000	13,840						
4D	2.000	3,160		Home Sites	1.000	25,000						
				Recreation								
Dwellings			112,445	Other								
Outbuildings			49,575	Non-AG TOTAL	9.760	38,840						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED	
Comments from	Comments:
001110600 001109900	
(Continue on back)	

Real Estate Transfer Statement

191

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 07 Day 01 Yr. 2022		Mo. 06 Day 27 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Weber Family Trust				Grantee's Name (Buyer) See Attached			
Street or Other Mailing Address 4925 W 109 St Apt 103				Street or Other Mailing Address			
City Oaklawn		State IL		City		State	
Zip Code 60453							
Phone Number (708) 714-0124				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address weberfamily8@yahoo.com				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
 \$1,150,000

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

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

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

18 Address of Property
 906 Hwy 78
 Guide Rock, NE 68978

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

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 _____ 254 _____

22 Total purchase price, including any liabilities assumed	22	\$ 1,150,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 1,150,000.00

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

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

sign here

Jennifer M. Jensen
 Print or Type Name of Grantee or Authorized Representative

Jennifer M. Jensen
 Signature of Grantee or Authorized Representative

Closing/Title Agent
 Title

(402) 879-4341
 Phone Number

07/01/2022
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 1 Yr. 22	27 Value of Stamp or Exempt Number \$ 2587.50	28 Recording Data BK 2022 Pg 1665

5. Grantor's

Steven K. Gebers and Diane K. Gebers, Co-Trustees of the Steven K. Gebers and Diane K. Gebers Revocable Trust Dated April 24, 2013 – an undivided one-half (½) interest
4061 Road M
Nora, NE 68961
Steven Cell 402-621-0172
sgebers@hotmail.com

David L. Gebers and Sherry Gebers, Co-Trustees of the David L. Gebers and Sherry Gebers Revocable Trust Dated May 23, 2013 – an undivided one-half (½) interest
398 Lincoln Street
Nora, NE 68961
David Cell 402-621-0173

Email: DavidGebers@yahoo.com

25. Legal Description

The Southwest Quarter (SW1/4) and the South 24 acres of the Northwest Quarter (NW1/4) of Section Twenty-two (22), and the South 70 acres of the Northeast Quarter (NE1/4) of Section Twenty-one (21), all in Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/01/22
\$2587.50 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 01 day of July A.D., 2022, at 02:00 o'clock PM. Recorded in Book 2022 on Page 1665

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

Return to: John V. Hodge, Attorney at Law, PO Box 385, Nelson, NE 68978

TRUSTEE'S DEED

James J. Weber, Trustee of the Weber Family Trust, GRANTOR, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION received from GRANTEES, Steven K. Gebers and Diane K. Gebers, Co-Trustees of the Steven K. Gebers and Diane K. Gebers Revocable Trust Dated April 24, 2013 – an undivided one-half (1/2) interest, AND David L. Gebers and Sherry Gebers, Co-Trustees of the David L. Gebers and Sherry Gebers Revocable Trust Dated May 23, 2013 – an undivided one-half (1/2) interest, convey to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW1/4) and the South 24 acres of the Northwest Quarter (NW1/4) of Section Twenty-two (22), and the South 70 acres of the Northeast Quarter (NE1/4) of Section Twenty-one (21), all in Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with GRANTEES that GRANTOR:

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

Executed this 27th day of June 2022.

Weber Family Trust

BY: *James J. Weber* Trustee
James J. Weber, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF NUCKOLLS)

The foregoing instrument was acknowledged before me by James J. Weber, Trustee of the Weber Family Trust on the 27th day of June, 2022.



(SEAL)

Jennifer M Jensen
Public Notary Signature
Jennifer M Jensen
Print Name
My Commission Expires: 6-19-2026

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1666	7/5/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000327300		192		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20035		003	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,450		28,565		30,015		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 1,940				Floor Sq. Ft. :						
Building Cost New:				Cost : 190,460				Cost :						
Single Family Style: 104				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD														
Comments from						Comments:								
000327300														
(Continue on back)														

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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.

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>5</u> Yr. <u>22</u>		4 Date of Deed Mo. <u>7</u> Day <u>5</u> Yr. <u>22</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) 4-1 Irrevocable Trust Street or Other Mailing Address PO BOX 487 City Hendley State NE Zip Code 68946 Phone Number 3085396139 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Keith Bierman Street or Other Mailing Address 210 Gage St P.O. 112 City Blue Hill State NE Zip Code 68930 Phone Number 402-984-5710 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$30,015

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

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

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

18 Address of Property
206 Gage St Blue Hill NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
See above #6

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lot 11, Block 3, Grussell's Subdivision of Blue Hill, Webster County Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	25000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

sign here

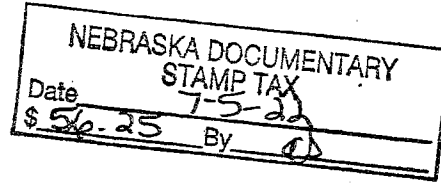
KEITH BIERMAN
 Print or Type Name of Grantee or Authorized Representative Phone Number _____

Keith Bierman
 Signature of Grantee or Authorized Representative Title _____ Date _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>5</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>56.25</u>	28 Recording Data BK2022, Pg. 1666

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 5 day of July A.D., 20 22, at 9:28 o'clock AM, Recorded in Book 2022 on Page 1666
Aimee Petach County Clerk
JD Deputy
Ind Comp Assessor Carded



Quit Claim Deed

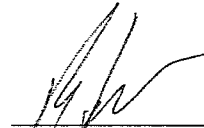
On this July 5th, 2022 **Ryan Hanzlick Trustee, 4-T Irrevocable Trust** (Grantor) Quitclaims to **Keith A. Bierman and Pamela S. Bierman, as Joint Tenants with Rights of Survivorship** (Grantee),

the following described real estate located in Webster County Nebraska:

Lot 11, Block 3, Grussell's Subdivision of Blue Hill, Webster County, Nebraska

TO HAVE AND TO HOLD the said real estate, with all singular the rights, members and appurtenances thereof, so that neither the GRANTOR nor any other person claiming under him shall at any time claim or demand any right, title or interest to the said real estate or its appurtenances.

Subject To: Easement and Restrictions of Record



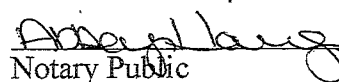
Ryan Hanzlick, Trustee
4-T Irrevocable Trust

STATE OF NEBRASKA)
)ss.
COUNTY OF)

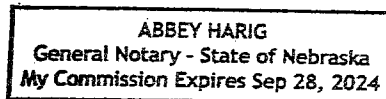
This instrument was acknowledged before me on July 5th, 2022, by:
Ryan Hanzlick

My appointment expires: Sept. 28th, 2024

Return to:
Keith Bierman
PO BOX 112
Blue Hill, NE 68930



Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	1667	7/5/2022	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000601200	193	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40005		004	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
385	4,010	4,395		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1890				Construction Date :				
Floor:				Floor Sq. Ft. : 858				Floor Sq. Ft. :				
Building Cost New:				Cost : 113,515				Cost :				
Single Family Style: 101				Residential Condition: 10				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
QCD												
Comments from						Comments:						
000601200												
(Continue on back)												

Real Estate Transfer Statement

193

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, 5 Grantor's Name, Address, and Telephone (Please Print), 6 Grantee's Name, Address, and Telephone (Please Print), 7 Property Classification Number.

(A) Status, (B) Property Type, (C) Mobile Home

8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer

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

14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent

20 Legal Description, 21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate

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

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

sign here, Print or Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, Title, Phone Number, Date

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

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 5 day
of July A.D., 2022, at 3:09
o'clock PM. Recorded in Book 2022
on Page 1667
Travis Peterson County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-5-22
\$ 33.75 By AK

QUITCLAIM DEED

Doug Pierce, a single person, GRANTOR, whether one or more, in consideration of FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Randolph E. Nelson, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6) and Seven (7), Block Four (4), Original Town of Guide Rock, Webster County, Nebraska.

Executed July 15th, 2022.

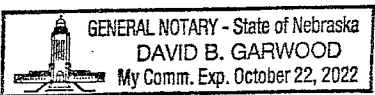
Doug Pierce
Doug Pierce

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 15th, 2022, by Doug Pierce, a single person.

Comm. expires 10-22-2022

David B. Garwood
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	1668	6/30/2022	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000318800	194	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
4,130	85,465	89,595		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1912	Construction Date :
Floor:	Floor Sq. Ft. : 1,286	Floor Sq. Ft. :
Building Cost New:	Cost : 175,725	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
CORRECTIVE PR DEED; BETWEEN PARENT & CHILD	
Comments from	Comments:
000318800	
(Continue on back)	

Real Estate Transfer Statement

194

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>6</u> Day <u>30</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>6</u> Day <u>30</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brenda L. Trumble (PR) Estate Lois E. Mahlman (deceased) Street or Other Mailing Address 305 S. Liberty St City Blue Hill State NE Zip Code 68930 Phone Number 402-984-0242 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brenda L. Trumble Street or Other Mailing Address PO Box 213 City Blue Hill State NE Zip Code 68930 Phone Number 402-984-0242 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$89,595.00

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

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

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

18 Address of Property
**305 S. Liberty St.
 Blue Hill, NE 68930**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee (#6)

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4

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

sign here

Brenda L. Trumble
 Print or Type Name of Grantee or Authorized Representative

Brenda Trumble
 Signature of Grantee or Authorized Representative

Buyer
 Title

402-984-0242
 Phone Number

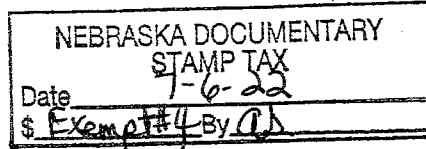
6-30-22
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>6</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK2022 Pg 1668

**A tract in Outlot Eleven (11), Rohrer's Addition to Blue Hill, Webster County, Nebraska, described as follows:
Beginning 40 feet East of the Northwest corner of said Outlot 11, thence East 132 feet, thence South 135 feet,
thence West 132 feet, thence North 135 feet to the Point of Beginning.**

State of Nebraska }
County of Webster }ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of July A.D., 2022, at 9:06 o'clock AM. Recorded in Book 2022 on Page 1668
Louise Petach County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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

Corrective Personal Representative's Deed

The Grantor, **BRENDA L. TRUMBLE, PERSONAL REPRESENTATIVE OF THE ESTATE OF LOIS E. MOHLMAN, DECEASED**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **BRENDA L. TRUMBLE, A SINGLE PERSON**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

A tract in Outlot Eleven (11), Rohrer's Addition to Blue Hill, Webster County, Nebraska, described as follows: Beginning 40 feet East of the Northwest corner of said Outlot 11, thence East 132 feet, thence South 135 feet, thence West 132 feet, thence North 135 feet to the Point of Beginning.

Deed is being recorded to correct the legal description shown in Deed recorded September 23, 2003 in Book 2003, Page 2189 and Deed recorded November 17, 2005 in Book 2005, Page 2315.

GRANTOR covenants with GRANTEE that GRANTOR:

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

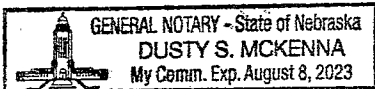
Executed 6-30-22

ESTATE OF LOIS E. MOHLMAN, DECEASED

By: Brenda Trumble
Brenda L. Trumble, Personal Representative

STATE OF NEBRASKA }
COUNTY OF ADAMS }ss

On this 30th day of June, 2022, before me personally appeared **Brenda L. Trumble, Personal Representative of Estate of Lois E. Mohlman, deceased**, on behalf of the company.



