# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page		Sale Date	School District Code									
91	2022	MH2	5,	5/27/2022 Base: 91-0		0074 Affiliated: Unified:						manufacture		
Location	ID Sal	e Number	Useab	ility & Code#				- (	Parcel 1	Number	amber			
0026035	00	MH2	1 G		GeoCde	Twi	n Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel	
	Date of S	Sale Assessed	Value		4133	4	10	9	0	20055		002	0000	
Land	Im	provements		Total			Date of	Sale	Propert	y Classific	ation (	Code		
		8,960		8,960	Status	P	roperty Ty	ре	Zoning	Location	Location City Size			
Assessor Lo	cation: BLUI	E HILL (B	H) A) 3			B)	01		C) 1	D) <b>1</b>	E)	6	F) <b>0</b>	
				Residential			Mark Control			Commer	cial			
	Multiple In	provements:	Multiple. In	nprovements.:			Multiple.	Impro	vements.:			******	<del>-i </del>	
a i i kalender. Na silesakan delekter	Const	ruction Date:	Constructio	n Date : 19	90		Construct	ion Da	ate:					
		Floor: I	loor Sq. F	1,2	16		Floor Sq.	Ft. :		***				
	Buildi	Columbia Salama Salama	Cost:	59,7:	30		Cost:							
Single Family			Residenti	al Condition: 30	)		Comme	rcial (	Occupan	cy Code:	***	ages gent bes		
(100) 🗷 Mol			(10) 🛘	Worn Out			Primary:			herl:	(	Other2:		
(101) 🗆 One	Story		(20) □ Badly Worn				Commercial Construction Class:							
(102) 🏻 Two	Story	1	(30) 🗷 Average				(1) ☐ Fireproof Structural Steel Frame							
(103) 🗆 Split	Level	(	(40) 🗆	Good			(2) ☐ Reinforced Concrete Frame							
(104) 🗆 1 1/2	2 Story	(	(50) 🗆	Very Good			(3) 🗆	Mas	sonry Bea	ring Walls				
(111) 🗆 Bi-L	evel	(	(60) 🗆	Excellent			(4)	Wo	od or Stee	el Framed E	xt. WaI	ls		
(106) 🗆 Othe	er						(5) 🛘	Met	al Frame	and Walls		,	•	
Townhouse or	Duplex Style:	I	Residentiz	al Quality: 30			(6) 🛘	Pole	Frame					
(301) 🗆 One	Story	(	(10) 🗆	Low			Cost Ra		C	onditio	n:	The following of a Section of the Control of the Co		
(302) 🗆 Two	Story	(	20) 🗆	Fair			(10)	Low	Ī	(:	10) 🗆	Wom	Out	
(307) 🗆 1 1/2	Story	(	30) 🗷	Average			(20) ☐ Average (20) ☐ Badly W					Worn		
(308) 🗆 Split	Level	(	(40) Good				(30) ☐ Above Average (30) ☐ Average						ŗe	
(309) 🗆 2 1/2	Story	(	50) 🏻	Very Good			(40) □	High	1		10) 🗆	Good		
(304) 🗆 One	Story Duplex	(	60) 🏻	Excellent						(5	50) 🗆	Very C	iood	
(305) 🗆 Two	Story Duplex	100	a comment of the comment							(6	50) 🗆	Excelle	ent	
Assessor's	Adjustment	t to Sale Pri	ce (+ o)	r -) <b>:</b>										
Assessor Con	nments and R	leason for Adj	ustment						Control of the contro					
MH TRAN	SFER													
		<u> </u>							···				<del></del>	
Comments fr					C	omm	ents:							
0026035	UU								····					
							:							
											<del>-</del>			
												(Contin	ue on back)	

NEBRASKA	Manufactu	ired Housir	ng Trar	nsfe	er State	ment	t Fori	M
«Good Life. Great Service.	<ul> <li>To be filed with the</li> </ul>	County Treasurer. • Rea	ad instruction	s on rev	/erse side.		5211	/LI
1 County Name .	If additional space	is needed, add an attach  2 County Number	ment and ider 3 Date of Sale		applicable ite	m number.	JZIN	/IIII
Webster		2 odding realises	Mo. 5	_Day_	37 Yr. 22	7   優力		
	and Telephone (Please Print)				ess, and Telepho	ne (Please Pr	rint)	<u> 48 (1964).</u>
Seller's Name	01 1 11	77/	Buyer's Name		· · · · · · · · · · · · · · · · · · ·			
Blue Haven		Maza	Samu	e/ 9	+ Wana	Jame	5	•
Current Mailing Address (Nu	imber and Street or PO Box)	* '	l`	•	(Number and Str		:)	
P.O. Box 3	5 <u>68</u>		609	<u>W.</u>	Cass (	<del>/</del>		
City Blue Hill	, State	Zip Code 1,8930	City Blue	2 H	://	State Ne	Zip Code	30
Daytime Phone Er	nail Address		Daytime Phone 402-469-		Email Address			
7 Type of Transfer						_		
Sale Auction	Gift Exchange		atisfaction of Cor		Life Estate	Other (Exp		
8 Was ownership transferred NO _	d in full? (If No, explain the divis	ion.)	9 Was the prop	erty purc		IRS like-kind e	exchange? (IRC § 1031 E	Exchange
	tives? (If Yes, check the appropr	riate box.)		_				
YES NO	Spouse	Step-parent and		=	Uncle to Niece o	r Nephew	Family Corp. or Pa	rtnership
	Grandparents and Grandol Parents and Child	hild Brothers and Sist	ters	Self			Other	
11 What is the current market	value of the manufactured hou	sing?	12 Was the mor	tgage ass	sumed? (If Yes, sta	ate amount an	d interest rate.)	
			YES	NO NO	\$		at	%
	eal estate agent or title company							
	es, include the name of the age							
14 Length (Without Hitch)	15 Width	16 Make		17 Mod	iel		18 Year	3
10	1/6	Champion			<del></del>		1170	<i></i>
19 Vehicle Identification Numb	oer [OZII							
20 Situs address of the Manuf	actured Home Before Sale		21 Name and A	ddress of	Person to Whom	the Tax Stater	ment Should be Sent	
	ge St. Lot 9				+ Lara			
Hur Hill N	e 12931				Cass &			
20a Situs address of the Manu 1002 W Ga	factured Home After Sale		007	1 W.	(a 3 )	1 00 2	~	
1002 W Ga	ge St. NOT		Blue	Hi	11, Ne	Let 70L	<i>J</i>	
Blue Hill.	Ne 68930							
22 Name and Address of the I	and Owner		23 Legal Descrip	otion of th	e Land			
		7.2						
2/ Total numbase n	rice, including any liab	nilities assumed				2	24 12 408	137
25 Was non-real pro	perty included in the	purchase? TYES	□NO (If Ye	es, cor	nplete 25a, 2		<del></del>	
and 25c indicatir	ng the cost amount of	each.)	- (	·	•	ļ	·	
W14 200 11 11 11 11 11 11 11 11 11 11 11 11 1	.9	,	[					
25a Furnishings		***************************************		25a				
•						i		
25b Moving Cos	ts	***************************************		25b			18	
6 - 6 -				05-				
	S			25c	-4 -6 1 3 - <i>t</i>	no and heller	truo	
Under complete a	penalties of law, I declare that nd correct, and that I am duly as	: I have examined this statement thorized to sign this statement	ent and that it is, nt.	to the be	si ot my knowledę	je and beliet, i	иue,	
1		<u> </u>						
	ana V Ja	2000 C						
Print or	Type Name of Buyer or Authoriz	ed Representative					Daytime Phor	ne

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.

Authorized by Neth Rev 1921 56 60-147

Title

Signature of Buyer or Authorized Representative

here

Date

#### Bill of Sale

Date: 05/27/2022

X.	$\sim$		
виует: Дам	(D) 200	NAD. CO	J ~ .
7		10101	mrs-
		<b>†</b>	
			t .

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

Sulan Danshey/B Fara James



## Department Of Motor Vehicles Victory

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



Vehicle Identification Number Year Make/Model

0501124841

1990 - CHAMPION HOME BUILDERS CO. TMANUFACTURED

Previous Title

Body Style

Color

NE 18171450004

MANUFACTURED

GRAY

HOME

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

Mail To

BLUE HAVEN MOBILE HOME PLAZA

PO BOX 368

BLUE HILL NE. 68930-0368

Residential Address

1002 W GAGE ST LOT 32 7 BLUE HILL NE 68930-5541

Owner Name(s)

BLUE HAVEN MOBILE HOME PLAZA

ODOMETER READING

[] 1 The mileage stated is in excess of its mechanical

[] 2. The odometer reading is not the actual mileage.

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

PRINTED NAME OF PURCHASER(S)

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

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

WEBSTER

Witness My Hand And Official Seal The Date Shown

County Official

JANET K KNEHANS





VOID IF ALTERED OR DUPLICATE ISSUED



### NEBRASKA CERTIFICATE OF THE Vehicle Identification Number Year Make/Model 0501124841 1990 CHAMPION HOME BUILDERS CO. / MANUFACTURED Previous Title Body Style Color NE-N0002221079 MANUFACTURED GRAY TOME SEE Purchase Date Issue Date 27-May-2022 - 08-Jul-2022 Mail To SAMUEL L JAMES Residential Address 609 W CASS ST 609 W CASS ST BLUE HILL NE 68930-5514 BLUE HILL NE 68930-5514 Owner Name(s) SAMUEL L JAMES OR LANA V JAMES WROS 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 ewner of the vertice 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 other productions of the certificate escribed therein to the following named purchasers. certify to the best of my knowledge the orderneter reading is the actual mileage of the vehicle unless one of the following statements is checked: 1. The mileage stated is in excess of its merchanical limits. CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK ☐ 2 Tife odometer reacting is not the actual mileage. WARNING - ODOMETER DISCREPANCY. ODOMETER READING PRINTED NAME OF PURCHASER(S) ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN. SIGNATURE OF SELLER SIGNATURE OF SELLER CITY I AM AWARE OF THE ODOMETER STATEMENTS SIGNATURE OF SELLER MADE BY THE SELLER(S) SIGNATURE OF PURCHASER PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED) SIGNATURE OF PURCHASER INVENTORY CONTROL NUMBER. Title Number 10002834985 WEBSTER ss My Hand And Official Seal The Date Shown County Official SEAI

VOID IF ALTERED OR DUPLICATE ISSUED

JANET K KNEHANS

\$10.00



### State of Nebraska

## **Application for Certificate of Title**

1 Vehicle Description					Fee \$10.00
Salvage Previou	asly Salvaged	Flood [	Non-Transfe	rable	ufacturer Buyback
Vehicle Identification Number	Year	Make		Model	
0501124841	1990	CHAI	MPION HOME	MANUFA	ACTURED
Body Style Color	GVWR	# o	f Passengers	Taxi Use	Limousine Use
MANUFACTURED GRAY	32,000	0		☐Yes ☒ No	□Yes ⊠ No
2 Owner/Applicant In	ormation: (if more th	nan three (3).	please attach a seco	ond application)	
in more than one owner, do you wish	clear rights of survivors	ship to be trar	sferred to the surv	iving owner(s) in th	e event of the death of
one owner.				- ,,	
No (probate will be required to  X Yes (ownership will transfer to	transier ownership - owner	r names separai	ed with "And")		
Owner Name or Business Name	e	on or deam cer	ilicate - Owner name	s separated with "Or"	)
JAMES, SAMUEL L					
Nebraska Driver's License Numb	er Soc. Sec. N	Vumber	Employer Identi	fication Number	Date of Birth
G45003712					
Second Owner Name or Busine	ss Name			-	Check here if spouse
JAMES, LANA V					of owner 1.
Nebraska Driver's License Numbe	er Soc. Sec. N	Jumber	Employer Identif	ication Number	Date of Birth
G45003645					·
Third Owner Name or Business	Name				Check here if spouse of owner 1 or 2.
Nebraska Driver's License Numbe	er Soc. Sec. N	lumber	Employer Identif	ication Number	Date of Birth
If indicated, upon death of last surviving  1st TOD	owner, ownership of the ve	hicle will trans			
	Cut. R.				
Owner's Residential Address, City, 609 W CASS ST BLUE HILL NE 68	, <u>.</u>				
Owner's Mailing Address, City, Sta					
O What is in the many state of the state of	iso, zip (ir umrerene)		·		
3 Lien Information (p)	ease attach a second app	lication for so	econdary liea notar	ons),	Fee \$7.00
Is there a lien on this vehicle?	Yes X No If yes, you mus	st complete this	section and provide a	copy of the lien instr	ument with this application.
Primary Lender Name:			Primary Lend	ler ID:	
Primary Lender Address:					
If there is a lien, are you a non-resident					Yes X No
The undersigned being duly sworn attest a					
knowingly making a false statement or corcertificate of title. Any purchaser who wi					
Francy OC	2000		J		
Signature, Owner 1		Signatu	re, Owner 2		
1		July 8	3, 2022		
Signature, Owner 3		Date			
All owners listed above shall sign this Appare/she is handicapped or disabled or is too state title when ownership is not changing,	young to sign, a parent, leg				

# Agricultural Land Sales Worksheet

Cnty No.	Boo	ķ	Page	Sa	le Date		School District Code										
91	202	22	1641	6/3	0/2022	Base: <b>91-0074</b> A				Affiliated:				Unified:			
Location I	D	Sale	Number	Useabilit	y & Code#	Parcel Number						. S. C. L.					
00171920	00	:	L87	4	05	GeoCde	Twn	Rng	Se	ect Q	rt	Sub	liv	Area	Blk	Parcel	
i si eksanya mah	Da	te of S	ale Assessed	Value		4133 4 10 2 1 00000 1					000	0000					
Land		Imp	rovements		Total .		D	ate of	Sal	Prope	rty	Clas	sifica	tion (	Code		
812,	635		25,520		838,155	Status	Pro	perty Ty	рe	Zonir	ıg	Lo	ation	Cit	Parcel Size		
		Irrigat	ion Type:			A) 1 B) 05			<u></u>	c) 5	 ;	D)	3	E)	0	F) 10	
LCG		A P	CRES:	V/	LUE:		LCG			A	CR	ES:			VAL	<u>.</u> П <b>Е</b> •	
IRRIGATED							ASSLA			<u> </u>		9.5	10	<u> </u>		69,360	
	1A					1G 11.22				20			14,485				
	2A1						2G1 <b>29.740</b>			10	22,415						
	2A							2	2G								
	3A1							30	<b>3</b> 1							. <u></u>	
	3A							3	3G			0.04	10			10	
	4A1							40	31								
	4A								IG			7.69	0			2,155	
DRYLAND	1D1		110.200		278,255	S	helterbe		-								
	1D		90.560		228,665			Accretion	$\dashv$								
	2D1		29.030	···	73,300			Was				0.62	0			175	
	2D		37.230		82,655	ACT	4 N.TII.> /I	Oth	_	·		2 1 6	.0	<del>,</del>	-	00 705	
	3D1					AG L	ין עואל	Road	-			3.16		eng t <sub>a</sub> Matawa	<i>1</i> :	98,795	
	3D 4D1		7.620		12,040		E	Road arm Site	-			L.00			<u> </u>	13,840	
	4D1		9.670		15,280			ome Site	$\pm$		-		+			-3,040	
	70		3.070					ecreatio									
Dix	ellings							Oth	+				-				
Outbui		<u> </u>	_		25,520	Non	-AG T				11	L.09	0		:	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 TRU	ST WITH FAMILY
Comments from	Comn	nents:
001719200 001613400		
	-	
		(Continue on back)

# NEBRASKA Good Life. Great Service.

## **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 stateme	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 06 Day 30 Yr. 2022 Mo. 06 Day 23 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Brenda L. Trumble, Succ. TR of the Lois E. Mohlman Rev TR	Grantee's Name (Buyer) See Exhibit "A"
Street or Other Mailing Address	Street or Other Mailing Address
305 S. Liberty St.  City State Zip Code	City State Zip Code
Blue Hill NE 68930	State Zip Code
Phone Number (402) 984-0242	Phone Number Is the grantee a 501(c)(3) organization? 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 i	f property is also a mobile home.
(A) Status (E	) Property Type (C)
✓ improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
	nd Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty
kind exchange (I.R.C. § 1031	losure Inrevocable Trust Revocable Trust Transfer on Death  Life Estate Sale Trustee to Beneficiary
	Life Estate
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.
✓ Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	Partnership, or LLC Self V Other Trust
	and Grandchild Spouse
Ex-spouse Parents and C	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$832,705  16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$%  17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.) $\checkmark$ 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
	ooo orango
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) N	orth, 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 I	lortheast Quarter (NE1/4) of Section Thirty-Three (33), Township
Three (3) North, Range Ten (10) West of the 6th P.M., Webster County	r, Neuraska.
21 If agricultural, list total number of acres transferred in this transaction	·
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 <sup>\$</sup> 0 00
• • • • • • • • • • • • • • • • • • • •	##75-0-2 <u> </u>
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and
Danielle L. Kelley	(402) 463-4198
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign Junily Lillup	Closing Dept. Manager 06-30-2022
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On	ly For Dept. Use Only
6 Date Deed Recorded 27 Value of Stamp or Exempt Number	
	28 Recording Data
Mo.   Day   Yr. dd \$ Exempt #4	BK202 & 1641

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. 15<sup>th</sup> St. Lincoln, NE 68521 602-619-5025

Index	
Computer	
Assessor Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/01/22 \$ Ex004 By AS Bk 2022, Pg 1641

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 01 day of July A.D., 2022, at 01:10 o'clock PM. Recorded in Book 2022 on Page 1641

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 (NE½) OF SECTION TWO (2), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10) WEST OF THE  $6^{TH}$  P.M., WEBSTER COUNTY, NEBRASKA;

THE SOUTHEAST QUARTER (SE½) AND THE SOUTH ONE-HALF (S½) OF THE NORTHEAST QUARTER (NE½) OF SECTION THIRTY-THREE (33), TOWNSHIP THREE (3) NORTH, RANGE TEN (10) WEST OF THE  $6^{\text{TH}}$  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 will all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

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

Executed: June 23, 2022

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

STATE OF NEBRASKA

)SS.

COUNTY OF Adams

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

Sharow K Stromer

Notary Public-Sharon K. Stromer

# Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page	Sale	Date	School District Code										
91	202	22	1642	6/30	/2022	Base: <b>91-0074</b> A				iliate	d:		Unified:			
Location II	)	Sale	Number	Useability	& Code#		e e e e e e e e e e e e e e e e e e e			Par	cel ]	Number	and a serie.	er e viji bili segje	30000	
00171920	0	:	L88	4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	F	arcel
	Da	te of S	ale Assessed	Value		4133	4	10	2	2	1	00000	<del></del>			
Land		Imp	rovements	To	otal	Date of Sale Property Classification Co					Code		y wygos			
363,1	L70		25,520	3	888,690	Status	Pro	perty Ty	ре	Zo	ning	Location	City Size Parce			cel Size
Salary on the first of the salar	7.0	Irrigati	on Type:	<del></del>		A) 1	B)	05	-	C)	5	D) 3	E)	0	<u> </u>	10
LCG		A	CRES:	VAL	UE:	- Service y te	LCG				ACE	PFS:	or the Lights	WAT	IDE-	
IRRIGATED	1A1					GR	ASSLA	ND 10	G1			1.270	VALUE: 29,780			
	1A							1	.G			9.350	13,090			
	2A1					2G1 5.790			8,105							
	2A							2	G							-
	3A1							30	31			-				
	ЗА							3	G							
	4A1							40	71							
	4A							4	G							
DRYLAND	1D1		110.200	2	78,255	S	helterbe	lt/Timb	er							
	1D		<u> </u>				1	Accretio	n							
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	2D		1.630		3,620			Othe						was news		
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	3D							Road				3.980	2000			
	4D1		7.620	-	12,040			ırm Site	+			1.000			13,	840
	4D		2.700	Se 4864 St 5075	4,265			me Site	_					<del></del>		
							Re	ecreation	+-							
Dwel Outbuile		<del></del>			25,520	Non	-AG T	Othe				4.980			L3,8	240
Outoun	migs				20,020	INUII	-AG I	UIAI	اٍر			±.900			٠, د	540

Assessor's Adjustment to Sale Price (+ o	r -):	Total Recap	oture Value:
Assessor Comments and Reason for Adjustment	•	, , , , , , , , , , , , , , , , , , ,	
PR DEED; DISTRIBUTION BETWEEN	SPOUSE		
Comments from		Comments:	
001719200			
			(Continue on back)

# NEBRASKA Good Life, Great Service

## **Real Estate Transfer Statement**

: 188

FORM **521** 

od Life. Great Service.

• To be filed v

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. 06 Day 30 Mo. 06 Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer Brenda L. Trumble, PR of the Estate of Robert L. Mohlman Brenda L. Trumble, PR of the Estate of Lois E. Mohlman Street or Other Mailing Address 305 S. Liberty St. 305 S. Liberty St. Zip Code 68930 City Blue Hill State Zip Code 68930 City Blue Hill Phone Number (402) 984-0242 √ No √ No Phone Number (402) 984-0242 Is the grantee a 501(c)(3) organization? Yes 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) Industrial √ Improved Single Family 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 Fasement Lease ✓ Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim Warranty 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer **✓** Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary Buyer ☐ Seller ✓ No Court Decree Grantor Trust Exchange Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No. √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other ☐ Self Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$370,705 Yes ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Adams Land Title Co. V No Yes 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? Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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. (402) 463-4198 Danielle L. Kelley or Type Name of Grant Phone Number Closing Dept. Manager 06-30-2022 Title of Grantee or Authorized Representative Date here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded cempt Number 28 Recording Data Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

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

Index	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/01/22 \$ Ex015 By AS Bk 2022, Pg 1642

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 01 day of July A.D., 2022, at 01:10 o'clock PM. Recorded in Book 2022 on Pages 1642-1643

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  $6^{\rm th}$  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 $\overline{JUNI} = 23$ , 2022.
Grenda L. TRumbe
Brenda L. Trumble, Personal Representative of the Estate of Robert L. Mohlman
STATE OF NEBRASKA )  COUNTY OF ADAMS )
The foregoing instrument was acknowledged before me on this
GENERAL NOTARY - State of Nebraska SHARON K. STROMER My Comm. Exp. September 12, 2073  Notary Public  Shoron K. Stromer

# Agricultural Land Sales Worksheet

Page 1644 Sale Number 189	6/30	Date /2022	Base: 9	21_00	54.49) 			trict Code	1									
Sale Number		/2022	Base: 9	31 _00	ایرس				1	School District Code								
	Useability			/ <u> </u>	/4	Aff	iliated:		Unified:									
189	•	& Code#	Parcel Number							ramage stations								
	4	05	GeoCde Twn Rng Sect Qrt Subdiv					Area	Blk	Parcel								
of Sale Assessed	Value		4133	4	10	2	2 1	00000	00 1 000 0000									
Improvements	To	otal		D	ate of	Sale	Property	Classifica	ation (	Code	le							
25,520	3	388,690	Status	Pro	perty Ty	рe	Zoning	Location	Cit	y Size	Parcel Size							
rigation Type:		····	A) 1	B)	05		c) <b>5</b>	D) 3	E)	0	F) 10							
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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)

# NEBRASKA Good Life, Great Service.

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

189

FORM **521** 

· If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 06 2022 WEBSTER - 91 2022 06 Day . 30 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brenda L. Trumble, PR of the Estate of Lois E. Mohlman Grantee's Name (Buyer) See Exhibit "A" Street or Other Mailing Address 305 S. Liberty St. Street or Other Mailing Address City Blue Hill State Zip Code 68930 City State Zip Code Phone Number (402) 984-0242 Phone Number is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address N.A Email Address N.A. 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family 7 Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved √ Agricultural Multi-Family 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 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer ✓ Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction ] Easement Gift Life Estate Sale Trustee to Beneficiary Buyer Seller No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) √ Yes No **√** Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild ☐ Spouse Ex-spouse ✓ Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$370,705 √ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Adams Land Title Co. Yes √ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 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? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 Type Name of Grant Phone Number Closing Dept. Manager 06-30-2022 Title Date here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded Exem Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Super Grantee — Retain a copy of this document for your records.

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. 15<sup>th</sup> St. Lincoln, NE 68521 602-619-5025

Index	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/01/22 \$ Ex015 By AS Bk 2022, Pg 1644

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

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  $6^{\rm th}$  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 $340 33$ , 2022.
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
GENERAL NOTARY - State of Nebraska SHARON K. STROMER My Comm. Exp. September 12, 2023  Notary Public - Sharon K. Stromer

# Agricultural Land Sales Worksheet

IRRIGATED         1AI         GRASSLAND 1GI         21.270           1A         1G         9.350           2AI         2GI         5.790           2A         2G         5.790           3AI         3GI         3GI           4AI         4GI         4GI           DRYLAND         1DI         110.200         278,255         Shelterbelt/Timber           1D         Accretion         0.620           2DI         Waste         0.620           2DI         AG LAND TOTAL         159.180         3           3DI         Roads         3.980				rict Code	istı	ool Di	Scho					le Date	Sal	Page	ok	Boo	Cuty No.
Date of Sale Assessed Value		ied:		Affiliated:					1-00	Base: 9	0/2022	6/30	1646	22	202	91	
Date of Sale Assessed Value   41.33   4   10   2   1   00000   1   00000			100 1 300	Parcel Number							A CONTRACTOR OF THE CONTRACTOR	y & Code#	Useability	Number	Sale	D	Location ]
Land         Improvements         Total         Date of Sale Property Classification Code           363,170         25,520         388,690         Status         Property Type         Zoning         Location         City Size           LCG         ACRES:         VALUE:         LCG         ACRES:         VALUE:         LCG         ACRES:         VALUE:         UCG         UCG         ACRES:         VALUE:         UCG	Parcel	Blk	Area	Subdiv	GeoCde Twn Rng Sect Qrt Subdiv						1	190	1	00	0017192		
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Internation Type:	Parcel Size	Size	on City Size			Zoning	- T		perty 1	Prop	Status	388,690		25,520		,170	363,
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RRIGATED   IAI	an inginin	<del></del>		70.	DF.	ACI	N. Kapani.			LCG	- <del> </del>	TATIC:	VAI	CRES:	A		LCG
1A       1G       9.350         2AI       2GI       5.790         2A       2G       5.790         3AI       3GI       3GI         3AA       3GI       3GI         4AI       4GI       4GI         DRYLAND       1DI       110.200       278,255       Shelterbelt/Timber         1D       Accretion       0.620         2DI       Waste       0.620         2DI       AG LAND TOTAL       159.180       3         3DI       AG LAND TOTAL       159.180       3         4DI       7.620       12,040       Farm Sites       1.000         4DI       7.620       12,040       Farm Sites       1.000         4DI       7.620       12,040       Farm Sites       1.000	29,780	VALUE: 29.78					Τ	1G1	ND I		GR					D 1A1	
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4A       4G         DRYLAND       1D1         1D       Accretion         2D1       Waste         2D       1.630         3D1       AG LAND TOTAL         3D       Roads         3D       Roads         4D1       7.620         4D2       2.700         4D3       Recreation								3G								3A	
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2D       1.630       3,620       Other         3D1       AG LAND TOTAL       159.180       3         3D       Roads       3.980         4D1       7.620       12,040       Farm Sites       1.000         4D       2.700       4,265       Home Sites         Recreation       Recreation								-		<i>P</i>							
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4D1       7.620       12,040       Farm Sites       1.000         4D       2.700       4,265       Home Sites         Recreation       Recreation	, 330		en, septi							***							
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Recreation Recreation	-,010																
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Outbuildings 25,520 Non-AG TOTAL 4.980	3,840	1		.980	4.			$\mathbf{T}$	OTA	AG T	Non	25,520				ildings	Outbui

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
	,
Comments from	Comments:
001719200	
	(Continue on back)

### NEBRASKA Good Life. Great Service.

## **Real Estate Transfer Statement**

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

190

FORM **521** 

· If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 1 County Name 3 Date of Sale/Transfer 4 Date of Deed Mo. 06 Day \_ 2022 2022 05 WEBSTER - 91 Mo. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit "A" Timothy J. Himmelberg and John E. Naiman, Jr. Street or Other Mailing Address Street or Other Mailing Address 1985 Road AA / 60 N. Walnut St. City State Zip Code City Blue Hill / Red Cloud Zip Code 68930/68970 State NE Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number (402) 460-0829 Yes Yes Email Address N.A. Email Address N.A. 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family √ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Other Sheriff ☐ Bill of Sale Corrective Easement Lease Personal Ben Trust/Trustee Death Certificate - Transfer on Death Mineral Quit Claim **V** Warranty Executor 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death Auction Easement Gift Life Estate **✓** Sale Trustee to Beneficiary Court Decree Buyer Seller 🗸 No Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No. **√** Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$589.572 Ves ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Adams Land Title Co. **V** No Yes 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 22 Total purchase price, including any liabilities assumed . . . . 589,572,00 23 Was non-real property included in the purchase? Yes Vo No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 589,572,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 463-4198 Danielle L. Kelley Phone Number Print or Type Name of Grantee or Closing Dept. Manager 06-30-2022 ure of Grantee or Authorized Re here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data \$ \_ Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

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

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. 15<sup>th</sup> St. Lincoln, NE 68521 602-619-5025

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/01/22 \$1327.50 By AS Bk 2022, Pg 1646

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 01 day of July A.D., 2022, at 01:10 o'clock PM. Recorded in Book 2022 on Pages 1646-1648

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 (NE½) 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:

- 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

STATE OF NEBRASKA

COUNTY OF WIDSTER

On this 3/8+ day of

, 2022, before me personally appeared Brenda L. Trumble.

GENERAL NOTARY - State of Nebraska LINDSEY N HADEN My Comm. Exp. April 25, 2023

Notary Public Lindsey N. Hoden

	Delroul Jastala:
Debo	rah J. Castaldi
STATE OF SOUTH CAROLINA  COUNTY OF Lexing ton  On this day of June, 2022, before	ore me personally appeared <b>Deborah J. Castaldi.</b>
$\boldsymbol{\varrho}$	relicible Harris
NOTARY	Fliblic - Emily Harris
PUBLIC SOUTH CAROLINIA	
Barbar	a R. Stoner
STATE OF NEBRASKA COUNTY OF	,
On this day of, 2022, before	e me personally appeared Barbara R. Stoner.
Notary I	Public -

	Deborah J. Castaldi
STATE OF	
On this day of	, 2022, before me personally appeared <b>Deborah J. Castaldi.</b>
	Notary Public
	Brillians C. Stones Barbara R. Stoner
STATE OF <u>NEBRASKA</u> COUNTY OF <u>LANCASTER</u> SS	
On this 10TH day of JUNE	, 2022, before me personally appeared Barbara R. Stoner.
	Alexandria J. Scheffler
	General Notary - State of Nebraska  ALEXANDRIA J. SCHEFFLER  My Comm. Exp. May 5, 2026.

# Agricultural Land Sales Worksheet

Cnty No.	Cnty No. Book		Page	S	ale Date	School District Code											
91	202	22	1665	7/	1/2022	Base:	11	Af	filiated	:		Unif	ied:				
Location II	)	Sale	Number	Useabili	ity & Code#	Parcel Number											
00111060	01110600 191 1						Twn	Rng	S	Sect Qrt Subdiv Area Blk P							
	Da	te of S	le Assessed	Value		4375 2 9 22 0 00000 1 000						000	6:	146			
Land		Imp	rovements		Total	14 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	D	ate of	Sal	e Prop	erty	Classific	ation (	Code	yaki nan-	Named a self	
579,0	85		162,020		741,105	Status	Status Property Type				ing	Location	Cit	y Size	Parcel S		
		Irrigati	оп Туре:	•		A) 1	В)	05		C)	5	D) 3	E)	0	F)	10	
LCG		A	CRES:	Ÿ	ALUE:		LCG				ACR	ES:		VAL	He-		
IRRIGATED	IA1					GR	ASSLA	ND 10	G1			3.000				200	
	1A					1G											
	2A1					2G1						1.550			2,	170	
	2A					2G											
	3A1					3G1											
	3A								G								
· · · · · · · · · · · · · · · · · · ·	4A1			<del></del>			·- ·- ·	40	+								
DDM AND	4A						174 . 7		G								
DRYLAND	IDI ID		90.690		228,990	2	helterbe	Accretic	+								
	2D1		21.000		53,025			Was	+								
	2D		80.000		177,600			Oth:	-								
	3D1				·	AG L	AND T				24:	3.240		54	40,2	245	
	3D			<u> </u>			2 - 5	Road	ls		•	7.760	gara parens		er energies	Service gard	
	4D1		45.000		71,100	Farm Sites					:	1.000		:	13,8	340	
	4D		2.000		3,160	Home Sites						1.000			25,0	000	
			36.00				R	ecreatio	n								
Dwel	<del></del>				112,445			Othe									
Outbuild	lings				49,575	Non	-AG T	OTA1			9	9.760	• •		38,8	340	

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

# **Real Estate Transfer Statement**

**FORM** 

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

<u> </u>	The deed	will not be rec	orded u	inless this	stateme				5 are acc	urately comple				
1 County Name	r	2 County Nur	nber			3 Date of Sale/Transfer  Mo. 07 Day 01 Yr. 2022  4 Date of Deed  Mo. 06 Day 27 Yr. 2022								
		TER - 91												
5 Grantor's Name, Ad Grantor's Name (Selle		phone (Please P	rint)			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)								
Weber Family	Trust					See Attached								
Street or Other Mailing	Street or Other Mailing Address													
City Oaklaw.	City State Zip Code													
Phone Number (708) 714-0124						Phone Nu	mber			ntee a 501(c)(3) o he grantee a 509(				
Email Address weberfamily8@	yahoo.com					Email Add	iress							
7 Property Classific	ation Number. C	heck one box in	categor	les A and B.	Check C	f property is	also a r	πobile ho	me.					
(A) Status					(F	) Property						(C)		
✓ Improved	Single F	•	Indu:			크		Nonprodu	-	State Ass	essed	Mabile Home		
☐ Unimproved ☐ IOLL	☐ Multi-Fa	•	= '	cultural eational		Mineral	Interests-	Producing	3	Exempt				
8 Type of Deed	Conservator	TOTAL	1100	Distributio	n III	ind Contract	Memo	Partition	 ОП	Sheriff	По	her		
Bill of Sale	Corrective			Easement	=	ase	17101110		nal Rep.	✓ Trust/Trustee				
Cemetery	Death Certific	ate – Transfer on	Death [	Executor	ΠN	ineral		Ouit C	laim	Warranty				
9 Was transfer par kind exchange (t	rt of IRS like-	10 Type of Tran	nsfer _	Distribution	=	=		=	Revoca	ble Trust		fer on Death		
Exchange) by buye	er or seller?	Auction	<u> </u>	Easement	∐Gitt		Life Estat Partition	le [·	√ Sale Teatistas	tion of Contract	=	e to Beneficiary (Explain)		
Buyer  11 Was ownership tran	Seller ✓ No	Court De		Exchange	uaiai	tor Hust [	12 W					state the intended use.)		
✓ Yes	No						1 1	√ Yes	☐ No _					
13 Was the transfer be											Other_			
Yes 🗸	=	or Uncle to Niece	or Nephi	=		Partnership, and Grandci		∐ Se	ouse	L	Other_			
	☐ Ex-sr	ers and Sisters			ents and (		IMG			and Step-child				
14 What is the current							e mortga		• •	s, state the amoun	it and inter	rest rate.)		
\$1,150,000	THE THE TAILOR OF T					□v		√ No	\$			%		
16 Does this conveyand		nt parcel of land?				17 Was to	ansfer the	rough a re litle compa	ai estate a any contac	gent or a title com	iрапу? (If` ne Real E	Yes, include the name		
18 Address of Property			·			19 Name	and Addi	ess of Per	rson to Wh	om the Tax Staten	nent Shou	ld be Sent		
906 Hwy 78 Guide Rock, NE						See Attached								
18a No address as		Vacant land	i											
20 Legal Description (#	Attach additional	pages, if needed.)				<u>-L</u>								
See Attache	d.													
21 If agricultural, list to	tal number of acr	es transferred in t	his transe	action	254									
22 Total purchase p			sumed							22		1,150,000 <mark>,</mark> 00		
23 Was non-real prop	perty included in	i the purchase? dollar amount a	nd ottog	l harimati d	iet ) (ean	Instruction	nel			23  \$		!		
								. , , , , , ,		24 \$		1,150,000 00		
24 Adjusted purcha										· · · · · · · · · · · · · · · · · · ·		<u> </u>		
25 If this transfer is	exempt from the	e documentary	stamp	ax, list the t	exemptio	n number _	il is to th	e best of	my knowle	edge and belief, tr	rue, comp	lete, and		
correct,	and that I am du ifer M. Jens	ly authorized to si	on this st	atement.	na otatori	on and and			,			(402) 879-4341		
Print or		rantee or Authoriz	ed Repre	esentative					James de la		1	Phone Number		
sign	ed/A	n Son	M	·		·		Josing	Title Ag	gent		07/01/2022		
here Signatur	re of Grantee or	Authorized Repres	sentative			Title						Dale		
				er of Deed								For Dept. Use Only		
26 Date Deed Recorder		27 Value of Sta			r	28 Record		~ 1	9	4.5				
Mo Day	1 yr. 22	\$ 258	) 1. 3			<u>D</u> t	1 20	dd, r	9 160	Authorized bu	Neb. Rev. S	ilal. §§ 76-214, 77-1327(2)		
Nebraska Department of Re	venue							_						

#### 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 <a href="mailto:sgebers@hotmail.com">sgebers@hotmail.com</a>

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: <u>Pavid Gebers Cyahoo, com</u>

### 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

Bk 2022, Pg 1665

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 01 day of July A.D., 2022, at 02:00 o'clock PM. Recorded in Book 2022 on Page 1665

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 (½) 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 (½) 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:

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 277 day of	June	2022.
		·

11.

Weber Family Trust

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

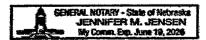
STATE OF NEBRASKA

)ss.