Dusty S. McKenna
Notary Public - Dusty S. McKenna

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1709	6/30/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000319000		195		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20015		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
6,060		96,165		102,225		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. : _____	Multiple Improvements. : _____
Construction Date:	Construction Date : 1930	Construction Date : _____
Floor:	Floor Sq. Ft. : 2,304	Floor Sq. Ft. : _____
Building Cost New:	Cost : 261,205	Cost : _____
Single Family Style: 101	Residential Condition: 25	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: _____ Other1: _____ Other2: _____
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: _____ Condition: _____
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from 000319000	Comments:
(Continue on back)	

Real Estate Transfer Statement

195

FORM
521

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>30</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>06</u> Day <u>24</u> 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Real Growth, LLC, a Nebraska limited liability company Street or Other Mailing Address PO Box 84891 City Lincoln State NE Zip Code 68501 Phone Number (402) 730-7302 Email Address dwiebe@charter-title.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kenneth L. Brown and Joan R. Brown, husband and wife Street or Other Mailing Address 1100 East South St., Trailer 31 City Hastings State NE Zip Code 68901 Phone Number 402-705-6835 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address dwiebe@charter-title.net			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$70,000.00

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

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

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

18 Address of Property
**210 N. Willson St.
 Blue Hill, NE 68930**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Kenneth L. Brown and Joan R. Brown, husband and wife
 210 N. Willson St. 1100 East South St, Trailer 31
 Blue Hill, NE 68930
 Hastings, NE 68901**

18a No address assigned 18b Vacant Land

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

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	70,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	70,000	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.

▶ **Kenneth L. Brown and Joan R. Brown, husband and wife**
 Print or Type Name of Grantee or Authorized Representative

402-705-6835
 Phone Number

[Signature]
 Signature of Grantee or Authorized Representative

 Title

June 30 2022
 Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>6</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>157.50</u>	28 Recording Data BK 2022, Pg 1709

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of July A.D., 2022, at 10:43 o'clock A. M. Recorded in Book 2022 on Page 1709
Gause Peterson County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-6-22
\$ 157.50 By AS

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

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT Real Growth, LLC, a Nebraska limited liability company, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do grant, bargain, sell, convey, and confirm unto

Kenneth L. Brown and Joan R. Brown, husband and wife, as joint tenants with right of survivorship,

the following described real property in Webster County, Nebraska:

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

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

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

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

Executed this 24 day of June, 2022.

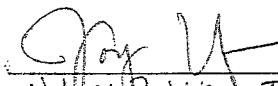
Real Growth, LLC, a Nebraska limited liability company


By: Steven M. Champoux
It's: Manager

STATE OF Nebraska
COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 24 day of June, 2022 by Steven M. Champoux, Manager of Real Growth, LLC.

GENERAL NOTARY - State of Nebraska
Joy Urquhart
My Comm. Exp. Nov. 9, 2024


Notary Public Joy Urquhart

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1736	7/7/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000514400		196		1		GeoCde	Twon	Rng	Sect	Qrt	Subdtv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30030		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
475		32,820		33,295		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 1					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1900	Construction Date :
Floor:	Floor Sq. Ft. : 1,300	Floor Sq. Ft. :
Building Cost New:	Cost : 162,790	Cost :
Single Family Style: 101	Residential Condition: 25	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000514400	
(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.

196

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

1 County Name Webster 2 County Number 91 3 Date of Sale/Transfer Mo. 7 Day 7 Yr. 22 4 Date of Deed Mo. 7 Day 7 Yr. 22

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Letitia A. Lovett Benjamin Joseph Christ

Street or Other Mailing Address 1634 North Lawrence Court 5715 Fremont Street

City State Zip Code Wichita KS 67206 Lincoln NE 68507

Telephone Number 316-210-0813 Phone Number (402) 601-8248 Is the grantee a 501(c)(3) organization? Yes No

Email Address NA Email Address holidayhexon@yahoo.com

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

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

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

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

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

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

14 What is the current market value of the real property? \$56,000.00 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property 201 West O Street Bladen, NE 68928 18a No address assigned 18b Vacant Land 19 Name and Address of Person to Whom Tax Statement Should be Sent Benjamin Joseph Christ 201 West O Street Bladen, NE 68928

20 Legal Description Lot 8, Block 1, Spence and Bennett's Addition to Bladen, Webster County, Nebraska.

21 If agricultural, list total number of acres

Table with 3 columns: Line number, Description, Amount. Line 22: Total purchase price, including any liabilities assumed \$ 56,000.00. Line 23: Was non-real property included in the purchase? No. Line 24: Adjusted purchase price paid for real estate \$ 56,000.00.

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

sign here Kary Trujillo Print or Type Name of Grantee or Authorized Representative (402) 601-8248 Phone Number Signature of Grantee or Authorized Representative Escrow Closer for Nebraska Title Co. Title 7/7/22 Date

Register of Deeds' Use Only For Dept. Use Only

26 Date Deed Recorded Mo. 7 Day 7 Yr. 22 27 Value of Stamp or Exempt Number \$ 126.00 28 Recording Data BK 2022, Pg 1736

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/07/22
\$ 126.00 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 07 day of July A.D., 2022, at 12:57 o'clock PM. Recorded in Book 2022 on Pages 1736-1737

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

WARRANTY DEED

Letitia A. Lovett and Gary G. Lovett, a married couple, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Benjamin Joseph Christ, GRANTEE, hereby conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot 8, Block 1, Spence and Bennett's Addition to Bladen, Webster County, Nebraska.

GRANTOR covenant with GRANTEE that GRANTOR:

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

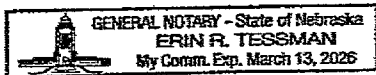
Dated 7/7/22

Letitia A. Lovett
Letitia A. Lovett

STATE OF Nebraska

COUNTY OF Webster

The foregoing instrument was acknowledged before me this 7 day of July, 2022 by Letitia A. Lovett.



Erin R. Tessman
Notary Public

Letitia A Lovett for
Letitia A. Lovett, Attorney-in-Fact for Gary
G. Lovett
Gary G Lovett

STATE OF Nebraska

COUNTY OF Webster

The foregoing instrument was acknowledged before me this 7 day of July, 2022
by Letitia A. Lovett, Attorney-in-Fact for Gary G. Lovett.

Erin R. Tessman

Notary Public

GI0002738



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1738	5/25/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001807400		197		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	18	1	00000	1	000	7930		
Land		Improvements		Total		Date of Sale Property Classification Code								
364,420				364,420		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 8					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	13.000		18,200				
	1A						1G	24.000		33,600				
	2A1						2G1	26.000		36,400				
	2A						2G	34.000		47,600				
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	88.000		222,200		Accretion								
	2D1					Waste		6.000		1,680				
	2D					Other								
	3D1					AG LAND TOTAL		194.000		364,420				
	3D					Roads		6.000						
	4D1	3.000		4,740		Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		6.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; SALE BETWEEN PARENT & CHILD	
Comments from	Comments:
001807400 001807500	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>05</u> Day <u>25</u> Yr. <u>22</u>	4 Date of Deed Mo. <u>05</u> Day <u>25</u> Yr. <u>22</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard A Hersh and Debra N Hersh Street or Other Mailing Address 427 River Road City Inavale State NE Zip Code 68952		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Patrick A. Hersh and Ashley Hersh Street or Other Mailing Address 511 River Road City Red Cloud State NE Zip Code 68970	
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)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 348,765

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

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

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

18 Address of Property

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Patrick and Ashley Hersh
511 River Road, Red Cloud, NE 68970

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

21 If agricultural, list total number of acres transferred in this transaction 200.00

22 Total purchase price, including any liabilities assumed	22	\$ 348,765.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 348,765.00

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 only authorized to sign this statement.

Jaclyn N. Daake
 Print or Type Name of Grantee or Authorized Representative

[Signature]
 Signature of Grantee or Authorized Representative

(308) 928-2165
 Phone Number

settlement attorney
 Title

07/07/2022
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>7</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>785.25</u>	28 Recording Data BK2022 Pg 1738

The West Half of the East Half of the Northeast Quarter ($W\frac{1}{2}E\frac{1}{2}NE\frac{1}{4}$) of Section Eighteen (18), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska AND

The Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4}NE\frac{1}{4}$) and the North Half of the Northwest Quarter ($N\frac{1}{2}NW\frac{1}{4}$) and the Southwest Half of the Northwest Quarter ($SW\frac{1}{2}NW\frac{1}{4}$) of Section Eighteen (18), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/07/22
\$ 785.25 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 07 day of July A.D., 2022, at 03:22 o'clock PM. Recorded in Book 2022 on Page 1738

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

Return to: DWSD, PO Box 528, Alma, NE 68920

JOINT TENANCY WARRANTY DEED

GRANTORS: RICHARD A. HERSH and DEBRA N. HERSH, a married couple
GRANTEES: PATRICK A. HERSH and ASHLEY HERSH, a married couple

For one dollar and other consideration -(\$1.00 & OC)- Grantors do now convey to Grantees the following described real estate (as defined in Neb. Rev. Stat. §76-201) as joint tenants:

The West Half of the East Half of the Northeast Quarter (W¹/₂E¹/₂NE¹/₄) of Section Eighteen (18), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska AND

The Northwest Quarter of the Northeast Quarter (NW¹/₄NE¹/₄) and the North Half of the Northwest Quarter (N¹/₂NW¹/₄) and the Southwest Half of the Northwest Quarter SW¹/₂NW¹/₄) of Section Eighteen (18), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska

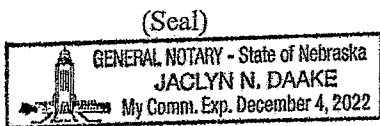
Grantors covenant (jointly and severally, if more than one) that Grantors:

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

Richard A. Hersh 5-25-22 *Debra N. Hersh* 5-25-22
Richard A. Hersh Date Debra N. Hersh Date

STATE OF NEBRASKA)
) ss.
COUNTY OF HARLAN)

Subscribed and sworn to before me this 25 day of May 2022 by Richard A. Hersh and Debra N. Hersh, a married couple, as each his/her respective voluntary acts and deeds.



Jaclyn N. DAAKE
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1745	7/8/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000138900		198		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		005	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
885		61,440		62,325		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1970	Construction Date :
Floor:		Floor Sq. Ft. : 1,365	Floor Sq. Ft. :
Building Cost New:		Cost : 171,195	Cost :
Single Family Style: 104		Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD ; SALE BETWEEN GRANDPARENT & GRANDCHILD	
Comments from	Comments:
000138900	
(Continue on back)	

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 8th day of July A.D., 2022, at 10:39 o'clock A.M. Recorded in Book 2022 on Page Pg 1745
Louise Petsch County Clerk
\$10.00 add Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7/8/2022
\$ 112.50 By AW

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

JOINT TENANCY WARRANTY DEED

Karin J. Prellwitz, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jessica Prellwitz and Kyle Prellwitz, wife and husband, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Seven (7) and the North Thirty Feet (30') of Lot Eight (8), Block Five (5), LeDuc's Addition to Red Cloud, Webster County, Nebraska

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

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

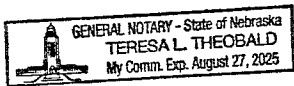
Executed July 8, 2022.

Karin J. Prellwitz
Karin J. Prellwitz

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on July 8, 2022 by Karin J. Prellwitz, a single person.

Teresa L. Theobald
Notary Public



My commission expires: 8/27/2025

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	1763	6/23/2022	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002107301	199	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	5	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
697,770		697,770		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	139.600	639,370		GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A	10.000	42,300		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	6.000	15,150		Accretion								
2D1				Waste	3.400	950						
2D				Other								
3D1				AG LAND TOTAL	159.000	697,770						
3D				Roads	5.000							
4D1				Farm Sites								
4D				Home Sites								
Dwellings				Recreation								
Outbuildings				Other								
				Non-AG TOTAL	5.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; BETWEEN GRANDPARENT & GRANDCHILD	
Comments from	Comments:
002107301	
(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.