COUNTY OF NUCKOLLS

1

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



Public Notary Signature

Denniter MI

Print Name

My Commission Expires: 6-19-2026

(SEAL)

# Residential & Commercial Sales Worksheet

Assessor Location: BLUE HILL (BH)    A) 1   B) 01   C) 1   D) 1   E) 6   F) 1	Cnty No.	Bo	ook	Page		Sale Date				S	chool .	Dis	trict Cod	le			
Date of Sale Assessed Value	91	20	22	1666		7/5/2022	Base:	91-0	074	Aff	iliated	:		U	nified	:	
Date of Sale Assessed Value	Location	ID	Sale N	umber	Usea	bility & Code#					Parc	el N	Tumber				
Land	0003273	300	19	2	1		GeoCde	Twi	ı Rng	Se	ct Q	rt	Subdiv	Are	a E	Blk	Parcel
Assessor Location:   BLUE HILL (BH)		D	ate of Sale	Assessed	Value		4133			0	0 (	0	20035			0000	
Residential	Land		Impro	vements	Total Date of Sale Property Classifica				catio	ı Cod	le						
Residential   Commercial	1	,450		28,565	5	30,015	Status	P	roperty Ty	уре	Zoni	ng	Locatio	n (	City Siz	ze	Parcel Size
Multiple Improvements:   Construction Date   Construction Date   1900   Construction Date   Floor Sq. R:   1,940   Floor Sq. R:   1,940	Assessor Lo	cation:	BLUE H	HILL (E	3H)		A) 1	B)	01		C) ]	L	D) 1	E,	6		F) 1
Construction Date   Floor		are e	and the second s			Residentia	Ī						Comme	rcial	٠		
Floor   Floor   Floor Sq. R.   1,940   Floor Sq. F.		Mul	tiple Impro	vements:	Multiple.	Improvements.:			Multiple.	. Impr	ovement	ts. :					
Building Cost New   Cost   190,460   Cost   Single Family Style: 104   Residential Condition: 20   Commercial Occupancy Code:   Other   Code   Commercial Occupancy Code:   Other   Code   Co			Construct	ion Date:	Construct	ion Date : 19	00		Construc	tion I	ate:						
Building Cost New   Cost   190,460   Cost   Single Family Style: 104   Residential Condition: 20   Commercial Occupancy Code:				Floor:	Floor Sq.	Ft.: 1,9	40		Floor Sq.	. Ft. :	·						
Comments from   Comments fro			Building C				60										
Comments from   Comments   Comm	Single Family	Style:	104		Residen	tial Condition: 2	0		Comme	rcial	Оссир	anc	y Code:				
102	(100) □ Mol	bile Horr	ne		(10)	Worn Out			Primary	-		Otl	her1:		Othe	r2:	
103	(101) 🗆 One	Story			(20) 🗷	Badly Worn			Comme	rcial	Consti	ruct	ion Class:				
(104)	(102) 🗆 Two	Story			(30)	Average			(1)	Fir	eproof	Stru	ictural Stee	el Frar	ne		
111	(103) □ Spli	it Level			(40) □ Good				(2)  ☐ Reinforced Concrete Frame								
Comments from   Comments from   Comments	(104) 🗷 11/2	2 Story			(50) 🗆	Very Good			(3)   Masonry Bearing Walls								
Comments from   Comments   Comm	(111) □ Bi-Level				(60) □ Excellent				(4) Uwood or Steel Framed Ext. Walls								
Comments from   Comments   Comm	(106) 🗆 Oth	er							(5)   Metal Frame and Walls								
Two Story   (20)	Townhouse or	Duplex	Style:		Residen	tial Quality: 30			(6)	Po	le Fram	ie					
307   1 1/2 Story	(301) 🗆 One	Story			(10) 🗆	Low			Cost Ra	nk:			(	Condi	tion:		
Comments from   Comments   Comm	(302) 🗆 Two	Story			(20) 🛘	Fair			(10)	Lo	W		(	(10) l	J W	om C	Out
Comments from   Comments   Comm	(307) 🗆 1 1/2	2 Story			(30) 🗷	Average			(20)	Av	егаде		(	(20) I	∃ Ba	dly V	Vorn
(304) □ One Story Duplex (60) □ Excellent (50) □ Very Good (305) □ Two Story Duplex (60) □ Excellent  Assessor's Adjustment to Sale Price (+ or -):  Assessor Comments and Reason for Adjustment:  QCD  Comments from Comments:	(308) 🗆 Split	t Level			(40) □	Good			(30)	Ab	ove Av	erag	ge (	(30) I	□ Av	erage	<del> </del>
(305)  Two Story Duplex	(309) 🗆 2 1/2	2 Story	-		(50) 🛘	Very Good			(40)	Hig	gh		(	·			
Assessor's Adjustment to Sale Price (+ or -):  Assessor Comments and Reason for Adjustment:  QCD  Comments from Comments:	(304) 🗆 One	Story D	uplex		(60) 🛘	Excellent					<u> </u>	 	(				
Assessor Comments and Reason for Adjustment:  QCD  Comments from Comments:  000327300	(305) 🗆 Two	Story D	ouplex										(	60) I	∃ Ex	celler	ıt .
QCD  Comments from Comments:  000327300	Assessor's	Adjus	stment to	Sale Pr	ice (+	or -):								= *0%=		·	
Comments from Comments:  000327300	Assessor Co	mments	s and Reas	on for Ac	ljustme	nt:											
000327300	QCD																
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000327300				·····				·	ontes			<u> </u>					
					<u> </u>			omm	ems:						<del></del>		
(Continue on back)	0003273	100															
(Continue on back)																	
(Continue on back)		-													-		
															(C	ontinu	e on back)

### **NEBRASKA**

### **Real Estate Transfer Statement**

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

**FORM** 521

30

The	deed will not be recorded unles	ss this statemen	t is signed and it	ems 1-25 are accur	ately completed.	
1 County Name	2 County Number		3 Date of Sale/Trai	/ O/-	4 Date of Deed	,5 yr. 22
	WEBSTER - 91			Yr	Mo Day	/ <u> </u>
5 Grantor's Name, Address, a Grantor's Name (Seller) 4-1 Trrevocable Trust	no relephone (Please Print)		Grantee's Name (E	Buyer) /	·	
			Street or Other Ma	1 DIZIM		
Street or Other Mailing Address			210 G	age St P.	0.112	
Hendley	N <del>E</del>	<sup>Zip</sup> 68946	City Blue	Hell	State 人后	Zip Code
3085396139			Phone Number 402-984-5	7 (O Is the grante	e a 501(c)(3) organiza grantee a 509(a) four	
Email Address			Email Address		3	
7 Property Classification Nu	mber. Check one box in categories A	and B. Check C if	property is also a i	nobile home.		
(A) Status		(B)	Property Type			(C)
	Single Family Industrial	. [	Mineral Interests		State Assessed	Mobile Home
	Multi-Family Agricultura  Commercial Recreation	-	Mineral Interests-	Producing	Exempt	
8 Type of Deed Conse			nd Contract/Memo	Partition	Sheriff	Other
Bill of Sale Correc	=	asementLea		Personal Rep.	Trust/Trustee	
		xecutor Min			Warranty	
9 Was transfer part of IRS kind exchange (I.R.C. § 10	like- 10 Type of Transfer Distr 031 Auction Ease	ribution Foreck ement Gift	osure Irrevocab	=		ansfer on Death ustee to Beneficiary
Exchange) by buyer or selled Buyer Seller		hange Granto		=		her (Explain)
<i>—</i> ' —	full? (If No, explain the division.)			/as real estate purchase	ed for same use? (If N	lo, state the intended use.)
<b>-</b> -	atives, or if to a trustee, are the trustor a	and honoficiany relat				
Yes No	Aunt or Uncle to Niece or Nephew	_	artnership, or LLC	Self	Othe	er
	Brothers and Sisters	Grandparents a	nd Grandchild	Spouse		
	Ex-spouse	Parents and Ch		Step-parent and		
14 What is the current market va	lue of the real property?			ige assumed? (If Yes, st	tate the amount and i	
16 Does this conveyance divide	a current parcel of land?			No \$	nt or a title company?	(If Yes, include the name
Yes No			of the agent or t	itle company contact.)	Yes	No No
18 Address of Property	St Blue Hill 1	15	19 Name and Addr See above	ess of Person to Whom	the Tax Statement SI	hould be Sent
206 gage	J) P( )	/	See above	; #O		
18a No address assigned	18b Vacant land	z				
20 Legal Description (Attach add		1/2	Subdi.	115101 0	of Blue	H;//
Lot 11,	Block 3, 600	133CN 3	, not			· /,
-	web)/er	(ounty	1 1/60%	9>1<9		
21 If agricultural, list total number	r of acres transferred in this transaction		·			
22 Total purchase price, incli	uding any liabilities assumed				22 \$	25000.00
23 Was non-real property inclu	uded in the purchase?				\$	
	enter dollar amount and attach iter				23	
24 Adjusted purchase price	paid for real estate (line 22 minus l	line 23)			24	0 00
25 If this transfer is exempt f	from the documentary stamp tax, li	ist the exemption	number	·		
Under pena correct, and that I	alties of law, I declare that I have exam am duly authorized to sign this stateme	nined this statemen ent.	t and that it is, to th	e best of my knowledge	e and belief, true, cor	mplete, and
KEFIT	Y BIERMANI					Diagonal Mary
sign Print on Type Near	ne of Grantee or Authorized Representa	ative				Phone Number
Sometime of Gran	ntee or Authorized Representative	<del></del> -	ītle			Date
nere Cargnature of Gran		F Dood's Hea Cod				For Dept. Use Only
26 Date Deed Recorded	Register of 27 Value of Stamp or Exempt	Deed's Use Onl Number	y 28 Recording Data	$\cap$	,	. Or Dopte Odd Orny
Mo. 1 Day 5 Yr.	a \$ 56.25		BKAOA	2. ta 166		
Nebraska Department of Revenue		<del>-</del> -		7	Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)

Entered on the numerical index and filed for record in the Clerk's office of said county this	NEBRASKA DOCUMENTARY STAMP TAX Date 7-5-2 \$ 56-25 By
	it Claim Deed
	n Hanzlick Trustee, 4-T Irrevocable
	h A. Bierman and Pamela S. Bierman,
as Joint Tenants with Right	s of Survivorship (Grantee),
the following described real estate loc	cated in Webster County Nebraska:
Lot 11, Block 3, Grussell's Subdivision	on of Blue Hill, Webster County, Nebraska
appurtenances thereof, so that neither	real estate, with all singular the rights, members and the GRANTOR nor any other person claiming emand any right, title or interest to the said real s of Record
	Ryan Hanzlick, Trustee
STATE OF NEBRASKA )	4-T Irrevocable Trust
(	SS.
COUNTY OF )	
This instrument was acknowled Ryan Hanzlick	lged before me on <u>lay 5<sup>th</sup></u> , 2022, by:
My appointment expires: Sept. 28	3th 2031
Return to:	Notary Public
Keith Bierman	
PO BOX 112 Blue Hill, NE 68930	
DIGG THIL, THE COSSO	ABBEY HARIG General Notary - State of Nebraska My Commission Expires Sep 28 2024

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sal	e Date				S	hool Di	strict Co	le			
91	20	22	1667	7/5/2022		Base:	Base: 65-0011 Affiliated: Unified:									
Location	ID	Sale	Number	Use	ability	& Code#					Parcel	Number				
0006012	200		193		1		GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel	
algueri ta iyanki. Titori	D:	ate of S	ale Assessec	Valu	e		4487			00	0	40005		004	0000	
Land		Imp	orovements		Т	Total Date of Sale Property Classification C					Code					
	385		4,01	0		4,395	Status	P	roperty Ty	ре	Zoning	Location	on Ci	ty Size	Parcel Size	
Assessor Lo	cation:	GUID	E ROCK	(GR)			A) 1	B)	01		C) 1	D) 1	E)	7	F) 2	
				State of the		Residentia						Comme	rcial			
	Mul	tiple Im	provements:	Multip	le. Impro	/ements.:	<u> </u>		Multiple.	Impro	vements.			4,5 , 5 5	· · · · · · · · · · · · · · · · · ·	
		-	uction Date:		ıction Da		90		Construc							
			Floor:	Floor S	la. Ft. :	8	58		Floor Sq.	Ft. :						
		Buildin	ıg Cost New:	Cost:	1	113,5	15		Cost:							
Single Family	5 1 J 1 1 1 1 1 1	101			ential C	ondition: 1	)		Comme	rcial	Occupar	ıcy Code:	4 12 14 14 14 14 14 14 14 14 14 14 14 14 14			
(100) □ Mo	•			(10)		om Out	- 194 <u> </u>		Primary			ther1:		Other2:		
(101) 🗷 One				(20)		dly Worn			Comme	rcial	Constru	ction Class				
(102) 🗆 Two				(30)   Average					(1) ☐ Fireproof Structural Steel Frame							
` '	it Level			(40) □ Good					(2)   Reinforced Concrete Frame							
(104) 🗆 11/				(50)	□ Ve	ry Good			(3)   Masonry Bearing Walls							
(111) 🗆 Bi-I				(60)	□ Ex	cellent			(4)	Wo	od or Ste	el Framed	l Framed Ext. Walls			
(106) □ Oth	er						(5)  Metal Frame and Walls									
Townhouse or	Duplex	Style:		Resid	ential Q	uality: 40			(6) 🗆	Pol	e Frame					
(301) 🗆 One	Story			(10)	□ Lo	W			Cost Ra	nk:			Conditi	on:		
(302) 🗆 Two	Story			(20)	□ Fa	I			(10)	Lov	₩		(10)	Worn	Out	
(307) 🗆 1 1/2	2 Story			(30)	□ Av	егаде			(20)	Ave	erage		(20)	Badly	Worn	
(308) 🗆 Spli	t Level			(40)	<b>★</b> Go	od			(30)	Ab	ove Aver	age	(30)	Averaş	ge	
(309) 🗆 2 1/2	2 Story			(50)	□ Ve	ry Good			(40)	(40) □ High (40) □ Good						
(304) □ One	Story D	uplex		(60)	□ Ex	cellent			(50) 🗆 Very Good							
(305) 🗆 Two	Story D	uplex											(60) 🛘	Excelle	ent	
Assessor's	Adjus	tment	to Sale Pi	rice (	+ or -)	•										
Assessor Co	mments	and R	eason for A	djustn	ient:											
QCD												<u> </u>				
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0006012	200															
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														(Conti	nue on back)	

# **Real Estate Transfer Statement**

DEPARTMENT OF REVENUE	If additional space is	agister of Deeds. • F	Read instructions Ihment and identi	on reverse side. tv the applicable iter	m number	521
	The deed will not be recorde					
1 County Name	2 County Number		3 Date of Sale/Tr		4 Date of Deed	
	Select County & County	Number	Mo1_ D	ay <u>5</u> Yr. <u>32</u>	Mo Day	1 Yr. 22
5 Grantor's Name, Addre	ess, and Telephone (Please Print)			e, Address, and Teleph	one (Please Print)	
Grantor Stratile (Septem)	ekce		Grantee's Name	(Buyer)	NOHEN	FLSOX
Street or Other Mailing od	gess CVC		Street or Other IV	ailing Address	and the second	
Dry Caled	State	/ Zin Coden /	City C	FRANTS/	State	Zip Code
Phone Number	1/2	2 68970	Phone Number	E BOCK	<u> </u>	68942
716	1 201-560	<i>O</i>	563-315-6		ee a 501(c)(3) organiza grantee a 509(a) four	
Emajr Address	ce 195/10	loude Com	Email Address			
7 Property/Classification	n Number. Check one box in categ		if property is also a	mobile home.		
(A) Status			B) Property Type			(C)
	Single Family In	dustrial	Mineral Interest	s-Nonproducing	State Assessed	Mobile Home
Unimproved		gricultural ecreational	Mineral Interests	s-Producing	Exempt	
	onservator_		and Contract/Memo	Destition F	Tohariff [	
	orrective	=======================================	ease	Partition Personal Rep.	Sheriff Trust/Trustee	Other
Cemetery D	eath Certificate - Transfer on Death	= =	lineral	Quit Claim	Warranty	
9 Was the property purch part of an IRS like-kind	ased as 10 Type of Transfer	Distribution Fore	closure1rrevoca	ble Trust Revocable	Trust Tra	nsfer on Death
(I.R.C. § 1031 Exchange	e)Auction	Easement Gift		=	_	stee to Beneficiary
Yes No	ed in full? (If No, explain the division		tor Trust Partition			ner (Explain)
Yes No_	ed in full? (ii No, explain the division	.)	12 V	vas real estate purchase	ed for same use? (If N	o, state the intended use.)
13 Was the transfer between	n relatives, or if to a trustee, are the	trustor and beneficiary re	latives? (If Yes, check	the appropriate box.)		
Yes ZAO	Aunt or Uncle to Niece or Ner	<del></del>	Partnership, or LLC	Self	Othe	r
	Brothers and Sisters	Grandparents	and Grandchild	Spouse	•	
	Ex-spouse	Parents and C	hild	Step-parent and	Step-child	
14 What is the current marke	et value of the real property?	**************************************		age assumeti? (If Yes, st	ate the amount and ir	iterest rate.)
16 Does this convevance div	vide a current parcel of land?		Yes 17 Was transfer th	rough a real estate agen	nt or a title company?	(If Yes, include the name
Yes No	,			title company contact.)	Yes	Z No
18 Address of Property	. , )		19 Name and Add	ress of Person to Whom	the Tax Statement Sh	•
150 GRAH	7St. GuidE	ROCK				
18a No address assigne		.,				
20 Legal Description						
to Legal Description			100			
	Lots 647, Black	K4 01,60	ude Kock	/		
	00.5	, ,				
1 If agricultural, list total nur	mber of acres	<u>_</u> .				
					\$	1 100
22 Total purchase price, i	including any liabilities assumed	d			22	15,000
23 Was non-real property	y included in the purchase?	Yes Mo (If Yes, e	nter dellar amount	and attach itemized lis		
24 Adiustěd purchase pri	ice paid for real estate (line 22 n	ninus line 23)			24	000
	opt from the documentary stamp					
Under p	penalties of law, I declare that I have	ve examined this stateme		e best of my knowledge	and belief, true, con	plete, and
correct, and th	nat I am duly authorized to sign this s	statement. PIVELSON	. /			
Print or Type I	Name of, Grantee or Authorized Rep	resentative	(1			Phone Number
sign S	rdolle En No	DIAN				
here Signature of G	arantee of Authorized Representative	)	Title			Date
	Rogic	ster of Deed's Use On	ilv			For Dept. Use Only
Date Deed Recorded	27 Value of Stamp or E		28 Recording Data			
Mo DayY	,22 \$ 33.75	<b>&gt;</b>	15K20	22, Ha 161	61	
hracks Department of Revenue				- 1 1 1 T	Authorized by Neb Rev	Stat 88 76-214 77-1327(2)

State of Menigary	<sup>a</sup> ≯ss.		
County of Webste	er <b>J</b>		
-	Er	ntered o	n the
numerical index a	and filed for	record i	n the
Clerk's office of s	aid county	this <u> </u>	_day
of July A.	D., 2032	_, at <u>_</u>	ः व्य
o'clock_OPM.	Recorded in	n Book	305
on Page	67		
James.	etrh	County	Clerk
10.80			eputy
Ind Comp	Assessor_	Carde	d



### **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  $\epsilon$ . 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 / 54, 2022.