199

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 06 Day 23 Yr. 2022
4 Date of Deed Mo. 06 Day 23 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) JOAN E. SOUCEK
6 Grantee's Name, Address, and Telephone (Please Print) CHAD R. TIMM
Street or Other Mailing Address 10820 E TURQUOISE AVE
City SCOTTSDALE State AZ Zip Code 85259
Phone Number (402) 341-6000
Email Address chad.timm9@gmail.com

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

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

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

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

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

14 What is the current market value of the real property? \$1,000,000
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property
18a No address assigned, 18b Vacant land
19 Name and Address of Person to Whom the Tax Statement Should be Sent SAME AS #6

20 Legal Description (Attach additional pages, if needed.)
THE WEST HALF (W1/2) OF THE NORTH HALF (N1/2) OF SECTION FIVE (5), TOWNSHIP FOUR (4) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA

21 If agricultural, list total number of acres transferred in this transaction 164

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

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. DANIEL C. PAULEY, AUTHORIZED REPRESENTATIVE (402) 341-6000
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Title ATTORNEY/AUTHORIZED REP. Date 07/11/2022

Register of Deed's Use Only
26 Date Deed Recorded Mo. 7 Day 11 Yr. 22
27 Value of Stamp or Exempt Number \$ 2.25
28 Recording Data BK2022 Pg 1763

Grantee—Retain a copy of this docu

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/11/22
\$ 2.25 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of July A.D., 2022, at 02:21 o'clock PM. Recorded in Book 2022 on Page 1763

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

Drafted By And After Recording Return To: Daniel C. Pauley, Fraser Stryker, PC, L.L.O. 500 Energy Plaza, 409 S. 17th Street, Omaha, NE 68102

QUITCLAIM DEED

JOAN E. SOUCEK, a widow ("Grantor"), in consideration of One Dollar and other good and valuable consideration, quitclaims to the CHAD R. TIMM, an individual ("Grantee"), any and all right, title and interest (including a Life Estate) in the following described real estate:

The West Half (W1/2) of the North Half (N1/2) of Section Five (5), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

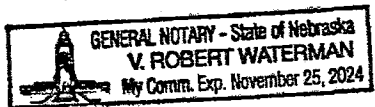
Executed as of this 23 day of June, 2022.

Joan E. Soucek

Joan E. Soucek

STATE OF NEBRASKA)
) ss:
COUNTY OF Adams)

The foregoing instrument was acknowledged before me, a Notary Public, on this 23 day of June, 2022, by Joan E. Soucek.



V. Robert Waterman

Notary Public
My commission expires: 11-25-2024

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1764	6/27/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000123800		200		4	04	GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		006	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
770		43,185		43,955		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1930	Construction Date :
Floor:		Floor Sq. Ft. : 902	Floor Sq. Ft. :
Building Cost New:		Cost : 89,575	Cost :
Single Family Style: 101		Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:	
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD; FORFEITURE OF CONTRACT	
Comments from	Comments:
000123800	
(Continue on back)	

Real Estate Transfer Statement 200

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

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

1 County Name: Webster; 2 County Number: 95; 3 Date of Sale/Transfer: Mo. 6 Day 27 Yr. 2022; 4 Date of Deed: Mo. 6 Day 27 Yr. 2022; 5 Grantor's Name: Allen Compton and Rebecca Taylor; 6 Grantee's Name: Teresa Denney + Greg Denney; 7 Property Classification: (A) Improved, (B) Single Family; 8 Type of Deed: Quit Claim; 9 Was transfer part of IRS like-kind exchange: No; 10 Type of Transfer: Foreclosure; 11 Was ownership transferred in full: Yes; 12 Was real estate purchased for same use: Yes; 13 Was the transfer between relatives: No; 14 Current market value: 36,040; 15 Was the mortgage assumed: No; 16 Does this conveyance divide a current parcel of land: No; 17 Was transfer through a real estate agent or a title company: No; 18 Address of Property: 729 N Eim Red Cloud, NE 68970; 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Teresa Denney, 209 14th Ave, Franklin NE 68939; 20 Legal Description: Lots 4-6 BIK6 Smith + Moore's addition Red Cloud Webster Co. Nebraska

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

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

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

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

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

14 What is the current market value of the real property? 36,040 (taxable value). 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) No.

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

18 Address of Property: 729 N Eim Red Cloud, NE 68970. 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Teresa Denney, 209 14th Ave, Franklin NE 68939.

20 Legal Description: Lots 4-6 BIK6 Smith + Moore's addition Red Cloud Webster Co. Nebraska. 21 If agricultural, list total number of acres transferred in this transaction.

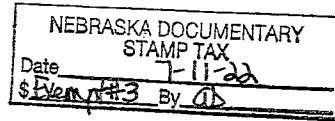
22 Total purchase price, including any liabilities assumed: \$ 0.00. 23 Was non-real property included in the purchase? No. 24 Adjusted purchase price paid for real estate (line 22 minus line 23): \$ 0.00.

25 If this transfer is exempt from the documentary stamp tax, list the exemption number #3.

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Teresa Denney and Greg Denney, Print or Type Name of Grantee or Authorized Representative. 307-331-1953, Phone Number. Signature of Grantee or Authorized Representative, Title, Date.

Register of Deed's Use Only. 26 Date Deed Recorded: Mo. 7 Day 11 Yr. 22. 27 Value of Stamp or Exempt Number: \$ Exempt #3. 28 Recording Data: BK 2022, 1764.

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 11 day
of July A.D., 2022 at 2:37
o'clock PM. Recorded in Book 2022
on Page 1764
Laurie Burkhead County Clerk
10-00 AS Deputy
Ind Comp Assessor Carded



After Recording Return To:
LIESKE, LIESKE, & ENSZ, P.C., L.L.O.
PO Box 268
Minden, NE 68959

QUITCLAIM DEED

Allen Compton and Rebecca Taylor, GRANTORS, whether one or more, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to Teresa Denney and Greg Denney, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201), to wit:

Lot Four (4), Five (5) and Six (6), Block Six (6), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

and subject to easements, restrictions and covenants of record, if any.

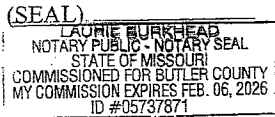
Executed: This the 27th day of June, 2022.

Allen Compton, GRANTOR

STATE OF Missouri)
) ss.
COUNTY OF Butler)

The foregoing instrument was acknowledged before me on the 27 day of June, 2022, by Allen Compton, GRANTOR.

Laurie Burkhead
Notary Public

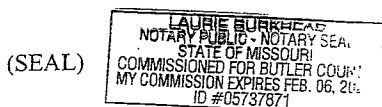


Rebecca Taylor
Rebecca Taylor, GRANTOR

STATE OF Missouri)
) ss.
COUNTY OF Butler)

The foregoing instrument was acknowledged before me on the 27 day of June, 2022, by Rebecca Taylor, GRANTOR.

Laurie Burkhead
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1765	6/14/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000108200		201		4	05	GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10005		015	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
555		11,200		11,755		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

		Residential			Commercial		
Multiple Improvements:		Multiple Improvements. :			Multiple Improvements. :		
Construction Date:		Construction Date : 1900			Construction Date :		
Floor:		Floor Sq. Ft. : 950			Floor Sq. Ft. :		
Building Cost New:		Cost : 91,820			Cost :		
Single Family Style: 101		Residential Condition: 20			Commercial Occupancy Code:		
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:		
(101) <input checked="" type="checkbox"/> One Story		(20) <input checked="" type="checkbox"/> Badly Worn			Commercial Construction Class:		
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame		
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame		
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls		
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls		
(106) <input type="checkbox"/> Other					(5) <input type="checkbox"/> Metal Frame and Walls		
Townhouse or Duplex Style:		Residential Quality: 30			(6) <input type="checkbox"/> Pole Frame		
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low			Cost Rank:		Condition:
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex							(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD ; SALE BETWEEN UNCLE & NEPHEW	
Comments from	Comments:
000108200	
(Continue on back)	

Real Estate Transfer Statement

201

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>06</u> Day <u>14</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>06</u> Day <u>14</u> Yr. <u>2022</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) William E. Funaro Street or Other Mailing Address 219 Road H City Inavale State NE Zip Code 68952 Phone Number (402) 846-9027 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael Funaro Street or Other Mailing Address 367 Beverly Ave City San Leandro State CA Zip Code 94577 Phone Number (000) 000-0000 Email Address n/a	
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$3,300

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

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

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

18 Address of Property
445 N Seward St
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots One (1) and Two (2), Block Fifteen (15), Original Town of Red Cloud, Webster County, Nebraska.

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

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

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

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

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

David B. Garwood Attorney
 Signature of Grantee or Authorized Representative Title Date **June 22, 2022**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>12</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>9.00</u>	28 Recording Data BK2022, Pg 1765

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 1765

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of July A.D., 2022, at 11:38 o'clock AM. Recorded in Book 2022 on Page 1765
Janine Petrek County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-12-22
\$ 19.00 By AD

WARRANTY DEED

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

Lots One (1) and Two (2), Block Fifteen (15), Original Town of Red Cloud, Webster County, Nebraska.

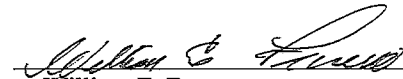
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;

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

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

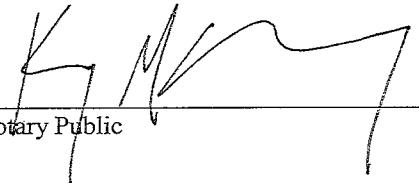
Executed June 14, 2022.


William E. Funaro

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 14, 2022, by William E. Funaro, a single person.

Comm. expires 


Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1790	7/13/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000502000		202		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131				00	0	30005		003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,065		53,500		54,565		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1		B) 01		C) 1		D) 1		E) 7		F) 2

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1961	Construction Date :
Floor:		Floor Sq. Ft. : 1,143	Floor Sq. Ft. :
Building Cost New:		Cost : 175,600	Cost :
Single Family Style: 101		Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000502000	
(Continue on back)	

Real Estate Transfer Statement 202

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>13</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>07</u> Day <u>07</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jessica L. Diehl f/k/a Jessica L. Lovejoy & Andrew A. Diehl Street or Other Mailing Address 806 E. 7th St. City Superior State NE Zip Code 68978				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) John J. Gerten Street or Other Mailing Address 445 N. Main St. - 5132 W. 134th Pl City Bladen Hawthorne State NE CA Zip Code 90250 68928			
Phone Number (402) 984-1431				Phone Number (310) 968-4335		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address N.A.				Email Address N.A.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$65,000

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

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

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

18 Address of Property
**415 N. Main St.
 Bladen, NE 68928**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Four (4), Five (5), Six (6) and Seven (7), Block Three (3), Original Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed	22	\$ 65,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 65,000.00

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

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

Danielle L. Kelley (402) 463-4198
 Phone Number
 07-13-2022
 Date

Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title
 Closing Dept. Manager

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>14</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>146.25</u>	28 Recording Data BK 2022 Pg 1790

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/14/22
\$ 146.25 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of July A.D., 2022, at 02:40 o'clock PM. Recorded in Book 2022 on Page 1790

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

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

Warranty Deed

The Grantor, **JESSICA L. DIEHL F/K/A JESSICA L. LOVEJOY AND ANDREW A. DIEHL, WIFE AND HUSBAND**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **JOHN J. GERTEN**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lots Four (4), Five (5), Six (6) and Seven (7), Block Three (3), Original Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed 7-7-22

Jessica L. Diehl

Jessica L. Diehl f/k/a Jessica L. Lovejoy

Andrew A. Diehl

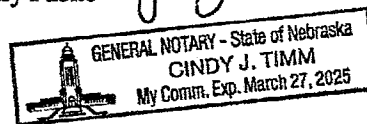
Andrew A. Diehl

STATE OF NEBRASKA }
COUNTY OF webster } ss

On this 7 day of July 2022, before me personally appeared **Jessica L. Diehl f/k/a Jessica L. Lovejoy and Andrew A. Diehl.**

Cindy J. Timm

Notary Public -



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1803	7/14/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000302500		203		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133				07	0	00000		000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
6,820		81,265		88,085		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 4					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. : 2
Construction Date:		Construction Date :	Construction Date : 1940
Floor:		Floor Sq. Ft. :	Floor Sq. Ft. : 7,440
Building Cost New:		Cost :	Cost : 218,290
Single Family Style:		Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out	Primary: 493 Other1: 528 Other2:
(101) <input type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 5
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other			(5) <input checked="" type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:		Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low	Cost Rank: 20 Condition: 20
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input checked="" type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
CORP WD	
Comments from	Comments:
000302500	

(Continue on back)

202-6150

Real Estate Transfer Statement

203

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>14</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>7</u> Day <u>11</u> Yr. <u>2022</u>
--------------------------------------	-----------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) CHS-Holdrege, Inc. Street or Other Mailing Address P O Box 64089 City St Paul State MN Zip Code 55164 Phone Number n/a Email Address n/aHol		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Norder Holding Company Street or Other Mailing Address P O Box 10 City Bruning State NE Zip Code 68322 Phone Number 402-353-6175 Email Address n/a	
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$110,000

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

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

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

18 Address of Property
**610 W Nemaha St
Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
All of Block Seven (7); and the East 22 feet of Lot Eight (8), Block Six (6); all in the Original Town of Blue Hill, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	110,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	110,000.00

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.

Tim Norer, President, Norder Holding Company

sign here	Print or Type Name of Grantee or Authorized Representative	Grantee	Phone Number 7/14/2022
	Signature of Grantee or Authorized Representative	Title	Date

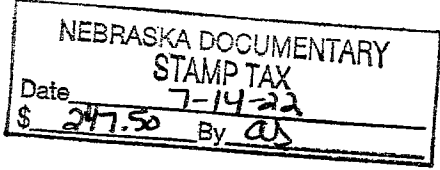
Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>7</u> Day <u>14</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ 247.50	28 Recording Data BK2022, Pg 1803	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of July A.D., 2022, at 3:20 o'clock PM. Recorded in Book 2022 on Page 1803-1805
Louise Petrich County Clerk
22.00 Deputy
Ind Comp Assessor Carded



AFTER RECORDING RETURN TO AND SEND TAX STATEMENTS TO:
Norder Holding Company
136 Main Street
Bruning, NE 68322

**CORPORATION
WARRANTY DEED**

CHS-Holdrege, Inc., a Nebraska corporation, successor by merger to Agri-Coop, "GRANTOR", for valuable consideration of One Dollar (\$1.00), and other good and valuable consideration, conveys to **Norder Holding Company**, a Nebraska corporation, "GRANTEE", the following real estate (as defined in Neb. Rev. Stat. § 76-201) situated in Webster County, and State of Nebraska, to-wit:

All of Block Seven (7); and the East 22 feet of Lot Eight (8) in Block Six (6); all in the 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. real estate is subject to "As-Is, Where-Is" language set forth on Exhibit A, attached hereto and made a part hereof;
- 3. has legal power and lawful authority to convey the same; and
- 4. warrants and will defend title to the rest estate against the lawful claims of all persons.

EXECUTED: ~~June~~ July 11, 2022.

CHS-Holdrege, Inc.
By: [Signature]
Richard Dusek
Its: President
By: [Signature]
Michael Johnston
Its: Vice President

State of Minnesota)

) ss

County of Dakota)

On this 11th day of July, 2022, before me a Notary Public duly commissioned and qualified, personally came Richard Dusek, President, and Michael Johnston, Vice President the duly authorized representatives of CHS-Holdrege, Inc., who acknowledged they held the position or title set forth in the instrument, that they signed the instrument on behalf of the corporation by proper authority and that the instrument was the act of the corporation and are to me known to be said duly authorized representative or representatives and the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

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

Julia D Hurd

Notary Public

My Commission Expires: 1/31/2024

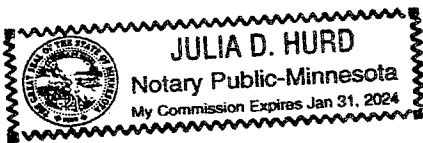


EXHIBIT A

THE PROPERTY IS SOLD BY GRANTOR ON AN "AS IS, WHERE IS AND WITH ALL FAULTS" BASIS AND GRANTOR DISCLAIMS ANY AND ALL WARRANTIES OF ANY KIND, BOTH EXPRESS AND IMPLIED, REGARDING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, ENVIRONMENTAL CONDITION, EXISTENCE OR ABSENCE OF TOXIC OR HAZARDOUS SUBSTANCES OR WASTES IN, ON, UNDER OR AFFECTING THE PROPERTY, PERFORMANCE, COURSE OF DEALING OR USAGE OF TRADE. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, GRANTOR DISCLAIMS ANY AND ALL WARRANTIES OF ANY KIND THAT ANY BUILDINGS OR OTHER IMPROVEMENTS INCLUDED ON THE REAL ESTATE ARE LOCATED ENTIRELY WITHIN ANY APPLICABLE BOUNDARY LINES.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1806	7/1/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000310000		204				GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		022	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,840		61,315		64,155		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1890	Construction Date :
Floor:	Floor Sq. Ft. : 1,062	Floor Sq. Ft. :
Building Cost New:	Cost : 103,830	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000310000	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 07 Day 01 Yr. 2022		4 Date of Deed Mo. 06 Day 28 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David E. Bauman and Vanetta L. Bauman Street or Other Mailing Address 15 Sara Dr City Hastings State NE Zip Code 68901				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Keenan J. White, Kinsey O. Sawyer Street or Other Mailing Address 622 2nd 6850 City Nebraska City State NE Zip Code 68460			
Phone Number NA				Phone Number 402-469-6806		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address dwiebe@charter-title.net				Email Address dwiebe@charter-title.net			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$110,000.00

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

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

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

18 Address of Property
**309 South Sycamore Street
 Blue Hill, NE 68930**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Keenan J. White, Kinsey O. Sawyer
 309 South Sycamore Street
 Blue Hill, NE 68930**

18a No address assigned 18b Vacant Land

20 Legal Description
Lots 6 and 7, Block 22, Original Town of Blue Hill, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	110,000 00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	110,000 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.

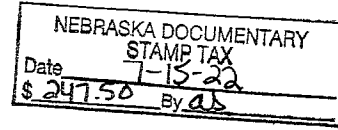
Keenan J. White or Kinsey O. Sawyer Print or Type Name of Grantee or Authorized Representative	747 N. BURLINGTON AVE, STE. G208 HASTINGS, NE 68901	402-469-6806 Phone Number
 Signature of Grantee or Authorized Representative	Grantee or Authorized Representative Title	July 1, 2022 Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 15 Yr. 22	27 Value of Stamp or Exempt Number \$ 247.50	28 Recording Data BK 2022, Pg 1806

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 1806

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of July, A.D., 2022, at 1:04 o'clock P.M. Recorded in Book 2022 on Page 1806
David E. Bauman County Clerk
AD Deputy
Ind. 10.00 Comp. Assessor Carded



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

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT David E. Bauman and Vanetta L. Bauman, husband and wife, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do grant, bargain, sell, convey, and confirm unto

Keenan J. White, a single person and Kinsey O. Sawyer, a single person, joint tenants with right of survivorship,

the following described real property in Webster County, Nebraska:

Lots 6 and 7, Block 22, Original Town of Blue Hill, Webster County, Nebraska.

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

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

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

Executed this 28 day of June, 2022.

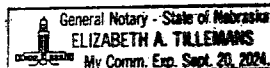
David E. Bauman
David E. Bauman

Vanetta L. Bauman
Vanetta L. Bauman

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 28th day of June, 2022 by David E. Bauman and Vanetta L. Bauman, husband and wife.

Elizabeth A. Tillemans
Notary Public Elizabeth A. Tillemans



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1820	7/15/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000304700		205		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		012	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
5,240		26,000		31,240		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 2022	Construction Date :
Floor:		Floor Sq. Ft. : 1,902	Floor Sq. Ft. :
Building Cost New:		Cost : 240,015	Cost :
Single Family Style: 101		Residential Condition: 40	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000304700	

(Continue on back)

Real Estate Transfer Statement 205

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>15</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>7</u> Day <u>14</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) South Central Economic Development, Inc. Street or Other Mailing Address PO Box 79 City <u>Holdrege</u> State <u>NE</u> Zip Code <u>68949</u> Phone Number <u>308-455-4771</u> Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jacob Thomas Hull and Anna Krystyna Hull Street or Other Mailing Address 802 W Saline St City <u>Blue Hill</u> State <u>NE</u> Zip Code <u>68930</u> Phone Number <u>785-799-4034</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$247,000

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

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

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

18 Address of Property
**802 W Saline St
 Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lot One (1) and Four (4), Block Twelve (12), Original Town of Blue Hill, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	\$	247,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	247,000.00

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

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

Jacob Thomas Hull 785-799-4034
 Print or Type Name of Grantee or Authorized Representative Phone Number

Jacob Thomas Hull 7/15/2022
 Signature of Grantee or Authorized Representative Date

Grantee

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>15</u> Yr. <u>2022</u>	27 Value of Stamp or Exempt Number \$ <u>555.75</u>	28 Recording Data <u>BL 2022, Pg 1820</u>

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of July A.D., 2022, at 2:45 o'clock P.M. Recorded in Book 2022 on Page 1820
Louise Petch County Clerk
10.00 V.D. Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-15-22
\$ 555.75 By KO

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

JOINT TENANCY WARRANTY DEED

South Central Economic Development District, Inc., a Nebraska nonprofit corporation, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jacob Thomas Hull and Anna Krystyna Hull, husband and wife, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot One (1) and Four (4), Block Twelve (12), Original Town of Blue Hill, Webster County, Nebraska

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

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

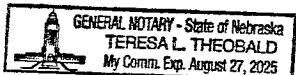
Executed July 14, 2022.

South Central Economic Development District, Inc.,
a Nebraska nonprofit corporation

Sharon Hueftle
BY: Sharon Hueftle, Executive Director

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on July 14, 2022 by Sharon Hueftle, Executive Director of South Central Economic Development District, Inc., a Nebraska nonprofit corporation.



Teresa L. Theobald
Notary Public

My commission expires: 8/27/2025

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	1840	7/14/2022	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000621700	206	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40030		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
680,555	12,905	693,460		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 1	D) 1	E) 7	F) 5			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	9.770	13,680						
1A				1G	35.620	49,175						
2A1				2G1	1.150	1,610						
2A				2G								
3A1				3G1	2.280	3,190						
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	14.000	35,350		Shelterbelt/Timber								
1D	97.490	246,165		Accretion								
2D1	9.000	22,725		Waste		2.230	625					
2D	70.400	156,290		Other								
3D1	19.150	42,515		AG LAND TOTAL		321.130	666,190					
3D				Roads		11.520						
4D1				Farm Sites		1.000	13,840					
4D	60.040	94,865		Home Sites		2.340	525					
				Recreation								
Dwellings		12,605		Other								
Outbuildings		300		Non-AG TOTAL		14.860	14,365					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER PROPERTY INTO REVOCABLE TRUST	
Comments from	Comments:
000621700 001001400 001004400 001107400 001110200	
(Continue on back)	

Real Estate Transfer Statement

206

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 07 Day 14 Yr. 2022	4 Date of Deed Mo. 07 Day 14 Yr. 2022
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Craig S. James Street or Other Mailing Address 632 Sailside Dr City Lincoln State NE Zip Code 68528 Phone Number (402) 310-7743 Email Address mercdriver99@gmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) see attached Street or Other Mailing Address 632 Sailside Dr City Lincoln State NE Zip Code 68528 Phone Number (402) 310-7743 Email Address mercdriver99@gmail.com	
---	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
see attached

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Craig S. James
632 Sailside Drive
Lincoln, NE 68528

18a No address assigned 18b Vacant land

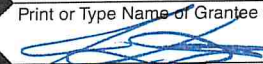
20 Legal Description (Attach additional pages, if needed.)
see attached

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(5)(a).