Doug Pierce

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

Comm. expires 10 -52-2032

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

Notary Public

Phone/Fax: (402) 746-3613

Page 1 of 1 Pages

DAVE:F:\WP\2021\PIERCE.DUG\NELSON.QCD 6/30/22

Cnty No.	Bo	ok	Page		Sale	Date		975 1219			S	chool D	ist	rict Cod	e			
91	202	22	1668		6/30	/2022	Base:	91-	-00	74	Affi	iliated:			Ur.	ified:		
Location	i <b>I</b> D	Sale	Number	Usea	bility	& Code#						Parcel	N	umber			V . 1	
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Adjorate and the second	Da	te of Sa	ale Assessed	Value			4133				00	0 0		20010		00	0	0000
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4	,130		85,465	5	<u> </u>	89,595	Status		Prop	erty Ty	pe	Zoning	•	Location	n   C	ity Siz	e	Parcel Siz
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	1 - Executive 1 - 200 (500)	Commence of the second	provements:	Multiple	Improv	ements. :	Annual of the control of the control of	A	M	fultiple.	Impre	ovements.	:	CONTRACTOR OF THE STATE	TORING TO ALL.	440 N N N N N N N N N N N N N N N N N N	11.00	
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		or september	Floor:	Floor Sq	. Ft. :	1,2	86		Fl	oor Sq.	Ft. :							
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(103) 🗆 Spl	it Level			(40) E	l Go	od				2) 🗆	Rei	inforced	Co:	пстеtе Fra	me			
(104) 🗆 11/	/2 Story			(50)	l Vei	y Good				3) 🏻	Ma	sonry Be	аті	ng Walls				
(111) 🗆 Bi-l	Level			(60) E	Exc	ellent			(-	4) 🗆	Wo	od or St	eel	Framed E	xt. W	alls		
(106) □ Oth	ег								(	5) 🗆	Me	tal Fram	e aı	ıd Walls				
Townhouse or	r Duplex	Style:		Resider	ıtial Qı	iality: 30			(	6) 🗆	Pol	e Frame						
(301) 🗆 One	e Story			(10)	Lov	V			Co	ost Rar	ik:			(	Condit	ion:		
(302) 🗆 Two	o Story			(20)	Fair	[			(1	.0) 🗆	Lov	W		(	10) E	∃ Wc	m O	ut
(307) 🗆 1 1/	2 Story			(30) 🗷	Ave	етаде			(2	20) 🗆	Ave	erage		(	20) E	] Bac	lly V	/orn
(308) 🗆 Spli	it Level			(40)	Goo	od			(3	0) 🗆	Ab	ove Aver	age	) (	30) E	] Av	erage	
(309) 🗆 21/	2 Story			(50)	Ver	y Good			(4	10) 🗆	Hig	h		(-	40) E	] Go	od	
(304) □ One	e Story Du	ıplex		(60)	Exc	ellent			115					6	50) E	] Ver	y Go	ood
(305) 🗆 Two	o Story Di	ıplex								a defacts				(	60) E	Exc	eller	ıt
Assessor's	Adjus	tment	to Sale Pr	ice (+	or -):													
Assessor Co	mments	and Re	eason for Ac	ljustme	nt:													
CORRECT	TIVE P	R DE	ED; BETW	EEN I	PARE	NT & CHI	LLD											
																		-
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#### NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

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

**FORM** 521

	it is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. <u>b</u> Day <u>30 Yr. 2022</u> Mo. <u>b</u> Day <u>30 Yr. 2022</u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)  Brenda L. Trumble (PR) Estate Lois E. Mohlman  Street or Other Mailing Address  305 S. Liberty St	Brenda L. Trumble Street or Other Mailing Address PD Box 213
City State XE Zip Code NE (89.30)	City State Zip Code  NE 68930
Phone Number 402-984-0242	Phone Number Is the grantee a 501(c)(3) organization? Yes No 402-984-024 2 If Yes, is the grantee a 509(a) foundation? Yes No
Email Address N/A	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B)	Property Type (C)
☑ Improved     ☑ Single Family     Industrial       ☐ Unimproved     ☐ Multi-Family     ☐ Agricultural       ☐ IOLL     ☐ Commercial     ☐ Recreational	Mineral Interests-Producing State Assessed Mobile Home  Mineral Interests-Producing Exempt
Bill of Sale Corrective Easement Lea	
	neral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
▼ Yes	Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	
Ex-spouse 'M' Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$89,595,00	
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) X Yes Adams Land No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
305 S. Liberty St. Blue Hill, NE 68930	Grantee (+6)
Blue Hill, NE 68930	Grantee (+0)
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	
<ul><li>22 Total purchase price, including any liabilities assumed</li></ul>	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	1 15 0:00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	<i>i i</i>
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	at and that it is, to the best of my knowledge and belief, true, complete, and
Reema 1 Trumble	402-984-10242
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign Remaileunde	Buyer 6-30-12
here Signature of Grantee or Authorized Representative	Title
Register of Deed's Use Onl	y For Dept. Use Only
	28 Recording Data
Mo. 1 Day 6 Yr. 22 \$ Exempt #4	BK2022, For 1668
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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.

	KA DOCUMENTARY BJAMP TAX 1-6-32 #4-By. (2)
Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE	68902
Corrective Personal Representat	ive's Deed
The Grantor, BRENDA L. TRUMBLE, PERSONAL REPRESEN	TATIVE OF THE ESTATE OF
LOIS E. MOHLMAN, DECEASED, in consideration of One Dolla	r and other valuable consideration,
the receipt of which is hereby acknowledged, conveys to BREN	DA 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 Blu Nebraska, described as follows: Beginning 40 feet East of said Outlot 11, thence East 132 feet, thence South 135 fe thence North 135 feet to the Point of Beginning.	the Northwest corner of
Deed is being recorded to correct the legal description shown in Dee 2003 in Book 2003, Page 2189 and Deed recorded November 17, 2005	~
GRANTOR covenants with GRANTEE that GRANTOR:	
<ol> <li>is lawfully seized of such real estate and that it is free from all er reservations, covenants and restrictions of record and subject assessments;</li> <li>has legal power and lawful authority to convey the same;</li> <li>warrants and will defend title to the real estate against the lawful c</li> </ol>	to all regular taxes and special
Executed 6-30-22 ESTATE OF LOIS E	. MOHLMAN, DECEASED
<i>D</i> <sub>1</sub>	- Rumble  nble, Personal Representative
STATE OF NEBRASKA	•
COUNTY OF ADAMS	
On this 30 <sup>th</sup> day of 100 e, 2022, before me personal Personal Representative of Estate of Lois E. Mohlman, deceased, on	ly appeared <b>Brenda L. Trumble</b> , behalf of the company.
GENERAL NOTARY - State of Nebraska DUSTY S. MCKENNA My Comm. Exp. August 8, 2023	kenc

Cnty No.	Вос	ok .	Page		Sale Date				So	hool	Dis	trict Co	de				
91	202	22	1709	4	6/30/2022	Base: 9	91-0	074	Affi	liated	:		Ţ	Jnif	ied:		
Location	ID	Sale N	Vumber	Usea	bility & Code#					Parc	arcel Number						
000319	000	1:	95	1		GeoCde	Twn	Rng	Sec	ıt Ç	rt	Subdiv	Ar	ea	Blk	Pa	rcel
	Da	te of Sal	e Assessed	Value		4133			00	) (	0	20015	5		000	00	00
Land		Impr	ovements		Total		J	Date of	Sale	Prop	erty	y Classif	icatio	n C	ode		
6	,060		96,165	5	102,225	Status	Pi	roperty Ty	ре	Zoni	ing	Locati	on	City	y Size	Parce	el Size
Assessor Lo	ocation:	BLUE	HILL (E	H)		A) <b>1</b>	B)	01		C) :	1	D) 1	1	Ε)	6	F)	3
ार्क्ष्युक्ते सम्बद्धाः सम्बद्धाः सम् १९५८ - अस्तरम् । सम्बद्धाः सम्बद्धाः				a general parent. Nama a kada a da	Residentia	I			5 5 / 245			Comm	ercial				
	Mult	iple Impr	ovements:	Multiple.	Improvements.:			Multiple.	Impro	vemen	ts.:						
		Constru	ction Date:	Construc	tion Date : 19	30		Construc	tion D	ate:							
			Floor:	Floor Sq.	Ft.: 2,3	04		Floor Sq.	Ft. :								
		Building	Cost New:	Cost:	261,2	05		Cost:									
Single Family	Style:	101	grav and losses and	Resider	tial Condition: 2	5		Comme	rcial	Occup	oano	cy Code:		i sąr Tua	e permis Sur A		
(100) □ Mo				(10)	Worn Out			Primary	:		Ot	her1:		C	)ther2:		
(101) 🗷 On	e Story			(20) 🗷	Badly Worn			Comme	rcial	Const	ruci	tion Clas:	<b>:</b>				
(102) 🗆 Tw	o Story			(30) 🗷	Average			(1)	Fire	ергооб	Stra	uctural St	el Fra	ame			
(103) 🗆 Spl	it Level			(40)	Good			(2)	Rei	nforce	d C	oncrete F	rame				
(104) 🗆 11/	/2 Story			(50)	Very Good			(3)	Ma	sonry .	Bear	ring Walls	3				
(111) 🗆 Bi-l	Level			(60)	Excellent			(4)	Wo	od or	Stee	l Framed	Ext. V	Wall	s	-	
(106) □ Oth	ier							(5)	Me	tal Fra	me a	and Walls					
Townhouse of	r Duplex	Style:		Residen	tial Quality: 30			(6) 🗆	Pol	e Fran	ie						<del></del>
(301) 🗆 One	e Story			(10) 🛘	Low			Cost Ra	nk:				Conc	litio	n:	Vi de	
(302) 🗆 Two	o Story			(20)	Fair			(10)	Lov	₹			(10)		Worn		
(307) 🗆 11/	2 Story			(30) 🗷	Average	-		(20)	`Ave	етаде			(20)		Badly	Worn	
(308) 🗆 Spli	it Level			(40) □	Good			(30) 🗆			reraş	ge	(30)		Averag	ge	
(309) 🗆 21/	2 Story			(50) 🗆	Very Good			(40) □	Hig	h		da . e - zea	(40)		Good		
(304) 🗆 One	e Story Du	ıplex		(60)	Excellent								(50)		Very C	ood	
(305) 🗆 Two	o Story Di	uplex											(60)		Excelle	ent	
Assessor's										·			•				
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**FORM** 521

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

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

	The deed will r	ot be recorde	ed unless this stateme	nt is signed and item	ns 1-25 are accurate	ly com	pleted.	
1 County Name		2 County Numb	ber	3 Date of Sale/Transfe	er	4 Dat	e of Deed	
Webster		91			30 Yr. 2022		o. <u>06</u> Day	<b>24</b> 2022
5 Grantor's Name, Addre	ess, and Teleph	one (Please Pi	rint)		Address, and Telepho	one (PI	ease Print)	
Grantor's Name (Seller) Real Growth, LLC, a Ne		liability comp	oany		and Joan R. Brown	, husb	and and wife	,
Street or Other Mailing Addre	ess 	Plane Company		Street or Other Mailing 1100 East South S				
City Lincoln		State <b>NE</b>	Zip Code <b>68501</b>	City Hastings		St <b>N</b>	ate E	Zip Code <b>68901</b>
Phone Number (402) 730-7302				Phone Number 462-705-68:	Is the grantee a 50 If Yes, is the grante	1(c)(3) c e a 509	organization? (a) foundation?	☐ Yes ☑ No☐ Yes ☑ No
Email Address dwiebe@charter-title.ne	et			Email Address dwiebe@charter-ti	itle.net			
7 Property Classification N	lumber. Check or	ne box in catego		`	e home.			
(A) Status			(6	3) Property Type				(C)
	Single Family Multi-Family Commercial		Industrial Agricultural Recreational	Mineral Interests-Nor		State A	Assessed ot	Mobile Home
Bill of Sale C	onservator orrective eath Certificate - Ti	ransfer on Death	Easement Le	ase 🔲 I	Partition Sherr Personal Rep. Trust Quit Claim Warr	Trustee	Othe	ſ
9 Was transfer part of IRS li exchange? (I.R.C. § 1031 Exchange) by buyer or seller Buyer Seller	?	ype of Transfer Auction Court Decree	Easement Gift	closure	Trust Revocable Tru Sale Satisfaction o		Trustee	er on Death e to Beneficiary Explain)
11 Was ownership transferre  Yes No	d in full? (If No, ex	plain the division	.)	12 Was rea	al estate purchased for sass	ame use	e? (If No, state t	ne intended use.)
13 Was the transfer between Yes No	The state of the s	le to Niece or Ne	ephew Family Corp., I	Partnership, or LLC and Grandchild	ppropriate box.)  Self Spouse  Step-parent and Step-c		Other	
14 What is the current market \$70,000.00		property?		15 Was the mortgage as		e amour	nt and interest ra	ate.) %
16 Does this conveyance divi	de a current parce	of land?		17 Was transfer through of the agent or title co	n a real estate agent or a ompany contact.)	title con Yes BH	npany? (If Yes, HS Da-Ly Realt	include the name y-Kellie  No
18 Address of Property 210 N. Willson St. Blue Hill, NE 68930				Blue Hill, NE 68930	1100 East Sout	tatemer nusbar & \$7	nt Should be Se nd and wife Trailor:	nt 3 /
18a No address assigne	d 18b 🗌	Vacant Land		Hastings, NE	68901			
20 Legal Description Tract in Lot One (1), Hav plat thereof, more partic Lot One (1) a distance o	ularly describe	d as follows:	Beginning at the Nor	theast corner of said	Lot One (1), thence	South	on the East	boundary line of
21 If agricultural, list total num	ber of acres		_:					
22 Total purchase price, in						22	\$	70,000 00
23 Was non-real property						23	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	70,000 00
24 Adjusted purchase prio						24		70,000 00
Under pe	nalties of law, I de	eclare that I have	e examined this statement a			f, true, c	complete, and	
► Kenneth L.	that I am duly auth Brown and Joan F	R. Brown, husbar	nd and wife					705-6835
Print or Typ	e Name of Grante	e or Authorized I	Representative				Phone Numb	er
sign	Grantee or Autho	rized Representa	ative T	Grantee or Authorized	Representative		June 30 2 Date	2022
here	Grantee of Autho	nzed Represent					200	
			Register of Deeds	' Use Only			For	Dept. Use Only
26 Date Deed Recorded  Mo. 1 Day 6	Yr. <u></u> 22	27 Value of Sta	or Exempt Number	28 Recording Data  BK 2022,	Pa 1709			
Nebraska Department of Revenue		-2008 Rev 6-2019	1		Authorized by	Neb. Rev	. Stat. §§ 76-214,	77-1327 (2) RQ 0109

State of Nebraska Scounty of Webster	Entered on the
numerical index and the Clerk's office of said of head A.D., o'clocka M. Rec	filed for record in the county this day 2022, at 10:43 orded in Book 2022
on Page 1709	County Clerk  County Clerk  Deputy  SessorCarded

NEBRASKA DOCUMENTARY STAMP TAX Date ノーレーシム \$ 157.50 By/10

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 Ontlot 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 day of June, 2022 by Steven M. Champoux, Manager of Real Growth, LLC.

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

Page 1

Survivorship Warranty Deed File No. 2265855

Cnty No.	Boo	ok	Page			Sale Date				S	cho	ol Dis	strict Co	de			
91	202	22	1736		7	/7/2022	Base: (	01-0	123	Aff	iliat	ed:		Ţ	Unifi	ied:	
Location	ID	Sale Nu	ımber	Use	abi	lity & Code #	2023				Pa	rcel ]	Number				
0005144	100	19	6		1		GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Ai	rea	Blk	Parcel
	Da	te of Sale	Assessed	Valu	e		4131			0	0	0	30030			001	0000
Land		Impro	vements			Total			Date of	Sale	Pro	pert	y Classif	icati	on C	Code	lefak ili Silinak Nesali ili sili Nes
	475		32,820			33,295	Status	Pi	roperty Ty	ре	Z	oning	Locati	on	City	y Size	Parcel Size
Assessor Lo	cation:	BLADEN	(BLA)				A) 1	B)	01		C)	1	D) 1		E)	7	F) 1
a de trada de la composición del composición de la composición de				1947.94		Residential				ATALO NAVA	3 349		Comm	ercia	1		
	Mult	iple Impro	vements:	Multip	le. In	provements.:			Multiple.	Impr	oven	nents.:				<del></del>	
		Construct	ion Date:	Constr	uction	Date: 19	00		Construc	tion I	Date :						
			Floor:	Floor S	iq. Ft	.: 1,3	00		Floor Sq.	Ft.:							
		Building C	Apr	Cost:	•	162,7	90		Cost:								· · · · · · · · · · · · · · · · · · ·
Single Family	Style:	L01		Resid	entia	d Condition: 2	5		Comme	rcia	l Oc	cupan	cy Code:				
(100) □ Mo				(10)		Worn Out			Primary	:		0	ther1:		С	Other2:	
(101) 🗷 One	Story			(20)	因	Badly Worn			Comme	rcial	l Cor	ıstruc	tion Clas	ş:			
(102) □ Two	Story			(30)	*	Average			(1)	Fi	герго	of Str	uctural St	eel Fr	ame		
(103) □ Spli	t Level			(40)		Good			(2)	Re	einfo	rced C	Concrete F	rame			
(104) 🗆 1 1/2	2 Story	-		(50)		Very Good			(3)	M	ason	гу Веа	ring Wall	5			
(111) 🗆 Bi-I	Level			(60)		Excellent			(4)	W	ood	or Ste	el Framed	Ext.	Wall	s	
(106) □ Oth	er								(5) 🗆	M	etal I	rame	and Walls	:			
Townhouse or	Duplex	Style:		Resid	entia	l Quality: 40			(6)	Po	le Fi	ame					
(301) 🗆 One	Story			(10)		Low			Cost Ra	nk:				Con	ditio	n:	
(302) 🗆 Two	Story	,		(20)		Fair			(10)	Lo	w			(10)		Worn	Out
(307) 🗆 11/2	2 Story			(30)		Average			(20)	Av	тегад	je		(20)		Badly	Worn
(308) □ Spli	t Level			(40)	因	Good			(30) □	At	ove	Avera	ge	(30)		Averag	ge
(309) 🗆 21/2	2 Story			(50)		Very Good			(40)	Hi	gh			(40)		Good	
(304) 🗆 One	Story Du	ıplex		(60)		Excellent							<u> 211 (                                 </u>	(50)		Very (	iood
(305) 🗆 Two	Story D	ıplex												(60)	П	Excelle	ent
Assessor's	Adjus	tment to	Sale Pr	ice (	+ <b>o</b> )	r -):								<u>-</u>		· <del></del>	·
Assessor Co	mments	and Reas	on for Ac	ljustn	aeni	:											
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Comments f								omm	ents:				<del></del>				
0005144	ŧUU																
				:													
																(Conti	rue on back)
											1.4						

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

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

**FORM** 521

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately complete	ed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of	of Daed
Webster 91	Mo. 7 Day 7 Yr, 22 Mo.	DayYr. 🛰 🗸
	6 Grantee's Name, Address, and Telephone (Plea	se Print)
	Grantee's Name (Buyer) Benjamin Joseph Christ	
**************************************	Street or Other Mailing Address 5715 Fremont Street	
City State Zip Code Wichita KS 67206	City Sta Lincoln NE	
	Phone Number Is the grantee a 501(c)(3) (402) 601-8248 If Yes, is the grantee a 50	• = ==
Email Address	Email Address holidayhexon@yahoo.com	2/4) (24.14.25)
7 Property Classification Number. Check one box in categories A and B. Check C if		
	Property Type	(C)
Improved	Mineral Interests-Nonproducing State Mineral Interests-Producing Exem	Assessed Mobile Home
	nd Contract/Memo Partition Sherriff ase Personal Rep. Trust/Trust neral Quit Claim X Warranty	Otheree
exchange (IRC § 1031 Exchange)	closure	Transfer on Death Trustee to Beneficiary ract 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.)
	Partnership, or LLC Self Sand Grandchild Spouse	Other
14 What is the current market value of the real property? \$56,000.00	15 Was the mortgage assumed? (If Yes, state the a	mount and interest rate.)
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a titl of the agent or title company contact.)	e company? (If Yes, include the name s RAI of NE No
18 Address of Property 201 West O Street Bladen, NE 68928	19 Name and Address of Person to Whom Tax State Benjamin Joseph Christ 201 West O Street Bladen, NE 68928	ement Should be Sent
18a No address assigned 18b Vacant Land		
20 Legal Description Lot 8, Block 1, Spence and Bennett's Addition to Bladen, Webster Cour	nty, Nebraska.	
21 If agricultural, list total number of acres		\$ 56,000 00
22 Total purchase price, including any liabilities assumed		\$
23 Was non-real property included in the purchase? 🔲 Yes 🔀 No (If Yes, enter		\$ 56,000 00
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 nu	mper	Vieto and
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	and that it is, to the best of my knowledge and belief, tru	е, соприете, апо
· · · · · · · · · · · · · · · · · · ·		(402) 601-8248
Karly Trujillo     Print of Type Name of Grantee or Authorized Representative		Phone Number
sign Villey I	Scrow Closer for Nebraska Title Co.	7/7/22
here Signature di Grantee or Authorized Representative	Hile	Date
Register of Deeds	' Use Only	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 7 Day 7 Yr. 22 \$ 126.60	BK 2022, fg 1736	10.111.0
Nebraska Department of Revenue Form No. 98-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 GT CCO O T Grantee - Retain a copy of this do NT		d by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/07/22 By AS

\$ 126.00

Bk 2022, Pg 1736

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the numerical index and filed for record in tr 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

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 Beanett's Addition to Bladen, Webster County, Nebraska.