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

sign here Kelly R. Hoffschneider
 Print or Type Name of Grantee or Authorized Representative

 Signature of Grantee or Authorized Representative
 Attorney
 Title
 (402) 261-7677
 Phone Number
 7.14.22
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 18 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt #5a	28 Recording Data BK2022, 1840

7.
 1. Unimproved, Agriculture
 2. Unimproved, Agriculture
 3. Unimproved, Agriculture
 4. Improved, Residential
 5. Unimproved, Agriculture

14.
 1. \$316,045
 2. \$154,655
 3. \$176,485
 4. \$13,130
 5. \$33,145

18.
 1. No address
 2. No address
 3. No address
 4. 410 West Douglas Ave, Guide Rock
 5. No address

20.

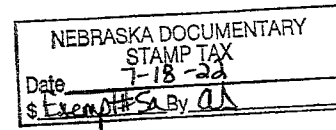
1. The SW 1/4 of Section 4, Township 1 North, Range 9 West, Webster County, Nebraska.
2. The S1/2 of the SW1/4 of Section 15, Township 2 North, Range 9 West, Webster County, Nebraska.
3. The S1/2 of the SW 1/4 of Section 21, Township 2 North, Range 9 West, Webster County, Nebraska.
4. A tract of land bounded by a line commencing at a point 101 1/2 feet East of the SE corner of Lot 19, Robert's Addition to Guide Rock, Nebraska, thence North 506 feet, thence East 100 feet, thence South 505 feet thence West 100 feet to the point of beginning, and the West 101 1/2 feet of Block H, Resurvey Subdivision by Ordinance to Guide Rock, that parcel more particularly described in the Deed recorded in Book 27, page 113, records of Webster County, Nebraska.
5. The West 101 1/2 feet of Block H, Resurvey Subdivision by Ordinance to Guide Rock, that parcel more particularly described in the Deed recorded in Book 27,

page 113, records of Webster County, Nebraska, (also described as part of Government Lot 3 (tax Lot 6), in Section 9, Township 1 North, Range 9 West, Webster County, Nebraska.

State of Nebraska }
County of Webster } ss.

BOOK 2022 PAGE 1840

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of July A.D., 2022, at 10:52
o'clock AM. Recorded in Book 2022
on Page 1840-1841
Gaule Petron County Clerk
16.00 AD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



Return to:

Kelly R. Hoffschneider, Attorney
1120 K Street, Suite 200
Lincoln, NE 68508

WARRANTY DEED

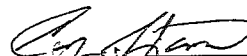
Craig S. James, a single person, herein called the Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration received from Grantee, do grant, bargain, sell, convey, and confirm unto Craig S. James, Trustee of The Craig S. James Revocable Trust dated July 14, 2022, herein called the Grantee, the following described real property in Webster County, Nebraska:

1. The SW 1/4 of Section 4, Township 1 North, Range 9 West, Webster County, Nebraska.
2. The S1/2 of the SW1/4 of Section 15, Township 2 North, Range 9 West, Webster County, Nebraska.
3. The S1/2 of the SW 1/4 of Section 21, Township 2 North, Range 9 West, Webster County, Nebraska.
4. A tract of land bounded by a line commencing at a point 101 1/2 feet East of the SE corner of Lot 19, Robert's Addition to Guide Rock, Nebraska, thence North 506 feet, thence East 100 feet, thence South 505 feet thence West 100 feet to the point of beginning, and the West 101 1/2 feet of Block H, Resurvey Subdivision by Ordinance to Guide Rock, that parcel more particularly described in the Deed recorded in Book 27, page 113, records of Webster County, Nebraska.
5. The West 101 1/2 feet of Block H, Resurvey Subdivision by Ordinance to Guide Rock, that parcel more particularly described in the Deed recorded in Book 27, page 113, records of Webster County, Nebraska, (also described as part of Government Lot 3 (tax Lot 6), in Section 9, Township 1 North, Range 9 West, Webster County, Nebraska.

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

And Grantor does hereby covenant with the Grantee and with Grantee's heirs and assigns that Grantor is lawfully seized of said premises; that it is free from encumbrance; that Grantor has good right and lawful authority to convey the same; and that Grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated: July 14, 2022.



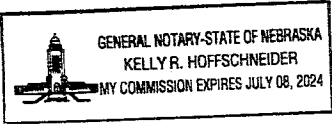
Craig S. James, Grantor

STATE OF NEBRASKA)
) ss:
COUNTY OF LANCASTER)

14 The foregoing instrument was acknowledged before me by Craig S. James on July
2022.



Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1843	7/1/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000123800		207		1		GeoCde	Twn	Rng	Sect	Qri	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		006	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
770		43,185		43,955		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	
Construction Date:		Construction Date : 1930	
Floor:		Floor Sq. Ft. : 902	
Building Cost New:		Cost : 89,575	
Single Family Style: 101		Residential Condition: 30	
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:	
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:	
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD	
Comments from	Comments:
000123800	
(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 item.

207

FORM 521

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

1 County Name Webster	2 County Number Select County & County Number 95	3 Date of Sale/Transfer Mo 7 Day 1 Yr 2022	4 Date of Deed Mo 7 Day 18 Yr 2022
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Teresa and Greg Denney Street or Other Mailing Address 209 14th Ave City Franklin State NE Zip Code 68939		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Susan A. Strickland Street or Other Mailing Address 729 N Elm City Red Cloud State NE Zip Code 68970	
Phone Number 307-331-1953	Phone Number 509-824-2667	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address N/A	Email Address N/A		

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
36,040 (taxable value)

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

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

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

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

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Susan A. Strickland
729 N. Elm
Red Cloud, NE 68970**

20 Legal Description
**Lots 4, 5 and 6 Block 6
Smith and Moore's Addition to
Red Cloud, NE Webster County**

21 If agricultural, list total number of acres _____

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

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.

Susan A. Strickland
Print or Type Name of Grantee or Authorized Representative

Susan A. Strickland
Signature of Grantee or Authorized Representative

509-824-2667
Phone Number

7-18-2022
Date

_____ Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 18 Yr. 22	27 Value of Stamp or Exempt Number \$ 45.00	28 Recording Data BL 2022, Pg 1843

Prepared By

Name: Teresa Denney
Address: 209 14th Ave
Franklin
State: NE Zip Code: 68939

After Recording Return To

Name: _____
Address: _____
State: _____ Zip Code: _____

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of July A.D., 2022, at 12:17 o'clock P M. Recorded in Book 2022 on Page 1843-1844

Louise Petsch County Clerk
16.00 VD Deputy
Ind _____ Comp _____ Assessor _____ Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-18-22
\$ 45.00 By VD

Space Above This Line for Recorder's Use

NEBRASKA QUIT CLAIM DEED

STATE OF NEBRASKA

COUNTY OF Webster

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Twenty-two thousand dollars (\$22,000.⁰⁰/₁₀₀) in hand paid to Teresa & Greg Denney, a married couple, residing at 209 14th Ave, County of Franklin, City of Franklin, State of Nebraska (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Susan A. Strickland, a married woman, residing at 729 NElm, County of Webster, City of RedCloud, State of Nebraska (hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Webster, Nebraska to-wit: Lots Four (4), Five (5) and Six (6) Block Six (6) Smith and Moore's Addition to RedCloud, Webster County, Nebraska

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Teresa Denney
 Grantor's Signature
Teresa Denney
 Grantor's Name
Teresa Denney
 Address 209 14th Ave
Franklin, NE 68939
 City, State & Zip

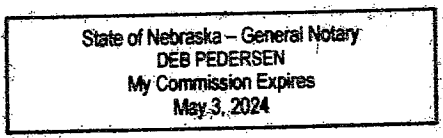
Greg Denney
 Grantor's Signature
Greg DENNEY
 Grantor's Name
Greg Denney
 Address 209 14th Ave
Franklin NE 68939
 City, State & Zip

STATE OF NEBRASKA)
 COUNTY OF Franklin)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa Denney & Greg Denney whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 18th day of July, 2022.

Deb Pedersen
 Notary Public



My Commission Expires: 5-3-2024

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1845	7/18/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000338600		208		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133				00	0	20055		014	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
2,095		113,535		115,630		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1		B) 01		C) 1		D) 1		E) 6		F) 1

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1970	Construction Date :
Floor:	Floor Sq. Ft. : 1,012	Floor Sq. Ft. :
Building Cost New:	Cost : 154,630	Cost :
Single Family Style: 101	Residential Condition: 35	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000338600	
(Continue on back)	

Real Estate Transfer Statement

208

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>18</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>7</u> Day <u>8</u> Yr. <u>2022</u>
--------------------------------------	------------------------------	---	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Paige Lehring Street or Other Mailing Address 848 Creighton Ave. City Hastings State NE Zip Code 68901 Phone Number N/A Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Arthur L. Blythe and Carol J. blythe Street or Other Mailing Address 1005 W. Seward St. City Blue Hill State NE Zip Code 68930 Phone Number 308-991-6700 Email Address N/A	
		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$145,000

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

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

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

18 Address of Property
1005 W. Seward St., Blue Hill, NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lot 3 and the E 15 feet of Lot 4, Block 14, Hoover's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof

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

22 Total purchase price, including any liabilities assumed	22	\$	145,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	145,000.00

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

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

sign here

Arthur L. Blythe
Print or Type Name of Grantee or Authorized Representative

Arthur L. Blythe
Signature of Grantee or Authorized Representative

Grantee

308 991 6700
Phone Number

78-18-2022
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>19</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>326.25</u>	28 Recording Data BK2022 Pg 1845

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/19/22
\$ 326.25 By AS

State of Nebraska }
County of Webster } ss.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 19 day
of July A.D., 2022, at 08:50
o'clock AM. Recorded in Book 2022
on Page 1845

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

Return To: Arthur and Carol Blythe, 1005 W. Seward St., Blue Hill, NE 68930

JOINT TENANCY WARRANTY DEED

PAIGE LEHRLING, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to **ARTHUR L. BLYTHE and CAROL J. BLYTHE**, husband and wife, GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lot Three (3) and the East Fifteen (E 15) feet of
Lot Four (4), Block Fourteen (14), Hoover's
Addition to Blue Hill, Webster County, Nebraska,
according to the recorded plat thereof.

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

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

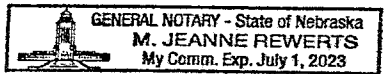
Executed: July 8 2022.

Paige Lehrling

PAIGE LEHRLING.

STATE OF NEBRASKA)
) SS:
COUNTY OF Adams)

The foregoing warranty deed was acknowledged before me on July 8 2022, by Paige Lehrling.



M. Jeanne Rewerts

Notary Public

My commission expires: July 1, 2023

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	1862	7/19/2022	Base: 91-0002			Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
002313600		209	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	34	3	00000	1	000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
28,820		7,175		35,995		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 7				
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:			
IRRIGATED	1A1					GRASSLAND	1G1	9.000		12,600			
	1A						1G	1.700		2,380			
	2A1						2G1						
	2A						2G						
	3A1						3G1						
	3A						3G						
	4A1						4G1						
	4A						4G						
DRYLAND	1D1					Shelterbelt/Timber							
	1D					Accretion							
	2D1					Waste							
	2D					Other							
	3D1					AG LAND TOTAL		10.700		14,980			
	3D					Roads							
	4D1					Farm Sites		1.000		13,840			
	4D					Home Sites							
						Recreation							
	Dwellings					Other							
	Outbuildings			7,175		Non-AG TOTAL		1.000		13,840			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
002313600	
(Continue on back)	

Real Estate Transfer Statement

2009

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>19</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>7</u> Day <u>19</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Steven L. Terry and Mary E. Terry Street or Other Mailing Address P O Box 448 City Red Cloud State NE Zip Code 68970		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nelson P. Trambly and Kelly E. Trambly Street or Other Mailing Address 1314 Road 100 City Campbell State NE Zip Code 68932	
Phone Number (402) 705-3451		Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address n/a		Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$45,000

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

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

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

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

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 11.70+-

22 Total purchase price, including any liabilities assumed	22	\$	45,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	45,000.00

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

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

sign here

Teresa Theobald
 Print or Type Name of Grantee or Authorized Representative

Teresa Theobald
 Signature of Grantee or Authorized Representative

Closing Agent
 Title

402-746-7246
 Phone Number

7/19/2022
 Date

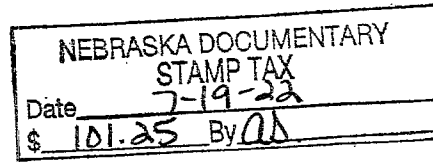
Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>19</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>101.25</u>	28 Recording Data <u>BK 2022, Pg 1862</u>	

Commencing at the Southeast corner of the East Half of the Southwest Quarter (E1/2SW1/4) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; thence Northerly in the West line of said East Half of the Southwest Quarter (E1/2SW1/4) a distance of 45.7 feet to the North right-of-way line of US Highway 136 which is the point of beginning; thence continuing Northerly on said West line a distance of 1030 feet more or less to the existing East-West fence; thence Easterly on said fence line a distance of 495 feet more or less; thence Southerly on the existing fence line a distance of 1030 feet more or less to a point on the North right-of-way line of US Highway 136; thence Westerly on said right-of-way line a distance of 495 feet more or less to the point of beginning including the domestic well in the northeast corner of this tract as though not fenced out.

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 1862

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of July, A.D., 2022, at 10:30 o'clock AM. Recorded in Book 2022 on Page 1862-1863
Alex Petrich County Clerk
16.00 AD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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

JOINT TENANCY WARRANTY DEED

Steven L. Terry and Mary E. Terry, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Nelson P. Trambly and Kelly E. Trambly, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Commencing at the Southeast corner of the East Half of the Southwest Quarter (E1/2SW1/4) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; thence Northerly in the West line of said East Half of the Southwest Quarter (E1/2SW1/4) a distance of 45.7 feet to the North right-of-way line of US Highway 136 which is the point of beginning; thence continuing Northerly on said West line a distance of 1030 feet more or less to the existing East-West fence; thence Easterly on said fence line a distance of 495 feet more or less; thence Southerly on the existing fence line a distance of 1030 feet more or less to a point on the North right-of-way line of US Highway 136; thence Westerly on said right-of-way line a distance of 495 feet more or less to the point of beginning including the domestic well in the northeast corner of this tract as though not fenced out.

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;
- (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.

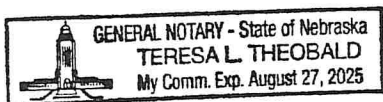
Executed July 19, 2022.

Steven L. Terry
Steven L. Terry

Mary E. Terry
Mary E. Terry

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on July 19, 2022
by Steven L. Terry, husband of Mary E. Terry.

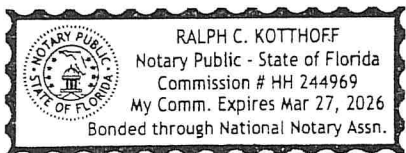


Teresa L. Theobald
Notary Public

My commission expires: 8/27/2025

STATE OF FLORIDA)
) ss.
COUNTY OF CHARLOTTE)

The foregoing instrument was acknowledged before me on 7-15, 2022
by Mary E. Terry, wife of Steven L. Terry.



Ralph C. Kotthoff
Notary Public

My commission expires: 3-27-26

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1869	7/19/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000339500		210		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20060		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,035		73,385		76,420		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1900	Construction Date :
Floor:		Floor Sq. Ft. : 1,135	Floor Sq. Ft. :
Building Cost New:		Cost : 134,355	Cost :
Single Family Style: 104		Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:	
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000339500	

(Continue on back)

Real Estate Transfer Statement

210

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>07</u> Day <u>19</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>07</u> Day <u>08</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mustard Seed Stewardship, LLC Street or Other Mailing Address 205 S. Payne St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3113 Email Address N.A.		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kaitlin Wright and Ashley Wright Street or Other Mailing Address P.O. Box 295 City Blue Hill State NE Zip Code 68930 Phone Number (402) 540-4156 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N.A.	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$154,000

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

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

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

18 Address of Property
**106 W. Saline St.
Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Nine (9), Ten (10), and the West Six Feet (W6') of Lot Eleven (11), Block One (1), Tyler's Subdivision of Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed	22	\$	154,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	154,000.00

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

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

Danielle L. Kelley (402) 463-4198
Phone Number
Closing Dept. Manager 07-19-2022
Date

Print or Type Name of Grantee or Authorized Representative
Danielle L. Kelley
Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>20</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>346.50</u>	28 Recording Data BK2022, 9 1869	

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/20/22
\$ 346.50 By AS

Bk 2022, Pg 1869

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of July A.D., 2022, at 11:07 o'clock AM. Recorded in Book 2022 on Pages 1869-1870

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

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

Warranty Deed

The Grantor, **MUSTARD SEED STEWARDSHIP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **KAITLIN WRIGHT AND ASHLEY WRIGHT, SPOUSES OF EACH OTHER**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lots Nine (9), Ten (10), and the West Six Feet (W6') of Lot Eleven (11), Block One (1), Tyler's Subdivision of Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEES that GRANTOR:

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

Executed

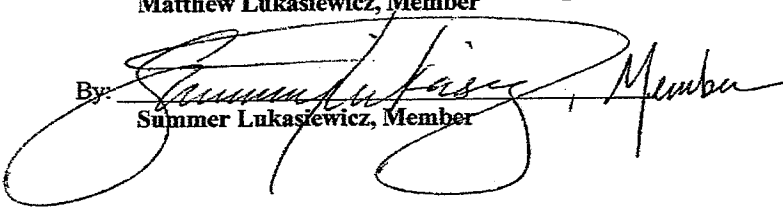
July 8, 2022

MUSTARD SEED STEWARDSHIP, LLC

By:

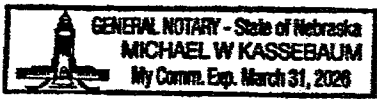

Matthew Lukasiewicz, Member

By:


Summer Lukasiewicz, Member

STATE OF NEBRASKA }
COUNTY OF Adams }^{ss}

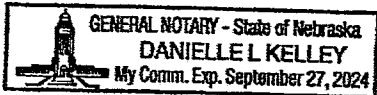
On this 11 day of July, 2022, before me personally appeared **Matthew Lukasiewicz**, Member of Mustard Seed Stewardship, LLC, on behalf of the company.



Michael W. Kassebaum
Notary Public - Michael W. Kassebaum

STATE OF NEBRASKA }
COUNTY OF Adams }^{ss}

On this 8th day of July, 2022, before me personally appeared **Summer Lukasiewicz**, Member, of Mustard Seed Stewardship, LLC, on behalf of the company.



Danielle L. Kelley
Notary Public - Danielle L. Kelley

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1883	7/14/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000619600		211		4 08		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40025		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
135				135		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 2	B) 01	C) 1	D) 1	E) 7	F) 1					

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
EASEMENT FOR COMMON DRIVEWAY	
Comments from	Comments:
000619600	
(Continue on back)	

Real Estate Transfer Statement

all

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>14</u> Yr. <u>22</u>		4 Date of Deed Mo. <u>7</u> Day <u>14</u> Yr. <u>22</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ralph & Carol Anderson, Tstees Ralph & Carol Anderson Tst Street or Other Mailing Address PO Box 96 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-3689 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kathy Ann & Gordon Schiermeyer Street or Other Mailing Address 430 W State St City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-3205 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
Tract 1: 420 W State St, Guide Rock, NE
Tract 2: 430 W State St, Guide Rock, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
No change

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 23

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

sign here

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

Kory J McCracken Attorney
Signature of Grantee or Authorized Representative Title

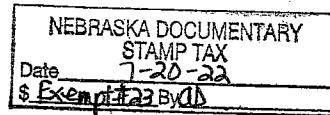
7/20/22
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>20</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #23</u>	28 Recording Data <u>BK 2022 Pg 1883</u>

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 1883

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of July A.D., 2022, at 12:21
o'clock PM. Recorded in Book 2022
on Page 1883-1884
Quinn Peterson County Clerk
16.8 Deputy
Ind Comp Assessor Carded



EASEMENT FOR COMMON DRIVEWAY

This Agreement is made and entered into this 14 day of July, 2022, by and between Ralph Anderson and Carol A. Anderson, Trustees of the Ralph and Carol Anderson Family Trust, OWNER #1, and Kathy Ann Michels a/k/a Kathy Ann Schiermeyer and Gordon Schiermeyer, wife and husband, OWNER #2, **WITNESSETH:**

WHEREAS OWNER #1 are the owners of the following described real estate, to wit:

TRACT 1: The East Fifteen (15) feet of the South Three Hundred (300) feet of Lot Twenty (20), Block One (1), Roberts Addition, to the Village of Guide Rock, Webster County, Nebraska, AND the West Fifty (50) feet by Three Hundred (300) feet, in Block "F", Subdivision by Ordinance to the Village of Guide Rock, Webster County, Nebraska; and

WHEREAS OWNER #2, are the owners of the following described real estate, to wit:

TRACT 2: Beginning at a point 15 feet West of the Southeast corner of Lot Twenty (20), Robert's Addition to Guide Rock, Webster County, Nebraska, running thence North on a line parallel with the East line of said Lot Twenty (20) for 307 feet, thence West on a line parallel with the South line of said Lot 20 for 136 feet, thence South 307 feet to the South line of said Lot 20, thence East on the South line of said Lot 20 for 136 feet to the point of beginning; and

WHEREAS there is a common driveway from Lincoln Ave serving TRACT 1 and TRACT 2, and said common driveway is located on TRACT 1 and TRACT 2;

WHEREAS the parties intend and agree that such common driveway be used in perpetuity for the benefit of the parties hereto and their successors and assigns;

NOW THIS INDENTURE WITNESSETH that in consideration of the mutual agreements herein contained, each of the parties hereby grants and conveys to the other parties their heirs, successors and assigns, for the purposes above set forth, full and free right and passage over and across the common driveway for ingress and egress to use, maintain and repair said driveway. Repairs and maintenance of such common driveway shall be paid one-half by the owners of TRACT #1 and one-half by the owners of TRACT #2.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year set forth in their respective acknowledgments hereof.

Ralph and Carol Anderson Family Trust

Ralph M. Anderson Jr.
Ralph Anderson, Trustee

Kathy Ann Schiermeyer
Kathy Ann Schiermeyer

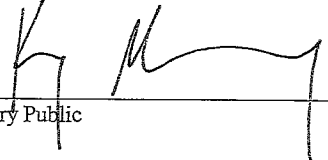
Carol A Anderson
Carol A. Anderson, Trustee

Gordon Schiermeyer
Gordon Schiermeyer

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 14, 2022, by Ralph Anderson and Carol A. Anderson, Trustees of the Ralph and Carol Anderson Family Trust.

Comm. expires 

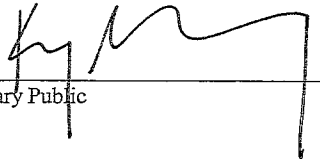


Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 14, 2022, by Kathy Ann Schiermeyer and Gordon Schiermeyer, wife and husband.