#### GRANTOR covenant with GRANTEE that GRANTOR:

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

Dated

A Lovel

COUNTY OF 1

The foregoing instrument was acknowledged before me this by Letitia A. Lovett.

> GENERAL NOTARY - State of Nebraska ERIN R. TESSMAN My Comm. Exp. March 13, 2026

Notary Public

ka Title Company 734 N. Diers Ave

Grand Island, NE 68803

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

Hary 6/00ett

STATE OF <u>Newsela</u>
COUNTY OF <u>Weissless</u>

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

GENERAL NOTARY - State of Nebraska ERIN FI. TESSMAN My Comm. Exp. March 13, 2026

Notary Public

day of

GI0002738

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date				S	chool	Dis	trict Cod	е			
91	20:	22	1738	5/2	5/2022	Base: 9	91-00	002	Aff	iliated:			Unit	fied:		
Location I	D	Sale ]	Number	Useabilit	y & Code #					Parc	el I	Number				
00180740	00	1	97	4	05	GeoCde	Twn	Rng	Se	ct Q	rt	Subdiv	Area	Blk	Pa	ırcel
	D:	ate of Sa	le Assessed	Value		4491	1	11	1	8 :	L	00000	1	000	79	30
Land		Impi	ovements		l'otal		D	ate of	Sale	Prop	erty	y Classific	ation (	Code		
364,	420				364,420	Status	Pro	perty Ty	ype	Zoni	ng	Location	ı Cit	y Size	Parce	el Size
		Irrigatio	on Type:			A) <b>2</b>	B)	05		c) !	5	D) 3	E)	0	F)	8
LCG		A	CRES:	VA	LUE:		LCG			A	CR	ES:		VAL	TIE:	
IRRIGATED	1A1	T				GR	ASSLA	ND 1	G1			3.000			18,2	200
	1A		,						1G		2	4.000			33,6	500
	2A1							20	G1		2	6.000			36,4	100
,	2A							,	2G		3	4.000			47,6	500
	3A1							30	G1							
	3A							3	3G							
	4A1							40	G1							
	4A							2	4G							
DRYLAND	1D1						helterbe	elt/Timb	рег							
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	2D1							Was	ste			6.000			1,6	80
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	4D1		3.000		4,740	···	F	arm Sit	es							
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							R	ecreation	on	· · · · · ·						
	ellings							Oth				6 000			<del>"</del>	
Outbu	ildings					Non	-AG T	IOTA	L			6.000				

Total Recapture Value:
Comments:
(Continue on back)

### Good Life. Great Service.

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

**FORM** 521

The deed will not be recorded unless this statemen	lo signed and itame 1-25 are accurately completed
	t is signed and items 1-25 are accurately completed.  3 Date of Sale/Transfer  4 Date of Deed
1 County Name 2 County Number	Mo. 05 Day 25 Yr. 22 Mo. 05 Day 25 Yr. 22
WEBSTER - 91	
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer) Patrick A. Hersh and Ashley Hersh
Richard A Hersh and Debra N Hersh	Street or Other Mailing Address
Street or Other Mailing Address 427 River Road	511 River Road
State Zip Code	City State Zip Code Red Cloud NE 68970
Inavale NE 68952	
Phone Number	Phone Number   Is the grantee a 501(c)(3) organization?   Yes   V No
m 43 1 h	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.
	Property Type (C)
The street of th	Mineral Interests-Nonproducing State Assessed Mobile Home
	Mineral Interests-Producing Exempt
	ad Contract/Memo Partitlon Sheriff Other
8 Type of Deed Cotises valor	ad Contractivionic
Cemetery Death Certificate - Transfer on Death Executor Mi	neral Quit Claim
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forec	<del></del>
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	☐ Life Estate
Buyer Seller No Court Decree Exchange Grant	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes No	Ves
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? Iff Yes, check the appropriate box.)
	Partinership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and C	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
14 What is the current market value of the real property?	
\$ 348,765	☐ Yes ☑ No \$%
16 Door this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes Who was a second to the se	of the agent or title company contact.) Yes Yes
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
10 Madiese ou report	
18 Addiess of Topolog	Patrick and Ashley Hersh
18a ☑ No address assigned 18b ☑ Vacant land	Patrick and Ashley Hersh
	Patrick and Ashley Hersh
18a ✓ No address assigned 18b ✓ Vacant land 20 Legal Description (Attach additional pages, if needed.)	Patrick and Ashley Hersh
18a ☑ No address assigned 18b ☑ Vacant land	Patrick and Ashley Hersh
18a ✓ No address assigned 18b ✓ Vacant land 20 Legal Description (Attach additional pages, if needed.)	Patrick and Ashley Hersh
18a ✓ No address assigned 18b ✓ Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached.	Patrick and Ashley Hersh
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 200.00	Patrick and Ashley Hersh 511 River Road, Red Cloud, NE 68970
18a ✓ No address assigned  18b ✓ Vacant land  20 Legal Description (Attach additional pages, if needed.)  See attached.  21 If agricultural, list total number of acres transferred in this transaction 200.00	Patrick and Ashley Hersh 511 River Road, Red Cloud, NE 68970
18a  No address assigned 18b  Vacant land 20 Legal Description (Attach additional pages, if needed.)  See attached.  21 If agricultural, list total number of acres transferred in this transaction 200.00  22 Total purchase price, including any liabilities assumed	Patrick and Ashley Hersh 511 River Road, Red Cloud, NE 68970  22 \$ 348,765 00
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 200.00  22 Total purchase price, including any liabilities assumed	Patrick and Ashley Hersh 511 River Road, Red Cloud, NE 68970  22 \$ 348,765 00
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 200.00  22 Total purchase price, including any liabilities assumed  23 Was non-real property included in the purchase?  Yes ✓ No (If Yes, enter dollar amount and attach Itemized list.) (see	Patrick and Ashley Hersh 511 River Road, Red Cloud, NE 68970  22 \$ 348,765,00  instructions) \$ 0,00
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 200.00  22 Total purchase price, including any liabilities assumed  23 Was non-real property included in the purchase?  Yes ✓ No (If Yes, enter dollar amount and attach Itemized list.) (see	Patrick and Ashley Hersh 511 River Road, Red Cloud, NE 68970  22 \$ 348,765,00  instructions) \$ 0,00
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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 200.00  22 Total purchase price, including any liabilities assumed	Patrick and Ashley Hersh 511 River Road, Red Cloud, NE 68970  22 \$ 348,765 00  instructions) 23 \$ 0 00  instructions \$ 348,765 00  an number
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 200.00  22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase?  Yes  No (If Yes, enter dollar amount and attach Itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	Patrick and Ashley Hersh 511 River Road, Red Cloud, NE 68970  22 \$ 348,765,00  instructions)
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 200.00  22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase?  Yes  No (If Yes, enter dollar amount and attach Itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemptio Under penalties of law, I declare that I have examined this statement.  Jaclyn N-Daale	Patrick and Ashley Hersh 511 River Road, Red Cloud, NE 68970  22 \$ 348,765,00  instructions) 23 \$ 0,00  instructions) \$ 348,765,00  in number
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 200.00  22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase?  Yes  No (If Yes, enter dollar amount and attach Itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption under penalties of law, I declare that I have examined this statement, Jaclyn N-Daake  Print or type Name of Grantee or Authorized Bepresentative	Patrick and Ashley Hersh 511 River Road, Red Cloud, NE 68970  22 \$ 348,765,00  instructions)
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 200,00  22 Total purchase price, including any liabilities assumed	Patrick and Ashley Hersh 511 River Road, Red Cloud, NE 68970  22 \$ 348,765,00  instructions) 23 \$ 0,00  instructions) \$ 348,765,00  number
18a	Patrick and Ashley Hersh 511 River Road, Red Cloud, NE 68970  22 \$ 348,765 00  instructions) 23 \$ 0 00  348,765 00  number 348,765 00  number 48,765 00  settlement attorney (308) 928-2165  Phone Number 07/07/2022  Date
18a	Patrick and Ashley Hersh 511 River Road, Red Cloud, NE 68970  22 \$ 348,765 00  instructions)
18a No address assigned  20 Legal Description (Attach additional pages, if needed.)  See attached.  21 If agricultural, list total number of acres transferred in this transaction	Patrick and Ashley Hersh 511 River Road, Red Cloud, NE 68970  22 \$ 348,765,00  instructions) 23 \$ 0,00  instructions) \$ 348,765 00  In number
18a No address assigned 18b V Vacant land  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 23 Was non-real property included in the purchase?  Yes No (If Yes, enter dollar amount and attach Itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement. Jaclyn N-Daake  Print or type Name of Grantee or Authorized Representative  Register of Deed's Use O 26 Date Deed Recorded	Patrick and Ashley Hersh 511 River Road, Red Cloud, NE 68970  22 \$ 348,765,00  instructions) 23 \$ 0,00  instructions) \$ 348,765 00  In number
18a No address assigned  20 Legal Description (Attach additional pages, if needed.)  See attached.  21 If agricultural, list total number of acres transferred in this transaction	Patrick and Ashley Hersh 511 River Road, Red Cloud, NE 68970  22 \$ 348,765 00  instructions) 23 \$ 0 00  348,765 00  number  Interpolation and that it is, to the best of my knowledge and belief, true, complete, and  (308) 928-2165  Phone Number  07/07/2022  Date  Title  Date  For Dept. Use Only
18a No address assigned 18b V Vacant land  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 23 Was non-real property included in the purchase?  Yes No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	Patrick and Ashley Hersh 511 River Road, Red Cloud, NE 68970  22 \$ 348,765,00  instructions) 23 \$ 0,00  instructions) \$ 348,765,00  number

The West Half of the East Half of the Northeast Quarter (W½E½NE½) of Section Eighteen (18), Township One (1) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska AND

The Northwest Quarter of the Northeast Quarter (NW¼NE¾) and the North Half of the Northwest Quarter (N½NW¾) and the Southwest Half of the Northwest Quarter SW½NW¾) of Section Eighteen (18), Township One (1) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska

ndex Computer Assessor Carded			STA	OCUMENTARY MP TAX 07/07/22 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  Course Letsel County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded
				Return to:	DWSD, PO Box 528, Alma, NE 68920
		<del></del>		ARRANTY DEE	_
	<u>GRANTORS</u> : <u>GRANTEES</u> :			BRA N. HERSH, HLEY HERSH, a	<u>*</u>
		other consideration e (as defined in Neb			convey to Grantees the following ts:
					1/4) of Section Eighteen P.M., Webster County,
	Northwest Quarte	r (N½NW¼) and th n (18), Township (	e Southwest Ha	lf of the Northwes	the North Half of the st Quarter SW½NW½)  West of the 6 <sup>th</sup> P.M.,
	<ol> <li>are lawfully reservations,</li> <li>have legal po</li> </ol>	covenants, and restr wer and lawful auth	estate and that it ictions of record ority to convey t	is free from encur; he same; and	mbrances, subject to easements, . claims of all persons.
(,	Richard A. Hersh	Lord D.	5-2 S-22 Date	Debra N. Hersh	N. Hersh 5-25-22 Date
	STATE OF NEBR	) ss. RLAN )			
	Subscribed and swo and Debra N. Hersh	rn to before me this, a married couple, a	25 day of as each his/her re	spective voluntary	2022 by Richard A. Hersh acts and deeds.
	AL III	al) DTARY - State of Nebraska CLYN N. DAAKE m. Exp. December 4, 2022	Notary	Melyn V Public I	1. Grake

Cnty No.	Во	ok	Page		S	ale	Date	School District Code											
91	20	22	1745		7/	8/	2022	Base:	91-	-0	002	Aff	iliat	ed:			Unif	ied:	
Location	ID	Sale	Number	U:	seabil	ity	& Code#						Pa	ircel N	umber				•
0001389	900		198		4		05	GeoCde	Т	wn	Rng	Se	ct	Qrt	Subdiv	A	irea	Blk	Parcel
	D	ate of S	ale Assessed	d Value				4371				0	0	0	1002	5		005	0000
Land		Imp	rovements	s Total						Ι	Date of S	Sale	Pre	perty	Classif	icat	ion (	Code	
	885		61,440	40 62,325				Status		Pre	operty Ty	ре	Z	oning	Locat	on	City	/ Size	Parcel Size
Assessor Lo	cation:	RED	CLOUD (F	(RC) A) 1 B)					B)	01		C)	1	D) 1	.	E)	6	F) 2	
	,						Residentia	l							Comm	ercia	al		
	Mul	tiple Im	provements:	Multi	ple. Imp	гоч	ements.:				Multiple.	Impr	oven	nents.:					
	uction Date:	Const	ruction	Dat	e: 19	70			Construct	ion I	Date :								
			Floor:	Floor	Sq. Ft.	:	1,3	65			Floor Sq.	Ft.:							
	Buildin	g Cost New:	Cost			171,1	95			Cost:									
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(100) □ Mo	bile Hon	ne		(10)		Wo	orn Out				Primary:			Otl	ner1:		C	other2:	
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(103) 🗆 Spli		(40)		Go	od	<u></u>		_	(2) 🛘	Re	info	rced Co	oncrete F	rame	e				
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Assessor Co																			
JTWD; S	SALE	BETWE	EN GRAND	PAF	ENT	<u>&amp;</u>	GRANDC	HTTD											
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Comments f	rom							(	Con	ame	ents:								
0001389																			
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Real Estate Transfer Statement

**FORM** 521

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

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

DEDARTMENT OF DEVENUE · 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. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 8 2022 Day . Select County & County Number Day Mo -5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer)
Jessica Prellwitz and Kyle Prellwitz Karin J, Prellwitz Street or Other Mailing Address Street or Other Mailing Address 442 W 7th Avenue Zip Code 68970 State NE City Red Cloud State NE Zip Code City Red Cloud 68970 Phone Number (402) 746-8075 Phone Number (402) 257-7129 Is the grantee a 501(c)(3) organization? Yes ⊌ No If Yes, is the grantee a 509(a) foundation? Yes V No Email Address n/a Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property 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 Recreational Commercial Distribution 8 Type of Deed Conservator Land Contract/Memo Sheriff Other Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep. Cemetery Death Certificate - Transfer on Death Executor Mineral Ouit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Seller No Court Decree Partition Satisfaction of Contract Other (Explain) Exchange Grantor Trust 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes ✓ Yes ∏No No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$50,000 √ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 442 W 7th Avenue Grantees Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) 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 21 If agricultural, list total number of acres transferred in this transaction 22 50.000<sup>1</sup>.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . 23 50,000,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 257-7129 Jessica Prellwitz Phone Number Print of Type Name of Grantee or Authorized Representative sign Grantee 7/8/2022 Date Title gnature of Grantee or Authorized Repres here For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded <sub>Уг.</sub> <u>Д</u>С 112 Day .

State of Nebraska 3 s.  County of Webster 5  Entered on the numerical index and filled for record in the numerical index and filled for record in the following deterts office of said county this 2 does of 2		1991 2022 MGE 1745
Southern Title, LLC PO 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 seised of such real estate and that it is free from encumbrances; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title to the real estate against the lawful claims of all persons.  Executed  July 8, 2022.  Karin J. Pfellwitz  STATE OF NEBRASKA ) SS.  COUNTY OF WEBSTER )  The foregoing instrument was acknowledged before me on July 8, 2022	County of Webster I  Entered on the numerical index and filed for record in the Clerk's office of said county this 2th day of 3cl A.D., 2022, at 10:39.  o'clock A.M. Recorded in Book 2030 on Page Pa 1745  Louise Petsch County Clerk \$10,000 Deputy	I SIAMPTAY
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 seised of such real estate and that it is free from encumbrances; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title to the real estate against the lawful claims of all persons.  Executed  Luy & , 2022.  **County Of Webster**  The foregoing instrument was acknowledged before me on July & , 2022	Southern Title, LLC P O Box 221	
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 seised of such real estate and that it is free from encumbrances;  (2) has legal power and lawful authority to convey the same;  (3) warrants and will defend title to the real estate against the lawful claims of all persons.  Executed  July 6, 2022.  STATE OF NEBRASKA  ) ss.  COUNTY OF WEBSTER  The foregoing instrument was acknowledged before me on July 8, 2022	JOINT TENANCY WA	RRANTY DEED
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 seised of such real estate and that it is free from encumbrances;  (2) has legal power and lawful authority to convey the same;  (3) warrants and will defend title to the real estate against the lawful claims of all persons.  Executed  July 6, 2022.  STATE OF NEBRASKA  ) ss.  COUNTY OF WEBSTER  The foregoing instrument was acknowledged before me on July 8, 2022	Karin J. Prellwitz, a single person, Grantor, in consid	leration of ONE DOLLAR (\$1.00) and other
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 seised of such real estate and that it is free from encumbrances;  (2) has legal power and lawful authority to convey the same;  (3) warrants and will defend title to the real estate against the lawful claims of all persons.  Executed  July J., 2022.  STATE OF NEBRASKA  ) ss.  COUNTY OF WEBSTER  The foregoing instrument was acknowledged before me on July J., 2022	valuable consideration received from Grantees, Jessi	ca Prellwitz and Kyle Prellwitz, wife and
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 seised of such real estate and that it is free from encumbrances;  (2) has legal power and lawful authority to convey the same;  (3) warrants and will defend title to the real estate against the lawful claims of all persons.  Executed July F, 2022.  STATE OF NEBRASKA  ) ss.  COUNTY OF WEBSTER  The foregoing instrument was acknowledged before me on July F, 2022	husband, convey to Grantees, as joint tenants and no	as tenants in common, the following
to Red Cloud, Webster County, Nebraska  Grantor covenants, jointly and severally, if more than one, with Grantees that Grantor:  (1) is lawfully seised of such real estate and that it is free from encumbrances;  (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.  STATE OF NEBRASKA )  SS.  COUNTY OF WEBSTER )  The foregoing instrument was acknowledged before me on July 8, 2022	described real estate (as defined in Neb. Rev. Stat. 76	5-201):
STATE OF NEBRASKA  ) ss.  COUNTY OF WEBSTER  The foregoing instrument was acknowledged before me on July 8, 2022	to Red Cloud, Webster County, Nebraska  Grantor covenants, jointly and severally, if more than  (1) is lawfully seised of such real estate and  (2) has legal power and lawful authority to 6  (3) warrants and will defend title to the real	a one, with Grantees that Grantor: that it is free from encumbrances; convey the same;
) ss.  COUNTY OF WEBSTER  )  The foregoing instrument was acknowledged before me on July 8, 2022	Executed July 8, 2022.  Yann Fully Karin J. Prellwitz	
	) ss. COUNTY OF WEBSTER ) The foregoing instrument was acknowledged	before me on July 8, 2022

Notary Public

My commission expires: 8/27/2025

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

### Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	ale Date				٤	Schoo	ol Dis	trict	Code						
91	202	22	1763	6/2	3/2022	Base: (	01-01	.23	Afi	filiate	d:			Unified:					
Location	$\mathbf{m}$	Sale	Number	Useabili	ty & Code#	100000000	ord production for	- 1 40 Ex.	75 . +* 1 ·	Pa	arcel Number								
0021073	301	1	199	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv		Area	Bik	Parcel			
	Da	ate of S	ale Assessed	Value	स्थानम्बर्धाः ति हो जिस्स्य स्थापः स्थापः	4131 4 11				5	0	000	00	1	000	0000			
Land		Imp	rovements		Total	Date of Sale Property Classification Code													
697	,770				697,770	Status	Pro	perty Ty	pe	Zc	oning	Lo	cation	Cit	y Size	Parcel Size			
		Irrigati	on Type:			A) 2	B)	05		C)	5	D)	3	E)	0	F) 10			
LCG		A	CRES:	<b>V</b> A	ALUE:		LCG	*******	-special	e de la compa	ACR	ES:	Carlo Ne	re-source gar	VAL	ITE:			
IRRIGATE			139.600		639,370	GR	ASSLA	ND 1	G1							<del></del>			
	1A								1G										
	2A1							20	G1										
	2A							1	2G										
	3A1							30	G1										
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and the second							R	ecreation	on										
	wellings	1, .					*******	Oth								<del></del>			
Outb	uildings					Nor	ı-AG T	ГОТА	$\mathbb{L}$			5.00	00						

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 bac	k)

### NEBRASKA.

### Real Estate Transfer Statement

**FORM** 

Good Life, Great Service.

DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number 2022 06 Mo. 06 Day 23 WEBSTER - 91 . Dav \_ Mo -6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) CHAD R. TIMM JOAN E. SOUCEK Street or Other Mailing Address 10820 E TURQUOISE AVE Street or Other Mailing Address 10820 E TURQUOISE AVE Zip Code 85259 City SCOTTSDALE City SCOTTSDALE Zip Code ΑZ 85259 Phone Number Is the grantee a 501(c)(3) organization? ✓ No If Yes, is the grantee a 509(a) foundation? 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 (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Recreational IOLL Commercial Other Distribution Land Contract/Memo 8 Type of Deed Conservator Sheriff Personal Rep. Trust/Trustee Bill of Sale Corrective Easement Lease Death Certificate - Transfer on Death Mineral Quit Claim Warranty Cemetery Executor Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 **V** Gift Sale Trustee to Beneficiary Auction 1Easement Life Estate Exchange) by buyer or seller? Buyer Seller No Satisfaction of Contract Other (Explain) Court Decree Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No. explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Self Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Yes Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$1,000,000 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) ☐ Yes **№** No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property SAME AS #6 18a V No address assigned 18b Vacant land 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 22 0.00 23 Was non-real property included in the purchase? 23 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 0|00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 341-6000 DANIEL C. PAULEY, AUTHORIZED REPRESENTATIVE Phone Number Print or Type Name of Grantee of Authorized Representative ATTORNEY/AUTHORIZED REP. 07/11/2022 Date Title Signature of Grantee or Authorized Representative here For Dept. Use Only Register of Deed's Use Only 28 Becording Data 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 2.25 \$ Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

Index Computer Assessor Carded	Bk 2022, Pg 1763  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  Ouise Petsch County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded													
	Drafted By And After Recording Return To: Daniel C. Pauley, Fraser Stryker, PC, LLO, 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 6 <sup>th</sup> P.M., Webster County, Nebraska.													
	Executed as of this 23 day of June, 2022.													
	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.													

Notary Public

My commission expires: 11-25-2024

GENERAL NOTARY - State of Nebraska
V. ROBERT WATERMAN
My Coron. Exp. November 25, 2024

Cnty No.	Во	ok	Page	Tarin Men	Sale	Date	ate School District Code												
91	202	22	1764	6	/27/	2022	Base: 91-0002 Affiliated: Unified:												
Location	ID	Sale	Number	Useab	oility &	c Code#					Pa	rcel .	Number	44°37		er ingtern Sekrityr			
000123	800	2	200	4		04	GeoCde	Tw	n Rng	Se	ect Qrt		Subdiv	v Area Bik		Blk	I	Parcel	
	Dε	ite of Sa	ale Assessec	l Value		1 Control (1 Control	4371			0	0	0	1002	:0		006	0	000	
Land	I	Imp	rovements		Tot	al			Date of	Sale	Pro	pert	y Classi	icat	ion (	Code			
	770		43,18	5		13,955	Status	P	roperty T	oning	Locat	Location City			y Size Parcel Si				
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	Mult	iple Imp	provements:	Multiple. 1	Improve	nents. :			Multiple	. Impi	rovem	ents.:					***		
		Constr	uction Date:	Constructi	on Date	: 19	30		Construc	tion I	Date:								
<del> </del>			Floor:	Floor Sq. 1	Ft. :	9	02		Floor Sq	. Ft. :									
		Buildin	g Cost New:	Cost:		89,5	75		Cost:			-		•					
Single Family			<del></del>	Resident	ial Cor	dition: 3	0	100	Comme	rcia	I Occ	upan	cy Code:	tion the state		n swawyr.	18 19 18 18 18 18 18 18 18 18 18 18 18 18 18 18 1	S M. TW	
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(102) 🗆 Tw	(102) ☐ Two Story					age			(1) ☐ Fireproof Structural Steel Frame										
(103) □ Spl	(103)   Split Level					1	-		(2)	J Re	einfor	rced (	Concrete I	rame	3				
(104) 🗆 11/	2 Story			(50)	Very	Good			(3)	l M	asom	у Веа	aring Wal	s					
(111) 🗆 Bi-l	Level			(60) 🗆	Exce	llent			(4) □	l W	ood o	or Ste	el Frameo	Ext	. Wal	s			
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#### NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

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

**FORM** 521

	ent is signed and items 1-25 are accurately completed.
1 County Name 2 County Number 3	3 Date of Sale/Transfer 4 Date of Deed
Select County & County Number 15	Mo. 6 Day 27 Yr. 2022 Mo. 6 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)	Grantee's Name (Buyer)
Allen Compton and Rebecca Taylor	Teresa Denney + 6 rea Denney
Street or Other Malling Address	Street or Other Mailing Address
City Neely Ville MO 63954 Zip Code	City Franklin NE State 68939 Zip Code
Phone Number	Phone Number   1953   Is the grantee a 501(c)(3) organization?   Yes   No   No   Yes   No   No   No   Yes   No   No   No   No   No   No   No   N
Email Address	307-331-1953 If Yes, is the grantee a 509(a) foundation? ☐ Yes ☐ 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)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural    Out   Commercial Recreational	Mineral Interests-Producing Exempt
	and Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement L	ease Personal Rep. Trust/Trustee
kind exchange (I.R.C. § 1031	closure   Irrevocable Trust   Revocable Trust   Transfer on Death
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary tor Trust Partition Satisfaction of Contract Total (Explain)
Buyer Seller No Court Decree Exchange Grar  11 Was ownership transferred in full? (If No, explain the division.)	tor Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)
Yes No	Yes NoNoNo
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	
	Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and 0	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
14 What is the current market value of the lear property?	
16 Does this conveyance divide a current parcel of land?	Yes No \$ %  17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
AND A MALANCE OF THE CONTRACTOR OF THE CONTRACTO	Teresa Denney
729 NEIM Red Cloud, NE 68970	229 1112 1112
18a No address assigned 18b Vacant land	209 14th Ave Franklin NE 68939
20 Legal Description (Attach additional pages, if needed.)	Frankun NE 60737
	No.
Lots	1 11+ 0 101 1
4-6 BIK6 Smith +11/02	re's addition RedCloud
21 If agricultural, list total number of acres transferred in this transaction	_ webster Co. Nebraska
22 Total purchase price, including any liabilities assumed	22  \$
23 Was non-real property included in the purchase?	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)
	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	#2
25 If this transfer is exempt from the documentary stamp tax, list the exemptio	ent and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement.	The and that it is, to the post of my arromode and policy that, complete, and
Print or Type Name of Grantee or Authorized Representative	1 2 3 2 1-331-1953 Phone Number
sign	1 Indae
Signature of Grantee or Authorized Representative	Title Date
nere signature of draffice of Admitorized Representative	
Register of Deed's Use O	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number  \$ \int \text{Sum of } \frac{1}{3}  \frac{1}{3} \	28 Recording Data
11 (A(A)   N   W (A) (A) (A) (A)	RUMAIU MIL
Mo Day Yr	BK a Cad, by 1764  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

_	BOUN GOOD PAGE 160
State of Nebraska County of Webster  Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day	
of Clock O M. Recorded in Book acad	NEBRASKA DOCUMENTARY STAMP TAX ate
AC D. F. D. T.	
After Recording Return To: LIESKE, LIESKE, & ENSZ, P.C., L.L.O. PO Box 268 Minden, NE 68959	
·	M DEED
QUITCLAI	
Allen Compton and Rebecca Taylor, consideration of One Dollar (\$1.00) and other god is herby acknowledged, convey to Teresa Denney described real estate (as defined in Neb. Rev. Stat.	and Greg Denney, GRANTEES, the following
Lot Four (4), Five (5) and Six (6), F Red Cloud, Webster County, Nebra	Block Six (6), Smith & Moore's Addition to ska
and subject to easements, restrictions and covenants	of record, if any.
Executed: This the 27 <sup>th</sup> day of <u>June</u>	, 2022. MAAA
	Allen Compton, GRANTOR
STATE OF MISSOURI )	Amon Compton, Call 2-1 Cal
COUNTY OF <u>Butler</u> ) ss.	
The foregoing instrument was acknowledge 2022, by Allen Compton, GRANTOR.	d before me on the 21 day of JUNE,
	Daurue Purliceco l
(SEAL).  LAUHIE BURKHEAD  NOTARY PUBLIC NOTARY SEAL  STATE OF MISSOURI	Notary Public
COMMISSIONED FOR BUTTER COUNTY   MY COMMISSION EXPIRES FEB. 06, 2026 ; ID #05737871	The Rebecca Taylor, GRANTOR
STATE OF MISSOURE ) ss.	
COUNTY OF <u>BUTTLE</u> )	م التراب المحادث
The foregoing instrument was acknowledged 2022, by Rebecca Taylor, GRANTOR.	
	Danais bullend

(SEAL)



Notary Public YMULED C

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#### NEBRASKA Good Life, Great Service.

Nebraska Department of Revenue

### **Real Estate Transfer Statement**

201

FORM **521** 

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. DEPARTMENT OF REVE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 1 County Name 3 Date of Sale/Transfer 4 Date of Deed 2022 14 14 WEBSTER - 91 Day \_ 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) William E. Funaro Grantee's Name (Buyer Michael Funaro Street or Other Mailing Address 219 Road H Street or Other Mailing Address 367 Beverly Ave Zip Code 68952 <sup>City</sup> San Leandro <sup>City</sup> Inavale State Phone Number (402) 846-9027 Is the grantee a 501(c)(3) organization? Phone Number (000) 000-0000 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt | IOLL Commercial Recreational 8 Type of Deed Sheriff Conservator Distribution Land Contract/Memo Partition Other Bill of Sale Lease Corrective Fasement Personal Rep. Trust/Trustee Mineral Quit Claim Cemetery Death Certificate - Transfer on Death Executor ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Revocable Trust Transfer on Death Irrevocable Trust kind exchange (I.R.C. § 1031 Auction Easement ✓ Gift Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Court Decree Satisfaction of Contract Seller V No Exchange **Grantor Trust** Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. ✓ Yes No ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other ✓ Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$3,300 Yes **✓** No \$ 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ✓ No Yes 18 Address of Property 445 N Seward St 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) Red Cloud, NE 68970 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 0.00 22 Total purchase price, including any liabilities assumed . . . . . . . . 23 Was non-real property included in the purchase? 0,00 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David B. Garwood Phone Number or Authorized Represe sign Attorney June 🔑 2022 gnature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 12 22 \$ Day

State of Nebraska 3ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of July A.D., 20aa, at 1138 o'clock A.M. Recorded in Book 202 TO County Clerk Deputy Assessor Carded

NEBRASKA DOCUMENTARY

#### 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

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on June \_

by William E. Funaro, a single person.

Comm. expires

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

Cnty No.	Bo	ok	Page		an ipaga saka s	Sale Date					Sch	ool Di:	strict Co	de				Janes
91	202	22	1790	7/13/2022			Base: 01-0123 Affiliated: Unified:								Unified:			
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(308) 🗆 Split	t Level			(40)		Good			(30)		Above	e Avera	ge	(30)		Averag	je	
(309) 🗆 2 1/2	2 Story			(50)		Very Good			(40)		High			(40)		Good		
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### NEBRASKA Good Life. Great Service.

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

202

FORM **521** 

DEPARTMENT OF REVENUE			ment and identify the applicable iten		
	The deed will not be reco	orded unless this statemer	nt is signed and items 1-25 are accur		
1 County Name	2 County Num	ber	3 Date of Sale/Transfer	4 Date of Deed	07 2022
	WEBSTER - 91		Mo. 07 Day 13 Yr. 2022		y 07 Yr. 2022
<u></u>	ress, and Telephone (Please Pr	int)	6 Grantee's Name, Address, and Telepho	one (Please Print)	
	/k/a Jessica L. Lovejoy	& Andrew A. Diehl	Grantee's Name (Buyer) John J. Gerten		
Street or Other Mailing At 806 E. 7th St.			Street or Other Mailing Address 445 N. Main St. 5130	N. 134th	Pl Za Carta
City Superior	State NE	Zip Code 68978	Bladen Hawthorne	State CA	90250 68928
Phone Number (402) 984-1431			(310) 968-4335 If Yes, is the	e a 501 (c)(3) organia grantee a 509(a) fou	
Email Address N.Å.			Email Address N.A.		
7 Property Classification	on Number. Check one box in	categories A and B. Check C i	f property is also a mobile home.		
(A) Status		(B	) Property Type		(C)
✓ Improved	✓ Single Family	Industrial	Mineral Interests-Nonproducing	State Assessed	Mobile Home
Unimproved IOLL	Multi-Family Commercial	Agricultural [	Mineral Interests-Producing	Exempt	
8 Type of Deed	Conservator	Distribution La	nd Contract/Memo Partition	]Sheriff [	Other
	Corrective Death Certificate - Transfer on D		ase Personal Rep.   Quit Claim	Trust/Trustee Warranty	
9 Was transfer part o	of IRS like- 10 Type of Trans		losure Irrevocable Trust Revocable	<del></del>	ansfer on Death
kind exchange (I.R. Exchange) by buyer o	r seller? Auction	☐ Easement ☐ Gift	Life Estate  Sale	=	rustee to Beneficiary
	eller No Court Dec	<u> </u>	or Trust Partition Satisfaction  12 Was real estate purchase		ther (Explain)
Yes No	erred in full? (If No, explain the di	vision.)	✓ Yes  No	or for same use: (iii	To, sale the interface does
13 Was the transfer between	en relatives, or if to a trustee, ar	e the trustor and beneficiary rela	atives? (If Yes, check the appropriate box.)		
☐ Yes ☑No	=	· =	Partnership, or LLC Self	Oth	er
	Brothers and Sisters	☐ Grandparents	and Grandchild Spouse hild Step-parent and	Stor-child	
	Ex-spouse		15 Was the mortgage assumed? (If Yes, st		interpet rate )
\$65,000	rket value of the real property?		Yes Vas the mongage assumed? (if res, si	ale the amount and	
. · · · · · · · · · · · · · · · · · · ·	divide a current parcel of land?		17 Was transfer through a real estate ager	nt or a title company	? (If Yes, include the name
Yes Vo	1		of the agent or title company contact.)		
18 Address of Property			19 Name and Address of Person to Whom	the Tax Statement S	Should be Sent
415 N. Main St. Bladen, NE 68928			See Grantee		
18a No address assig	ned 18b Vacant land		:		
20 Legal Description (Atlact	ch additional pages, if needed.)				•
Lots Four (4).	Five (5), Six (6) an	d Seven (7), Block	Three (3), Original Town	of Bladen, V	/ebster
County, Nebra	ska, according to t	he recorded plat th	ereof.		
•	_				
21 If agricultural, list total n	number of acres transferred in thi	s transaction		1 16	
	e, including any liabilities ass	umed		22 🖁	65,000,00
23 Was non-real propert	ty included in the purchase?	-1 -111-		23 \$	
	If Yes, enter dollar amount an		nstructions)	23 \$	65,000,00
	price paid for real estate (line			•••	
25 If this transfer is exe	empt from the documentary s	t I have examined this statement	number  It and that it is, to the best of my knowledge	e and belief, true, co	molete, and
correct, and	that I am duly authorized to sign	this statement.			(402) 463-4198
Print or Typ	e Name of Grantee or Authorize	Representative	Clasia- Dant Mana	.aar	Phone Number
sign Signature o	of Grantee or Authorized Represe	ully :	Closing Dept. Mana		07-13-2022 Date
HEIE					F D 11 O-1-
DC Date Daniel Daniela		Register of Deed's Use On p or Exempt Number	ly 28 Recording Data		For Dept. Use Only
26 Date Deed Recorded	v.a2   \$ 141	p or Exempt Number	BK 2022 P. 1790		
Mo Day	- YE		VII avalt		

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

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/14/22 \$ 146.25 By AS Bk 2022, Pg 1790

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 02:40 o'clock PM. Recorded in Book 2022 on Page 1790

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 7-7-27.	Ausica & Dieho
	Jessica L. Dieki f/k/a Jessica L. Lovejoy
	and Darle
	Andrew A. Diehl
STATE OF NEBRASKA	
country of Webster }ss	
	022, before me personally appeared Jessica L'. Diehl f/k/a
Jessica L. Lovejoy and Andrew A. Dichl.	
	Notary Public - Jumm
	GENERAL NOTARY - State of Nebraska CINDY J. TIMM My Comun. Exp. March 27, 2025

Cnty No.	Во	ok Page		Sale Date	School District Code							1	100					
91 2022 1803			7/14/2022 Base: 91-				-0074 Affiliated: Unified:											
Location	ID	Sale Number	Usea	oility & Code#					Pa	arcel l	Number				Appeller of the second			
0003025	00	203	1		GeoCde	Twn	Rng	S	ect	Qrt	Subdiv	Are	a Bil-		Parcel			
	Da	ate of Sale Assessed	Value		4133	4133		C	7	0	00000	230000	00	0	0000			
Land		Improvements		Total			Date of Sale Property Classific											
6	,820	81,26	5	88,085	Status	Pi	roperty	perty Type Zoning I			Locatio	Location City Size			arcel Size			
Assessor Lo	cation:	BLUE HILL (	BH)		CLARCE THE STANLE LIVERS FOR			03		3	D) 1	E)		F	) 4			
				Residentia	I			Property of			Comme	rcial		ell the				
	Mult	tiple Improvements:	Multiple.	Improvements.:	glinantic constituentici	2011-2011-0	Multip	e. Imp	roven	nents.:	2		NYER WITH	1000000	Market 1975			
		Construction Date:						Multiple. Improvements. : 2  Construction Date : 1940										
		Floor:	Floor Sq.				Floor Sq. Ft.: 7,440											
		<b>Building Cost New:</b>	Cost :		200		Cost: 218,290											
Single Family	Style:		Residen		Commercial Occupancy Code:													
(100) □ Mol		ie	(10)	110000000000000000000000000000000000000	Primary: 493 Other1: 528 Other2:													
(101)  One			(10) □ Worn Out (20) □ Badly Worn					Commercial Construction Class: 5										
(102)   Two			(30) □ Average					(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Split			(40)	(2)   Reinforced Concrete Frame														
(104) 🗆 1 1/2			(50) U Very Good					(3)   Masonry Bearing Walls										
(111) 🗆 Bi-L			(60) □ Excellent					(4) Wood or Steel Framed Ext. Walls										
(106) □ Othe								(5) 🗷 Metal Frame and Walls										
Townhouse or	Duplex	Style:	Residen	(6) □ Pole Frame														
(301) 🗆 One	Story		(10) □ Low					Cost Rank: 20 Condition: 20										
(302)   Two	Story		(20)					(10) □ Low (10) □ Worn Out										
(307) 🗆 1 1/2	2 Story		(30) □ Average				(20) 🗷 Average (20) 🗷 Badly Worn								orn			
(308) 🗆 Split	Level		(40) □ Good					(30) ☐ Above Average (30) ☐ Average										
(309) 🗆 2 1/2	2 Story	0	(50)		(40)	□ H	igh		(	(40)	□ Goo	d						
(304) 🗆 One	Story D	uplex	(60)	Excellent			del access	10. 11.00 ju			inert or (	(50)	□ Very	Goo	od			
(305) 🗆 Two	Story D	uplex	dan septemb								envis en	(60) [	] Exce	llent	A SAME OF THE SAME			
Assessor's	Adjus	tment to Sale P	rice (+	or -):														
Assessor Con	mments	and Reason for A	djustme	nt:		,												
CORP WD	)																	
			***															
Comments fr				###	(	omm	ents:											
0003025	00					-												
													(Cor	tinue	on back)			

### 102= 6150

eal Estate Transfer Statement FORM 521 Good Life, Great Service • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed 2022 7 Day 14 Yr. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer Grantor's Name (Seller) CHS-Holdrege, Inc. Norder Holding Company Street or Other Mailing Address P O Box 64089 Street or Other Mailing Address P O Box 10 Zip Code 55164 City St Paul City Bruning State Zip Code 68322 Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes V No h/a If Yes, is the grantee a 509(a) foundation? VNO Yes Email Address Email Add 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 1011 ✔ Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Conservator Partition Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Cemetery ✓ Warranty Death Certificate - Transfer on Death Mineral Quit Claim Executor Was transfer part of IRS like-Revocable Trust 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Exchange) by buyer or seller? Seller V No Court Decree Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Yes ✓ No Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Yes \$110,000 V NO S Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 610 W Nemaha St Grantee Blue Hill, NE 68930 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 22 110,000.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 110,000,00 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.

sign here

26 Date Deed Recorded

Tim Norer, President, Norder Holding Company Print or Type, Name of Grantee or Authorized Representative

Grantee

180.