Comm. expires 



Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1885	7/20/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000149900		212		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371					00	0	10045		003	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
830		18,175		19,005		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1		B) 01		C) 1		D) 1		E) 6		F) 2

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1920	Construction Date :
Floor:	Floor Sq. Ft. : 1,564	Floor Sq. Ft. :
Building Cost New:	Cost : 162,975	Cost :
Single Family Style: 102	Residential Condition: 15	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input checked="" type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000149900	
(Continue on back)	

Real Estate Transfer Statement

212

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 07 Day 20 Yr. 2022	Mo. 07 Day 20 Yr. 2022

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Andrew C and Marla S Mohlman		Grantee's Name (Buyer) Shelby Dennard	
Street or Other Mailing Address 1158 Rd 1100		Street or Other Mailing Address 2106 E 5th St	
City Red Cloud	State NE	City Pueblo	State CO
Zip Code 68970		Zip Code 81001	
Phone Number (402) 460-9753	Phone Number (719) 420-0294	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address	Email Address cuilic@pm.me		

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$14,345

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

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

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

18 Address of Property
641 W 5th Ave
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 LOTS 22, 23 & 24, BLOCK 3, RADCLIFF'S ADDITION TO RED CLOUD, NE

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

22 Total purchase price, including any liabilities assumed	\$	15,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	15,000.00

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

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

sign here

Kory J McCracken
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Attorney

(402) 746-3613
Phone Number

07/20/2022
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 21 Yr. 22	27 Value of Stamp or Exempt Number \$ 33.75	28 Recording Data BK 2022 1885

State of Nebraska } ss.
 County of Webster }
 Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of July A.D., 20 22, at 9:54 o'clock a M. Recorded in Book 2022 on Page 1885
Louise Patrick County Clerk
10.00 Deputy
 Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>7-21-22</u>
\$	<u>33.75</u> By <u>ab</u>

WARRANTY DEED

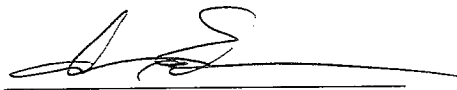
Andrew C. Mohlman and Marla S. Mohlman, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Shelby Dennard, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

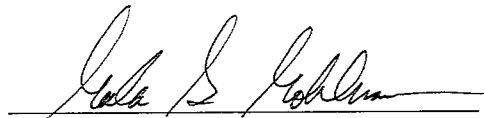
Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Three (3), Radcliff's Addition, Red Cloud, Nebraska.

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 July 20, 2022.

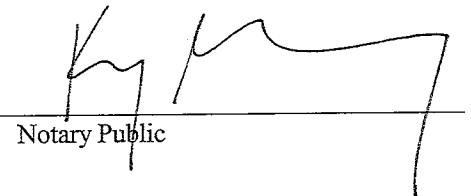

 Andrew C. Mohlman


 Marla S. Mohlman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 20, 2022, by Andrew C. Mohlman and Marla S. Mohlman, husband and wife.

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


 Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1910	7/20/2022	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000304300		213		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		010	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
6,815		303,145		309,960		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 4					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date :	Construction Date : 1950
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 27,000
Building Cost New:	Cost :	Cost : 662,850
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 493 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 5
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input checked="" type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: 20 Condition: 20
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input checked="" type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
CORPORATION WD	
Comments from	Comments:
000304300	
(Continue on back)	

Real Estate Transfer Statement

213

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>20</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>06</u> Day <u>08</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) CHS-Holdrege, Inc., A Nebraska Corporation Street or Other Mailing Address P.O. Box 64089 City St. Paul State MN Zip Code 55164-0089				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Providence Land, LLC, a Nebraska Limited Liability Co. Street or Other Mailing Address 932 Road X City Bladen State NE Zip Code 68928			
Phone Number (651) 355-6827		Phone Number (402) 469-6784		Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address N.A.				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$177,777

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

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

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

18 Address of Property
**102 NW Railway St.
 Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
See Exhibit "A"

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

22 Total purchase price, including any liabilities assumed	22	\$	177,777.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	177,777.00

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

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

Danielle L. Kelley (402) 463-4198
 Print or Type Name of Grantee or Authorized Representative Phone Number

Danielle L. Kelley Closing Dept. Manager
 Signature of Grantee or Authorized Representative Title Date
07-20-2022

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>21</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>400.50</u>	28 Recording Data BK 2022, Pg 1910

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

Exhibit "A"

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), and Nine (9), Block Ten (10) in the Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, along with that portion of the vacated alley abutting said lots in Block 10 as shown in Ordinance No. 670 recorded September 15, 2015 in Book 2015, Pages 1617-1620.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/21/22
\$ 400.50 By AS

Bk 2022, Pg 1910

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 July A.D., 2022, at 02:22
o'clock PM. Recorded in Book 2022
on Pages 1910-1912

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

AFTER RECORDING RETURN TO AND SEND TAX STATEMENTS TO:
Providence Land, LLC
932 Road X
Bladen, NE 68928

**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 **Providence Land, LLC**, 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 One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), and Nine (9), Block Ten (10) in the Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, along with that portion of the vacated alley abutting said lots in Block 10 as shown in Ordinance No. 670 recorded September 15, 2015 in Book 2015, Pages 1617-1620.

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. real estate is subject to "As-Is, Where-Is" language set forth on Exhibit A, attached hereto and made a part hereof;
3. has legal power and lawful authority to convey the same; and
4. warrants and will defend title to the rest estate against the lawful claims of all persons.

EXECUTED: June 8, 2022.

CHS-Holdrege, Inc.
 By: *Richard Dusek*
 Richard Dusek
 Its: President
 By: *Michael Johnston*
 Michael Johnston
 Its: Vice President

State of Minnesota)
) ss
 County of Dakota)

On this 8 day of June, 2022, before me a Notary Public duly commissioned and qualified, personally came Richard Dusek, President, and Michael Johnston, Vice President the duly authorized representatives of CHS-Holdrege, Inc., who acknowledged they held the position or title set forth in the instrument, that they signed the instrument on behalf of the corporation by proper authority and that the instrument was the act of the corporation and are to me known to be said duly authorized representative or representatives and the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

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

Martha Jane Magnuson
 Notary Public
 My Commission Expires: 01/31/2026

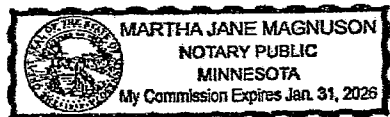


EXHIBIT A

THE PROPERTY IS SOLD BY GRANTOR ON AN "AS IS, WHERE IS AND WITH ALL FAULTS" BASIS AND GRANTOR DISCLAIMS ANY AND ALL WARRANTIES OF ANY KIND, BOTH EXPRESS AND IMPLIED, REGARDING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, ENVIRONMENTAL CONDITION, EXISTENCE OR ABSENCE OF TOXIC OR HAZARDOUS SUBSTANCES OR WASTES IN, ON, UNDER OR AFFECTING THE PROPERTY, PERFORMANCE, COURSE OF DEALING OR USAGE OF TRADE. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, GRANTOR DISCLAIMS ANY AND ALL WARRANTIES OF ANY KIND THAT ANY BUILDINGS OR OTHER IMPROVEMENTS INCLUDED ON THE REAL ESTATE ARE LOCATED ENTIRELY WITHIN ANY APPLICABLE BOUNDARY LINES.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	1928	7/25/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000149400	214	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045		003	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,475	54,495	55,970		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000149400 000149300	
(Continue on back)	

Real Estate Transfer Statement

214

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

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

1 County Name: WEBSTER - 91
2 County Number: WEBSTER - 91
3 Date of Sale/Transfer: Mo. 07 Day 25 Yr. 2022
4 Date of Deed: Mo. 07 Day 25 Yr. 2022
5 Grantor's Name: Marcia A Mahin a/k/a Marcia Mahin
6 Grantee's Name: Jim Henry
City: Red Cloud, NE 68970
City: Caldwell, NE 68607

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

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

9 Was transfer part of IRS like-kind exchange? No [checked]
10 Type of Transfer: Sale [checked], Distribution, Foreclosure, Irrevocable Trust, Revocable Trust, Transfer on Death, Auction, Easement, Gift, Life Estate, Trustee to Beneficiary, Court Decree, Exchange, Grantor Trust, Partition, Satisfaction of Contract, Other (Explain)

11 Was ownership transferred in full? Yes [checked]
12 Was real estate purchased for same use? Yes [checked]

13 Was the transfer between relatives? No [checked]
Aunt or Uncle to Niece or Nephew, Family Corp., Partnership, or LLC, Self, Other, Brothers and Sisters, Grandparents and Grandchild, Spouse, Ex-spouse, Parents and Child, Step-parent and Step-child

14 What is the current market value of the real property? \$90,000
15 Was the mortgage assumed? No [checked]

16 Does this conveyance divide a current parcel of land? No [checked]
17 Was transfer through a real estate agent or a title company? Yes GTA [checked]

18 Address of Property: 505 N Cherry Street and 517 N Cherry St, Red Cloud, NE 68970
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Grantee

20 Legal Description: The South Eight and one-third (8 1/3) feet of Lot Seven (7), and all of Lots Eight (8) and Nine (9), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska; and Lots Ten (10), Eleven (11) and Twelve (12), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebras

21 If agricultural, list total number of acres transferred in this transaction
22 Total purchase price, including any liabilities assumed: \$90,000.00
23 Was non-real property included in the purchase? No [checked]
24 Adjusted purchase price paid for real estate: \$90,000.00

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.
Jim Henry, Grantee
Signature of Grantee or Authorized Representative: Jim Henry
Phone Number: 208-880-7659
Date: 7-25-2022

Register of Deed's Use Only
26 Date Deed Recorded: Mo. 7 Day 25 Yr. 22
27 Value of Stamp or Exempt Number: \$ 202.50
28 Recording Data: BK 2022, Pg 1928

State of Nebraska }
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 25 day
of July A.D., 2022, at 10:45
o'clock A.M. Recorded in Book 2022
on Page 1928
Louise Petrich County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-25-22
\$ 202.50 By AD

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

WARRANTY DEED

Marcia A. Mahin, also known as Marcia Mahin, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Jim Henry, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

Lots Ten (10), Eleven (11) and Twelve (12), Block Three (3), Radcliff's Addition to Red Cloud, 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;
- (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 July 25, 2022.

Marcia A. Mahin
Marcia A. Mahin

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on July 25, 2022 by Marcia A. Mahin, also known as Marcia Mahin, a single person.