7/14/2022

Phone Number

Date

Signature of Grantee or Authorized Representative

For Dept. Use Only

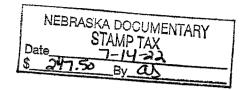
4r. ad Day Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 28 Recording Data

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

Register of Deed's Use Only

Value of Stamp or Exempt Number

State of Nebraska Ss. County of Webster
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 19 day
of \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\
Perorded in Book
on Page 1803-1805
Jours Petrch County Clerk
27.00 Qb Deputy
Ind CompAssessorCarded



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 // ,2022

CHS-Holdrege, Inc

Richard Dusek

Its: President

Michael Johnston

Its: Vice President

State of Minnesota)

SS

County of Dakota)

On this \_\_\_\_\_\_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-Minnesota Notary Public

My Commission Expires:\_\_\_

1/3//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.

Cnty No.	Bo	ok	Page	ing to a		Sale Date	School District Code												
91 2022 1806				7	/1/2022	Base: 9	91-0	074	Afi	filiate	Un	Unified:							
Location ID Sale Number					seab	lity & Code#		e Partie, je			Par	cel ]	Number	ber					
000310000 204							GeoCde	Twi	n Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assesse					ue		4133		· · · · · · · · · · · · · · · · · · ·	0	0	0	20005		022	0000			
Land Improvements									Date of	Sale	Prop	pert	y Classifi	cation	Code	and a second of			
2,840 61,31			15 64,155 Status					Property Type Zoning Location City						ity Size	Size Parcel Size				
Assessor Location: BLUE HILL (						A) 1	B)			C) 1		D) <b>1</b>	E)	6	F) 2				
					114	Residential	30 F	<del>-  -  -  -  -  -  -  -  -  -  -  -  -  -</del>					Comme	rcial	er en en en	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
	Mult	iple Imp	rovements:	Mult	iple. Ir	provements.:	<u> </u>		Multiple	. Impi	roveme	ents.:				<u> </u>			
			uction Date:	1000					Construc		-		•						
			Floor:	Floor	Sq. F	1,0	62		Floor Sq. Ft. :										
	:	Buildin	g Cost New:	11001 04:10:					Cost:										
Single Family				Resi	denti	al Condition: 30	)		Commercial Occupancy Code:										
(100) □ Mo				(10) □ Worn Out					Primary: Other1: Other2:										
(101) 🗷 One	e Story			(20) □ Badly Worn					Commercial Construction Class:										
(102) 🗆 Tw	o Story	-		(30)	*	Average			(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	it Level			(40) □ Good					(2)   Reinforced Concrete Frame										
(104) 🗆 11/	/2 Story			(50) U Very Good					(3)   Masonry Bearing Walls										
(111) 🗆 Bi-l	Level	·		(60)   Excellent					(4) U Wood or Steel Framed Ext. Walls										
(106) □ Oth	ner								(5)										
Townhouse or	r Duplex	Style:		Residential Quality: 30						(6) D Pole Frame									
(301) 🗆 One	e Story			(10) □ Low					Cost Rank: Condition:										
(302) □ Two	o Story			(20)					(10)										
(307) 🗆 11/	2 Story			(30) 🗷 Average					(20)  Average (20)  Badly Wo							Worn			
(308) □ Spli	it Level			(40) □ Good					(30)	At	ove A	vera	ge	(30) □	Averag	ge			
(309) 🗆 21/	2 Story			(50) U Very Good					(40) □	l Hi	gh			(40) <b></b>	Good				
(304) 🗆 One	e Story Du	ıplex		(60) 🗆 Excellent										(50) <b></b>	Very (	Good			
(305) 🗆 Two	o Story Di	uplex												(60) L	Excell	ent			
Assessor's	Adjus	tment	to Sale P	rice	(+ o	r -):													
Assessor Co	mments	and Re	eason for A	djust	men	:	:												
WD																			
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Comments f								omn	ents:										
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			····																
															(Contin	we on back)			

### NEBRASKA Good Life, Great Service.

DEPARTMENT OF BEVENUE

Real Estate Transfer Statement

204

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

FORM **521** 

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 1 County Name 4 Date of Deed Mo. \_\_06 Webster 91 Mo. 07 Day 01 Yr. 2022 Yr. 2022 Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) David E. Bauman and Vanetta L. Bauman Keenan J. White, Kinsey O. Sawyer Street or Other Mailing Address Street or Other Mailing Address 2 nd 15 Sara Dr 622 10050 City State Zip Code State Zip Code Nebrusha Hastings NE 68901 68460 NE Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes No 402-469-6 NA Yes If Yes, is the grantee a 509(a) foundation? Email Address **Email Address** dwiebe@charter-title.net 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) Single Family Industrial Mineral Interests-Nonproducing State Assessed ☐ Mobile Home M Improved Multi-Family Agricultural Mineral Interests-Producing ☐ Exempt Unimproved Commercial Recreational IOLL 8 Type of Deed Conservator Distribution ☐ Land Contract/Memo Partition Sherriff Other ☐ Trust/Trustee Bill of Sale Lease Corrective Easement Personal Rep. Death Certificate - Transfer on Death Cemetery Quit Claim Warranty Executor Mineral 9 Was transfer part of IRS like-kind 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death exchange? (I.R.C. § 1031 X Sale Gift Life Estate Trustee to Beneficiary Auction Fasement Exchange) by buyer or seller? Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Seller No Buyer 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.) X Yes ☐ No X Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other **⋈** No Yes Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$110,000.00 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 16 Does this conveyance divide a current parcel of land?

Yes No 19 Name and Address of Person to Whom Tax Statement Should be Sent 18 Address of Property Keenan J. White, Kinsey O. Sawyer 309 South Sycamore Street Blue Hill, NE 68930 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 110,000 00 22 22 Total purchase price, including any liabilities assumed \$ 23 Was non-real property included in the purchase? Tyes Ito (If Yes, enter dollar amount and attach itemized list.) 23 \$ 110,000 00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ... 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to signOHis STERMENTE & ESCROW SERVICES, INC 10689 3N 'SONILSYH

Keenan J. White or Kinsey O. Sawyer

747 N. BURLINGTON AVE, STE. 6208 31S '3AV NOIDNINA'S N. LVL

Print or Type Name of Greates or Authorized Representations of the statement and that it is, to the best of my knowledge and belief, true, complete, and 1000 31 STERMENT STERMEN Reenan J. White or Kinsey O. Sawyer

Print or Type Name of Grantee or Arthorized Represembly Representative CHVBLEB III BY STATE & ESCHOM SEKNICES INC. Phone Number sign July 1 Date Grantee or Authorized Representative Signature of Grantee or Authorized Representative here For Dept. Use Only Register of Deeds' Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded ladal Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)

State of Nebraska 7ss. County of Webster

BOOK 2/22 PAGE 1806

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 \_A.D., 20<u>\_\_\_\_\_\_</u> at\_\_\_ A. Recorded in Book 20 County Clerk AD Deputy \_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 & Bournas
David E. Bauman

1 L. otta J. Bauman

STATE OF Nebraska COUNTY OF ALams

The foregoing instrument was acknowledged before me this \_\_\_\_\_day of June, 2022 by David

E. Bauman and Vanetta L. Bauman, husband and wife.

Notary Public abeth A. Tillemans

> General Notary - State of Mebrasia ELIZABETH A. TILLEMANS My Comm. Exp. Sept. 20, 2024

Page I

Survivorship Warranty Deed File No. 2265862

Cnty No.	Bo	ok	Page		Sal	e Date	School District Code											
91	202	22	1820	7	/15	/2022	Base: 91-0074 Affiliated: Unified:											
Location	ID	Sale N	Number	Useat	ility	& Code#		PER VALUE	(14. pg 200 .:	Parcel Number								
0003047	700	2	05	1			GeoCde	Twn	Rng	Sect	Qrt	Subdi	7	Area	Blk	Parcel		
e e e e e e e e e e e e e e e e e e e	على بيبيد		le Assessed	Value			4133			00	0	2000	5		012	0000		
Land		Impr	ovements		T	otal		Date of Sale Property Classification Code										
5	,240		26,000	)		31,240	Status	P	roperty Ty	ре	Zoning	Loca	ion	n City Size Parcel				
Assessor Lo		BLUE	HILL (E	BH)			A) 1	B)	01	(	7) 1	D)	1.	E)	6	F) 3		
	The section of the					Residentia		ere e se				Comn	ierc	ial	er per file Till till till till till till till till			
	Mult	tiple Impi	rovements:	Multiple.	Impro	vements.:			Multiple.	Improv	ements.:							
		CONTRACTOR OF THE	13,450,000,000	Constructi		20	22		Construc	tion Da	te:							
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Annak wa sakerina.		Building		Cost:		240,0	15		Cost:									
Single Family	v Style:	101	→-pa-2 (7.74)		tial C	ondition: 4	0		Comme	rcial (	)ccupan	cy Code		n sa Wasangwa.		The specifical fluid		
(100) □ Mo				(10)		orn Out	1 - <u> </u>		Primary	-	0	ther1:		(	Other2:			
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(102)  Tw				(30)	A	verage	-		(1)	] Fire	proof St	uctural S	ictural Steel Frame					
(103) □ Spl				(40) 😾		ood			(2)	l Reir	forced (	Concrete	Fran	ne		<u></u>		
(104) 🗆 11.			-	(50)	V	ery Good			(3)	l Mas	олгу Ве	aring Wa	lls					
(111)  Bi-		-		(60)	Ez	cellent			(4)	1 Woo	od or Ste	el Frame	d Ex	t. Wal	ls			
(106) □ Ott		-			177				(5)	Met	al Frame	and Wa	ls_					
Townhouse o		Style:		Residen	tial Ç	mality: 40			(6) E	l Pole	Frame	F 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	od ota.	90 <b>4</b> - 97,1	olisa arabida	annadi iv 1476		
(301) 🗆 On	e Story			(10)	Lo	w			Cost Ra	nk:			C	onditie	on:			
(302) 🗆 Tw	o Story			(20)	Fa	ir			(10)									
(307) 🛘 11.	/2 Story			(30)	A	verage			(20)  Average (20)  Badly Worn						Worn			
(308) 🗆 Spl	lit Level			(40) 🗷	G	ood			(30) ☐ Above Average (30) ☐ Average							ge		
(309) 🗆 21	/2 Story			(50)	V	ery Good			(40) □	l High	1	an affirmasan k	(4	<u> </u>				
(304) 🗆 On	e Story D	Ouplex		(60)	Ez	cellent							(5	<u> </u>	Very			
(305) 🗆 Tw	o Story I	Duplex											(6	0) 🗆	Excell	ent		
Assessor'	s Adju	stment	to Sale P	rice (+	or -	):						·			- ·			
Assessor Co	omment	s and Re	ason for A	djustme	nt:													
JTWD																		
				,														
						<del></del>	<del></del>				<del>-</del>		<u>-</u> -	<del></del>	·			
Comments								omr	nents:									
000304	700																	
					-													
															(Cont	inue on back)		
						·												

# 3041

# Real Estate Transfer Statement and identify the applicable item number.

**FORM** 

**NEBRASKA** Good Life. Great Service. DEPARTMENT OF REVENUE

521

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed						
WEBSTER - 91	Mo. 7 Day 15 Yr. 2022 Mo. 7 Day Yr. 2022						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) South Central Economic Development, Inc.	Grantee's Name (Buyer) Jacob Thomas Hull and Anna Krystyna Hull						
Street or Other Mailing Address	Street or Other Mailing Address 802 W Saline St						
City State Zip Code	City State Zip Code Blue Hill NE 68930						
Holdrege DE 68949 Phone Number	Phone Number 7 Is the grantee a 501(c)(3) organization? Yes No						
308-455-4771	185-799-4034 If Yes, is the grantee a 509(a) foundation? Yes No						
Email Address N/a	Email Address						
7 Property Classification Number. Check one box in categories A and B. Check C is							
	) Property Type (C)						
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home						
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt						
IOLL Commercial Recreational							
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other						
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Le	ase Personal Rep. Trust/Trustee						
	neral Quit Claim Warranty						
	losure Irrevocable Trust Revocable Trust Transfer on Death						
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary						
	or Trust Partition Satisfaction of Contract Other (Explain)						
11 Was ownership transferred in full? (If No, explain the division.)  V Yes No	12 Was real estate purchased for same use? (If No, state the intended use.)  Ves No						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	atives? (If Yes, check the appropriate hox.)						
	Partnership, or LLC Self Other						
	and Grandchild Spouse						
Ex-spouse Parents and C							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)						
\$247,000	Yes V No \$ %						
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name						
Yes V No	of the agent or title company contact.)   Yes Southern Title, LLC  No						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent						
802 W Saline St	Grantee						
Blue Hill, NE 68930							
18a No address assigned 18b Vacant land							
20 Legal Description (Attach additional pages, if needed.)							
Lot One (1) and Four (4), Block Twelve (12), Origina	al 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							
23 Was non-real property included in the purchase?	\$						
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0.47.000.00						
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number .						
Under penalties of law. I declare that I have examined this stateme	nt and that it is, to the best of my knowledge and belief, true, complete, and						
correct, and that I am duly authorized to sign this statement.							
Jacob Thomas Hull	785 199- 403 Phone Number						
Print of Type Name of Grantee or Authorized Representative	Grantee 7/15/2022						
I MARKET TO THE	Title Date						
Register of Deed's Use On	ly For Dept. Use Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data						
Mo. 7 Day 15 Yr. 22 \$ 555.75	Par apaa Po 1820						
Wio Day	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)						

Entered on the numerical index and filed for record in the Clerk's office of said county this day of N. P. 20 2 a, at 0.45 o'clock D. M. Recorded in Book 2020 on Page 1820	BOOK <u>ADAA</u> PAGE 1 8.6  NEBRASKA DOCUMENTARY
10-00 V Deputy IndCompAssessorCarded	STAMP TAX Date 7-15-22 \$ 555.75 By 160
m to: nem Title, LLC 30x 221 Cloud, NE 68970	
JOINT TENANCY WARRANT	Y DEED
th Central Economic Development District, Inc., a Nebras	ska nonprofit corporation, Grantor,
onsideration of ONE DOLLAR (\$1,00) and other valuable	e consideration received from

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

July 14,2022. Executed

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

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.

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

Notary Public

My commission expires:

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date	School District Code										
91	20:	22	1840	7/1	4/2022	Base: 65-0011 Affiliated:							ied:			
Location	$\mathbf{D}$	Sale	Number	Useabilit	y & Code#			The second second		Parcel I	Number		ar Crise st			
000621700 206			4	05	GeoCde Twn Rng			Se	ct Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Value		4487			0	0 0	40030		000	0000		
Land		Improvements			Total	(2), (30) St. 755	Ι	ate of	Sale	Property	y Classific	ation (	Code			
680	,555		12,905		693,460	Status Property Type			Zoning	Location	Cit	y Size	Parcel Size			
The state of the s	र, करम्बद्धाः स्ट	Irrigat	ion Type:			A) 1				c) <b>1</b>	D) 1	E)	7	F) 5		
LCG	100 to 10		ACRES:	V.	LUE:	alika di Sangaran	LCG	*** **** * * * * * * * * * * * * * * *	WKS.	ACF	ŒS:		VAL	UE:		
IRRIGATE				l .		GRASSLAND 1G1			G1		9.770			13,680		
	1A					1G				3	5.620	49,175				
	2A1					2G1					1.150			1,610		
	2A					2G										
	3A1					3G1				2.280			3,190			
	3A							3	3G							
	4A1							40	G1							
<del></del>	4A								1G		-		•			
DRYLANI	D 1D1		14.000		35,350			elt/Timb	-							
	1D		97.490		246,165			Accretic			0.000	<del></del>		- COF		
	2D1		9.000		22,725			Was	-		2.230			625		
	2D		70.400		156,290 42,515	ACT	A NITS '	Oth <b>FOTA</b>		22	1.130		6	66,190		
	3D1		19.150		42,313	AG L	AIND	Roa	_		1.520	egaster e		30,190		
	3D							Roa Farm Sit			1.000	<u> </u>		13,840		
	4D1 4D		60.040		94,865	- <del></del>		ome Sit	$\dashv$		2.340			525		
	4D		00.040		34,003			Cecreation	_				<del></del> ,			
	wellings				12,605			Oth	$\dashv$			-	*			
	weilings ouildings				300	Nor	ı-AG '	ГОТА		1	4.860			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 Com	ments:
000621700 001001400 001004400 001107400 00111020	00
	(Continue on back)