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

Bridget Daehling
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1943	7/26/2022	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001703600		215		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	6	0	00000		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
21,295		2,930		24,225		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 5					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL								
	3D					Roads	0.270							
	4D1					Farm Sites	1.000					13,840		
	4D					Home Sites	2.390					7,455		
						Recreation								
	Dwellings					Other								
	Outbuildings				2,930	Non-AG TOTAL	3.660					21,295		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; SALE BETWEEN PARENT & CHILD	
Comments from	Comments:
001703600	
(Continue on back)	

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>26</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>07</u> Day <u>26</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rosa Gomez and Candaladio Gomez Street or Other Mailing Address 1140 W 2nd St City Hastings State NE Zip Code 68901 Phone Number (402) 469-7557 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Abraham Gomez Street or Other Mailing Address 1140 W 2nd St City Hastings State NE Zip Code 68901 Phone Number (402) 519-0606 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No **Undivided 2/3 interest**

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

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

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

14 What is the current market value of the real property?
\$9,606

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

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

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

18 Address of Property
**1300 Rd Z
Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

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

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

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

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

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

sign here

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

Attorney 07/26/2022
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>28</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt #5	28 Recording Data Bx 2022, pg 1943

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

An undivided two-thirds interest in:

A tract of land located in the Southwest Quarter (SW1/4) of Section 6, Township 4 North, Range 10 West of the 6th P.M., in Webster County Nebraska, described as follows: The South line of the said SW1/4 was assumed bearing N90°00'00"W and all bearings contained herein are relative thereto; commencing at the Southeast corner of said SW1/4, thence N90°00'00"W on the South line of said SW1/4, 733.22 feet to the true point of beginning; thence N00°17'32"E, 473.70 feet to the South line of the railroad ROW; thence S85°12'39"W, 352.30 feet on the South line of the railroad ROW; thence S00°39'51"E, 444.31 feet to the South line of the SW1/4; thence 90°00'00"E, 343.50 feet on the South line of the SW1/4 to the point of beginning, said tract contains 3.6598 acres more or less.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of July A.D., 2022, at 10:46 o'clock A.M. Recorded in Book 2022 on Page 1943
Louise Petch County Clerk
10.00 VO Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-28-22
\$ Exempt # 5 By VO

QUITCLAIM DEED

Rosa Gomez, a single person, and Candaladio G. Gomez, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys Abraham Gomez, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southwest Quarter (SW1/4) of Section 6, Township 4 North, Range 10 West of the 6th P.M., in Webster County Nebraska, described as follows: The South line of the said SW1/4 was assumed bearing N90°00'00"W and all bearings contained herein are relative thereto; commencing at the Southeast corner of said SW1/4, thence N90°00'00"W on the South line of said SW1/4, 733.22 feet to the true point of beginning; thence N00°17'32"E, 473.70 feet to the South line of the railroad ROW; thence S85°12'39"W, 352.30 feet on the South line of the railroad ROW; thence S00°39'51"E, 444.31 feet to the South line of the SW1/4; thence 90°00'00"E, 343.50 feet on the South line of the SW1/4 to the point of beginning, said tract contains 3.6598 acres more or less.

Executed July 26, 2022.

Rosa Gomez
Rosa Gomez

Candaladio G. Gomez
Candaladio G. Gomez

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 26, 2022, by Rosa Gomez, a single person.

Comm. expires 

Kory McCracken
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 26, 2022, by Candaladio G. Gomez, a single person.

Comm. expires 

Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	1944	7/26/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001703600		216		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	6	0	00000		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
21,295		2,930		24,225		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 5					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL								
	3D					Roads	0.270							
	4D1					Farm Sites	1.000					13,840		
	4D					Home Sites	2.390					7,455		
						Recreation								
	Dwellings					Other								
	Outbuildings				2,930	Non-AG TOTAL	3.660					21,295		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001703600	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 07 Day 26 Yr. 2022
4 Date of Deed Mo. 07 Day 26 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Abraham Gomez
6 Grantee's Name, Address, and Telephone (Please Print) Larry Hanson
City: Hastings NE, Blue Hill NE
Zip Code: 68901, 68930
Phone Number: (402) 519-0605

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

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

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

11 Was ownership transferred in full? (If No, explain the division.) Yes, No [checked] No Undivided 1/2 interest
12 Was real estate purchased for same use? (If No, state the intended use.) Yes [checked], 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 [checked] No, Aunt or Uncle to Niece or Nephew, Family Corp., Partnership, or LLC, Self, Other, Brothers and Sisters, Grandparents and Grandchild, Spouse, Ex-spouse, Parents and Child [checked], Step-parent and Step-child

14 What is the current market value of the real property? \$7,205
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes, No [checked] No \$ %

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

18 Address of Property: 1300 Rd Z, Blue Hill, NE 68930
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Same as Grantor
18a No address assigned, 18b Vacant land

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

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

Table with 2 columns: Description and Amount. Row 22: Total purchase price, including any liabilities assumed \$30,000.00. Row 23: Was non-real property included in the purchase? Yes, No [checked] No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$30,000.00.

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.

Kory J McCracken (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number
Attorney 07/26/2022
Signature of Grantee or Authorized Representative Title Date

sign here

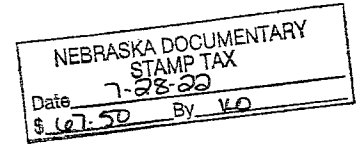
Register of Deed's Use Only
26 Date Deed Recorded Mo. 7 Day 28 Yr. 22
27 Value of Stamp or Exempt Number \$ 67.50
28 Recording Data BK 2022, Pg 1944
For Dept. Use Only

An undivided one-half interest in:

A tract of land located in the Southwest Quarter (SW1/4) of Section 6, Township 4 North, Range 10 West of the 6th P.M., in Webster County Nebraska, described as follows: The South line of the said SW1/4 was assumed bearing N90°00'00"W and all bearings contained herein are relative thereto; commencing at the Southeast corner of said SW1/4, thence N90°00'00"W on the South line of said SW1/4, 733.22 feet to the true point of beginning; thence N00°17'32"E, 473.70 feet to the South line of the railroad ROW; thence S85°12'39"W, 352.30 feet on the South line of the railroad ROW; thence S00°39'51"E, 444.31 feet to the South line of the SW1/4; thence 90°00'00"E, 343.50 feet on the South line of the SW1/4 to the point of beginning, said tract contains 3.6598 acres more or less.

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 28 day of July A.D., 2022, at 10:48 o'clock A.M. Recorded in Book 2022 on Page 1944
Louise Pasch County Clerk
10.00 Deputy
Ind Comp Assessor Carded



WARRANTY DEED

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

An undivided one-half interest in:

A tract of land located in the Southwest Quarter (SW1/4) of Section 6, Township 4 North, Range 10 West of the 6th P.M., in Webster County Nebraska, described as follows: The South line of the said SW1/4 was assumed bearing N90°00'00"W and all bearings contained herein are relative thereto; commencing at the Southeast corner of said SW1/4, thence N90°00'00"W on the South line of said SW1/4, 733.22 feet to the true point of beginning; thence N00°17'32"E, 473.70 feet to the South line of the railroad ROW; thence S85°12'39"W, 352.30 feet on the South line of the railroad ROW; thence S00°39'51"E, 444.31 feet to the South line of the SW1/4; thence 90°00'00"E, 343.50 feet on the South line of the SW1/4 to the point of beginning, said tract contains 3.6598 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.

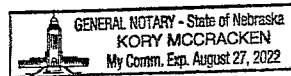
Executed July 26 2022.

Abraham Gomez

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 26, 2022, by Abraham Gomez, a single person.

Comm. expires



Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	1945	7/28/2022	Base: 91-0002	Affiliated:		Unified:					
Location ID	Sale Number	Useability & Code #		Parcel Number								
002308101	217	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369			16	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
233,910		233,910		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG			ACRES:	VALUE:	LCG			ACRES:	VALUE:			
IRRIGATED	1A1			GRASSLAND	1G1	0.670	935					
	1A				1G							
	2A1				2G1	0.040	55					
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A				4G	0.030	30					
DRYLAND	1D1	66.860	168,820	Shelterbelt/Timber								
	1D	1.150	2,905	Accretion								
	2D1			Waste								
	2D	2.270	5,040	Other								
	3D1			AG LAND TOTAL								
	3D			Roads								
	4D1	29.320	46,325	Farm Sites								
	4D	6.200	9,800	Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings			Non-AG TOTAL								
						1.540						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
J'TWD	
Comments from	Comments:
002308101	

(Continue on back)

Real Estate Transfer Statement

217

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

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

1 County Name 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 7 Day 28 Yr. 2022 4 Date of Deed Mo. 7 Day 28 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Timothy D, Meline and Gwendolyn M. Meline Grantee's Name (Buyer) Nelson P. Trambly and Kelly E, Trambly
Street or Other Mailing Address 1035 Road 300 Street or Other Mailing Address 1314 Road 100
City Inavale State NE Zip Code 68952 City Campbell State NE Zip Code 68932
Phone Number 402-746-3437 Phone Number (402) 746-4485 Is the grantee a 501(c)(3) organization? Yes No Yes No
If Yes, is the grantee a 509(a) foundation? Yes No
Email Address n/a Email Address n/a

7 Property Classification Number. Check one box in categories A and B. Check C 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 Partition Sheriff Other
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Buyer Seller No Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property? \$340,719 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ %
16 Does this conveyance divide a current parcel of land? Yes No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC No
18 Address of Property n/a 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.) See Attached
21 If agricultural, list total number of acres transferred in this transaction 109.03+-

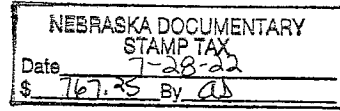
22 Total purchase price, including any liabilities assumed	\$	340,718.75
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="checked" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	340,718.75

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.
Nelson P Trambly (402) 746-4485
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Title Grantee Date
Date

Register of Deed's Use Only For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 28 Yr. 22 27 Value of Stamp or Exempt Number \$ 767.25 28 Recording Data BK2022, Pg 1945

A tract of land located in the Southeast Quarter (SE1/4) of Section 16, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of the Southeast Quarter (SE1/4) of said Section 16, this being the point of beginning; thence S88°35'00"W, on the South line of said Southeast Quarter (SE1/4) a distance of 2037.00 feet; thence N01°01'46"E, a distance of 1116.00 feet; thence S83°51'25"E, a distance of 60.00 feet; thence N00°38'31"E, a distance of 1082.00 feet; thence N86°56'45"E, a distance of 1088.00 feet; thence N01°04'29"W, a distance of 418.00 feet to the North line of said Southeast Quarter (SE1/4); thence N01°20'26"E, a distance of 53.00 feet; thence N89°25'00"E, a distance of 828.00 feet to the East line of the Northeast Quarter (NE1/4) of said Section 16; thence S00°47'09"E, on said East line, a distance of 42.00 feet to the Northeast corner of the Southeast Quarter (SE1/4) of said Section 16; thence S00°47'09"E, on the East line of said Southeast Quarter (SE1/4), a distance of 2636.54 feet to the point of beginning, subject to county road right-of-way.

State of Nebraska } ss.
 County of Webster }
 Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of July, A.D., 2022, at 2:20 o'clock PM. Recorded in Book 2022 on Page 1945
Delaine Petrich County Clerk
10.00 Deputy
 Ind ___ Comp ___ Assessor ___ Carded ___



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

JOINT TENANCY WARRANTY DEED

Timothy D. Meline and Gwendolyn M. Meline, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Nelson P. Trambly and Kelly E. Trambly, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southeast Quarter (SE1/4) of Section 16, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of the Southeast Quarter (SE1/4) of said Section 16, this being the point of beginning; thence S88°35'00"W, on the South line of said Southeast Quarter (SE1/4) a distance of 2037.00 feet; thence N01°01'46"E, a distance of 1116.00 feet; thence S83°51'25"E, a distance of 60.00 feet; thence N00°38'31"E, a distance of 1082.00 feet; thence N86°56'45"E, a distance of 1088.00 feet; thence N01°04'29"W, a distance of 418.00 feet to the North line of said Southeast Quarter (SE1/4); thence N01°20'26"E, a distance of 53.00 feet; thence N89°25'00"E, a distance of 828.00 feet to the East line of the Northeast Quarter (NE1/4) of said Section 16; thence S00°47'09"E, on said East line, a distance of 42.00 feet to the Northeast corner of the Southeast Quarter (SE1/4) of said Section 16; thence S00°47'09"E, on the East line of said Southeast Quarter (SE1/4), a distance of 2636.54 feet to the point of beginning, subject to county road right-of-way.

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

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

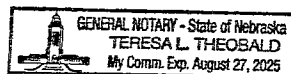
Executed July 28, 2022.

Timothy D Meline
 Timothy D. Meline

Gwendolyn M Meline
 Gwendolyn M. Meline

STATE OF NEBRASKA)
) ss.
 COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on July 28, 2022 by Timothy D. Meline and Gwendolyn M. Meline, husband and wife.



Teresa L Theobald
 Notary Public

My commission expires: 8/27/2025