### NEBRASKA

### **Real Estate Transfer Statement**

**FORM** 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded diffess this statement	t is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer  Mo. 07 Day 14 Yr. 2022  4 Date of Deed  Mo. 07 Day 14 Yr.	, 2022						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Craig S. James	Grantee's Name (Buyer) see attached							
Street or Other Mailing Address	Street or Other Mailing Address 632 Sailside Dr							
632 Sailside Dr         State         Zip Code           Lincoln         NE         68528	City State	Zip Code 68528						
		68528 Yes No						
Phone Number (402) 310-7743	(402) 310-7743 If Yes, is the grantee a 509(a) foundation? Yes							
Email Address mercdriver99@gmail.com	Email Address mercdriver99@gmail.com							
7 Property Classification Number. Check one box in categories A and B. Check C if		(0)						
(A) Status (B)    Improved   Single Family   Industrial	Property Type  Mineral Interests-Nonproducing State Assessed	(C)  Mobile Home						
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing State Assessed  Exempt	_ Mobile Florite						
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff Other							
☐ Bill of Sale     ☐ Corrective     ☐ Easement     ☐ Lea       ☐ Cemetery     ☐ Death Certificate – Transfer on Death     ☐ Executor     ☐ Min								
		Death						
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Be							
☐ Buyer ☐ Seller ✔ No ☐ Court Decree ☐ Exchange ☐ Granto								
11 Was ownership transferred in full? (If No, explain the division.)  Yes No No	12 Was real estate purchased for same use? (If No, state the Yes No	ne intended use.)						
3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.								
✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., P.  Brothers and Sisters Grandparents a								
Ex-spouse Parents and Ch								
4 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rat							
	Yes ✓ No \$	clude the name						
6 Does this conveyance divide a current parcel of land?  ☐ Yes ✓ No	of the agent or title company contact.)							
8 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be S Craig S. James	Sent						
	632 Sailside Drive							
8a No address assigned 18b Vacant land	Lincoln, NE 68528							
Legal Description (Attach additional pages, if needed.)								
see attached								
If agricultural, list total number of acres transferred in this transaction								
22 Total purchase price, including any liabilities assumed		0.00						
23 Was non-real property included in the purchase?	\$							
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0 00						
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 76-902(5)(a)							
under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Kelly R. Hoffschneider	t and that it is, to the best of my knowledge and benef, also, complete, a	) 261-7677						
Print or Type Name of Grantee or Authorized Representative	o contract of the contract of	Number						
sign	<u>,                                      </u>	.14.22						
nere	Title Date	nt Han Onto						
Register of Deed's Use Onl  5 Date Deed Recorded 27 Value of Stamp or Exempt Number	y For De 28 Recording Data	pt. Use Only						
7-18 ad \$ From of #50	BK 2022 to 1840							
Mo Day Yr   LACTION	Authorized by Neb. Rev. Stat. §§ 7	76-214, 77-1327(2)						

- 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
  - 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 ¼ 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 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 14 4 A.D., 20 32, at 10:50 o'clock a M. Recorded in Book 2020 on Page 1340-1841 County Clerk 16.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-18-24
s Lengt# Sary (1)

**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:

- The SW 1/4 of Section 4, Township 1 North, Range 9 West, Webster County, Nebraska.
- 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 ¼ 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 seised 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)

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

Notary Public

GENERAL NOTARY-STATE OF NEBRASKA
KELLY R. HOFFSCHNEIDER
MY COMMISSION EXPIRES JULY 08, 2024

Cnty No.	Bo	ok Pa	ge		Sale Date	School District Code											
91	202	22 18	43	7	/1/2022	Base: 9	Base: 91-0002 Affiliate					: Unified:					
Location	ı <b>D</b>	Sale Numbe	r	Useability & Code #					Parcel Number								
000123	800	207		1			Twn	Rn	; ;	Sect	Qrt	Subdiv	Are	Blk	Parcel		
	Date of Sale Assesse			alue	4371				00	0	10020		006	0000			
Land	1	Improveme	nts		Total		Date of Sale Property Classification Code										
	770	43,	185		43,955	Status	Pı	roperty	Гуре	Z	oning	Locatio	n (	City Size Parcel			
Assessor Lo	Assessor Location: RED CLOUD			:)		A) 1	B)	01 🖒 1		1	D) 1	E)	6	F) <b>1</b>			
1000				Residential					Commercial								
	Mult	iple Improveme	nts: N	fultiple. Ir	nprovements.:			Multip	e. Im	proven	nents.:						
		Construction D	ate: C	onstructio	n Date: 19	30		Constr	ıctior	1 Date	:						
		Fl	oor: F	loor Sq. F	t.: 9	02		Floor S	q. Ft.	.:							
		Building Cost N		ost:	89,5	75		Cost:									
Single Family	Style:	101	R	esidenti	al Condition: 30	0		Com	ıerci	ial Oc	cupan	cy Code:	esent FDE	at eddyffelydi.			
(100) □ Mo	bile Hom	e	(	10) 🗆	Worn Out			Prima	y:		Ot	ther1:		Other2:			
(101) 🗷 On	e Story			20) 🏻	Badly Worn			Comn	ierci	al Co	nstruc	tion Class					
(102) 🗆 Tw	o Story			(30) ■ Average (1) ☐ Fireproof Structural Steel Frame								ne					
(103) □ Spl	it Level		(	40) 🗆	Good			(2)		Reinfo	rced C	oncrete Fr	ame		~~~		
(104) 🗆 11	/2 Story		(	50) 🛘	Very Good			(3)		Mason	пу Веа	ring Walls					
(111) 🗆 Bi-	Level		(	60) 🏻	Excellent			(4)	<u> </u>	Wood	or Ste	el Framed	Ext. W	alls			
(106) 🗆 Oth	ner			Salah Bal				(5)		Metal 1	Frame	and Walls					
Townhouse or	r Duplex	Style:	R	esidenti	al Quality: 20		-	(6)		ole F		The State	NUMBER OF	1. 42.1.			
(301) 🗆 On	e Story		(	(10) □ Low					ank	•			Condi	ion:			
(302) 🗆 Tw	o Story		(	(20) 🗷 Fair				(10)									
(307) 🗆 11/	/2 Story		(	(30) ☐ Average				(20) ☐ Average (20) ☐ Badly V									
(308) 🗆 Spl	it Level		(-	40) 🗆	Good			(30) Above Average (30) Average									
(309) 🗆 21/	2 Story		(	50) 🗆	Very Good			(40) ☐ High (40) ☐ Good									
(304) 🗆 One	e Story D	uplex	(	50) 🛘	Excellent							A STATE OF THE STA	`	☐ Very			
(305) 🗆 Tw	o Story D	uplex	10.00 10.00 10.00										(60) [	] Excell	ent		
Assessor's	s Adjus	tment to Sal	e Pri	ce (+ o	r -):					<u></u>		· · · · · · · · · · · · · · · · · · ·		1000			
Assessor Co	omments	and Reason fo	or Adj	ustmen	t:												
QCD																	
							-										
·····							Comm	onto:		1988							
	000123800							ichts:									
000123	600	*****															
								-									
										•							
														(Conti	nue on back)		

# Nebraska Department of REVENUE

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

207

FORM **521** 

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

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Wenste Select County & County Number 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer), Street or Other Mailing Address Zip Code Zip Code Phone Number Is the grantee a 501 (c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type Industrial **Improved** Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Unimproved Multi-Family Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bili of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) ☐ Irrevocable Trust ☐ Revocable Trust 10 Type of Transfer Distribution Transfer on Death Foreclosure Life Estate Trustee to Beneficiary Auction Easement Satisfaction of Contract Other (Explain) No. Court Decree Exchange Grantor Trust Partition Yes 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes X Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other\_ Yes Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? 36.040 X No Yes \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land of the agent or title company contact.) X No No. Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 18a No address assigned Lots 4,5 and b Blockb ith and Moores Addition to Red Cloud, NE Webster County 20 Legal Description 21 If agricultural, list total number of acres 23 Was non-real property included in the purchase? 🔲 Yes 🔭 No (If Yes, enter dollar amount and attach itemized list.) 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. land sign Signature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded Day 18 Yr. 22 45.00

Prepared By	State of Nebraska ss. County of Webster					
Name: Teresa Denney	Entered on the numerical index and filed for record in the					
Address: 209 14th Ave	Clerk's office of said county this 18 day					
Franklin	of July A.D., 20 22, at 12:17					
State: NE Zip Code: 68939	o'clock D.M. Recorded in Book <u>abaa</u>					
· .	on Page 1843-1844 Louise Petsch County Clerk					
After Recording Return To	10.00 VD Deputy					
Name:	IndCompAssessorCarded					
Address:	NEBRASKA DOCUMENTARY					
<del></del>	STAMP 1AX					
State:Zip Code:	Date					
	\$ 43.00 by <u>R</u>					
	Space Above This Line for Recorder's Use					
NEBRASKA QUI	T CLAIM DEED					
STATE OF NEBRASKA						
	•					
COUNTY OF Webster						
THE PROPERTY OF THE PROPERTY O	hat for and in consideration of the sum of					
KNOW ALL MEN BY THESE PRESENTS, T	hat for and in consideration of the sum of					
Twenty-two + housand dollars (\$ 22,0	3 modeling at 909 With Ave					
Teresat Greg Denney, a married Cou County of Franklin, City of Franklin	residing at 20114216					
County of Franklin, City of Franklin	, State of Neorasia					
(haroinafter known as the "Grantor(s)") hereb	ov convevs and duitciaims to					
usan A. Strickland, a married wome	an, residing at <u>127 NE/m</u> ,					
County of Dobster . City of Red Cloud	, State of <u>Nebraska</u>					
(haroinafter known as the "Grantees(s)") all t	he rights, title, interest, and claim in or to					
the following described real estate, situated in	n the County of <u>Uebster</u> , Nebraska					
to-wit: Lots Four (4) Five (	5) and Six (6) Block Six (6)					
Smith and Moore's A	radition to					
Red Cloud, Webster Cou	nty. Nehraska					
- Meacro-ray						
To have and to hold, the same together with	all and singular the appurtenances					
theroughe helonging or in anywise appertainil	ng, and all the estate, right, title, interest,					
lien, equity and claim whatsoever for the said	first party, either in law or equity, to the					
and behoof of the sa	iid second party torever.					

only proper use, benefit and behoof of the said second party forever.

	BOOK <u>20</u> 22 PAGE 1844
Grantor's Signature  Grantor's Name  Teresa Denney  Address 209 14th Avie  Franklin, NE 68939  City, State & Zip	Grantor's Signature  Grace Grantor's Name  Green Dennew  Address LO 9 14th Ave  Franklin NE 68939  City, State & Zip
STATE OF NEBRASKA)	
·	
COUNTY OF TOMKLIN)	
I, the undersigned, a Notary Public in and for that Tenso beneu & Gra beneu wh instrument, and who is known to me, acknowled informed of the contents of the instrument, the day the same bears date.	ose names are signed to the foregoing edged before me on this day that, being
Given under my hand this Way of	uly , 20 <u>22</u> .

Cnty No.	Boo	ok	Page		S	ale Date	School District Code						76.00						
91	202	22	1845		7/1	8/2022	Base: 9	31-	0074 Affiliated: Unified:										
Location	ID	Sale	Number	Use	abili	ty & Code#						Parce	1 N	lumber			- 2.3-,		
0003386	500	2	208	1			GeoCde	Tw	m	Rng	Se	ct   Qr	t	Subdiv	Are	a	Blk	I	Parcel
	Da	ite of Sa	ile Assessed	Value			4133				0(	0 0		20055		C	)14	0	000
Land		Imp	rovements			Total		Date of Sale Property Classification Code									n ryskenegy Kalika yyrase		
2	,095		113,535	35 115,630			Status	]	Prope	roperty Type		Zonin	g	Locatio	nt 1	City S	Size	Par	cel Size
Assessor Lo	cation:	BLUE	HILL (B	BH)			A) <b>1</b>	E	3)	01		0 1		D) 1	<b>1</b> E)		5	F)	1
		opanja pra.		Arthur State (1976)	rγ-9° € γε,	Residential				Secure A			7.40 V	Comme	cial		ogas projekt		
	5 5 4 5 5 5 5 5 5	1502 500 524	rovements:	Multiple	e. Imp	rovements.:			Mı	ultiple.	Impr	ovements	i. :						
		Constru	uction Date:	Constru	ction :	Date: 19	70		Co	onstruct	ion D	ate:							
		marian destruit	Floor:	Floor So	q. Ft. :	1,0	12		Flo	oor Sq.	Ft. :								
Andrews Commencer		Building	g Cost New:	Cost:		154,6	30			ost:									
Single Family	Style:	101		Reside	ntial	Condition: 3.	5	জান হাজহারী ব্যক্তির	Co	omme)	rcial	Оссира	anc	y Code:			Commission of the second		elines e constituità La constituità de la
(100) 🗆 Mo	bile Hom	е		(10) [	]	Worn Out			Pr	imary:			Otl	herl:		Oth	ner2:		
(101) 🗷 One	Story			(20) E	J :	Badly Worn			Co	Commercial Construction Class:									
(102) 🗆 Two	Story			(30) 🗷 Average (1) 🗆 Fireproof Structural Steel Frame								ne							
(103) □ Spli	t Level			(40) E	<b>a</b>	Good			(2	2) 🗆	Re	inforced	l C	oncrete Fra	me				
(104) 🗆 1 1/	2 Story			(50) E	<u> </u>	Very Good			(3	3) 🗆	Ma	sonry E	Bear	ring Walls					
(111) 🗆 Bi-I	_evel			(60) E	] ]	Excellent	Z. HETOTA		(4	4) 🗆	W	ood or S	tee	l Framed I	Ext. W	alls			
(106) □ Oth	er								(	5) 🗆	Μe	tal Fran	ne a	and Walls					
Townhouse or	Duplex	Style:		Reside	ntial	Quality: 30	(2) (1) 도보는 (1) (2)	<u>.</u>	(6	<b>9</b> ロ	Po	le Frame	3		FR. SA	_ 277 Sec. 1	Table (1975), was	e sales	or a - Caral og Ma
(301) 🗆 One	Story			(10) E	]	Low	Cost Rank: Condition:												
(302) 🗆 Two	Story			(20) □ Fair					(1	0) 🗆	Lo	W		(			Vorn (		
(307) 🗆 1 1/2	2 Story			(30) E	₹ <u>/</u>	Average			(20) Average (20) Badly Wo							n.			
(308) 🗆 Spli	t Level			(40) □ Good					(30) ☐ Above Average (30) ☐ Average						e				
(309) 🗆 21/	2 Story			(50) E		Very Good	- <del></del>		(40) ☐ High (40) ☐ Good										
(304) □ One	Story D	uplex		(60) E	ו ב	Excellent		· . · · ·	(50) □ Very Good										
(305) 🗆 Two	Story D	uplex		Design (A)										. (	60)	□ E	excelle	nt	
Assessor's	Adjus	tment	to Sale Pr	ice (+	or	-):													realis
Assessor Co	mments	and Re	eason for Ac	ljustm	ent:														
JTWD																			
															-				
		· · · · · · · · · · · · · · · · · · ·										<del></del>							
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Comments f		<del></del>						omi	men	ıs:									
0003386	500													-74					
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															_	(	(Contin	ne or	n back)

### **Real Estate Transfer Statement**



**FORM** 521

Good Life. Great Service.	<ul> <li>To be filed with the Re</li> <li>If additional space is r</li> </ul>	gister of Deeds. • Re	ead instructions on i	reverse side.	n number	521
	The deed will not be recorded					
1 County Name	2 County Number		3 Date of Sale/Transfe	***************************************	4 Date of Deed	
	WEBSTER - 91	V	Mo. 7 Day	18 <sub>Yr.</sub> 2022	Mo7 Da	8 Yr. 2022
5 Grantor's Name, Addre	ess, and Telephone (Please Print)		6 Grantee's Name, A			7
Grantor's Name (Seller)			Grantee's Name (Buye	er)		
Paige Lehrling			Arthur L. Blythe		blythe	
Street or Other Mailing Ad 848 Creighton Ave			Street or Other Mailing 1005 W. Sewar	g Address d. St		
City	State	Zip Code		u Oi.	State	Zip Code
Hastings	NE	68901	Blue Hill		State NE	68930
Phone Number			Phone Stymber 1070	ls the grante	e a 501(c)(3) organi	zation? Yes V No
			Email Address	if yes, is the	grantee a 509(a) for	indation? Yes VNo
Email Address N/A			N/A			
7 Property Classification	n Number. Check one box in catego	ories A and B. Check C i	f property is also a mot	oile home.		
(A) Status		(B	) Property Type			(C)
✓ Improved	Single Family Ind	ustrial [	Mineral Interests-Nor	nproducing	State Assessed	Mobile Home
Unimproved IOLL		ricultural [ creational	Mineral Interests-Pro	ducing	Exempt	
					3	<b></b>
	Conservator Corrective	= =	<del></del>	Partition	_	Other
	Death Certificate - Transfer on Death		=	Personal Rep.	Trust/Trustee	
					Warranty	
9 Was transfer part of kind exchange (I.R.C.	L§ 1031	Distribution Forec	<u> </u>	=		ansfer on Death
Exchange) by buyer or		EasementGift	Life Estate	✓ Sale		rustee to Beneficiary
Buyer Sell			or Trust Partition			ther (Explain)
Yes No_	red in full? (If No, explain the division.	1	12 Was I		d for same use? (If f	No, state the intended use.)
	74					
Yes No	en relatives, or if to a trustee, are the t		<del>-</del>		Г	
☐ fes [v]140	Aunt or Uncle to Niece or Nep	, ,	artnership, or LLC	Self	Oth	er
	Brothers and Sisters	☐ Grandparents a	<u></u>	Spouse		
	Ex-spouse	Parents and Ch		Step-parent and	·	
	tet value of the real property?		15 Was the mortgage a		ate the amount and	interest rate.)
\$145,000			∐Yes 🔽			%
	vide a current parcel of land?		17 Was transfer through	h a real estate agen	t or a title company?	(If Yes, include the name
Yes ✓ No					Yes Jeanne Re	<del></del>
18 Address of Property	d C4 Dive Hill NE CC	000	19 Name and Address	of Person to Whom	the Tax Statement S	hould be Sent
1005 W. Sewar	d St., Blue Hill, NE 68	930	Grantees			
18a   No address assigne	ed 18b Uacant land					
20 Legal Description (Attach	additional pages, if needed.)					
Lot 3 and the E	15 feet of Lot 4, Block	k 14, Hoover's	Addition to Blu	e Hill, Webs	ster Couonty	/, Nebraska,
	e recorded plat thereo				•	,
21 If agricultural, list total nu	mber of acres transferred in this trans	action				
	-					<del></del>
	including any liabilities assumed				22 ಶ	145,000.00
	included in the purchase?				\$	
Yes No (If)	Yes, enter dollar amount and attack	ch itemized list.) ( <u>see ir</u>	nstructions)	• • • • • • • • • • • • • • • • • • • •	23	
24 Adjusted numbase or	ice paid for real estate (line 22 m	inus line 23)			\$	145,000,00
tojaotou puroridoe pr	to paid to roat courte (into EE III				L=-1	
	npt from the documentary stamp			-		<u> </u>
	penalties of law, I declare that I have nat I am duly authorized to sign this st		t and that it is, to the be	st of my knowledge	and belief, true, cor	mplete, and
	Blythe	and the same of th			778	goi Bas
Print of Type		esentative			~20	Phone Number
sign //	# Adatt			Grantee		78-18-2022
· · ·	Grantee or Authorized Representative		itle			Date
here "Signatule of C	Trans of Uniforsed Lightese Halive	1	iue			Dale
	Regis	ter of Deed's Use Onl	1	<del></del>	T	For Dept. Use Only
Date Deed Recorded	27 Value of Stamp or Ex		28 Recording Data			
Mo Day	1. <u>22</u> \$ 326. 25		BKaO22 PA	1845		
braska Department of Revenue		L	-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1	Authorized by Neb. Rev	v. Stat. §§ 76-214, 77-1327(2)
rm No. 96-269-2008 10-2020 Rev	v. Supersedes 96-269-2008 Rev. 6-2019		O	1		

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/19/22

\$ 326.25

By AS

Bk 2022, Pg 1845

State of Nebraska ss. County of Webster

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

Louise 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.						
	Paior Lely						
	PAIGE LEHELING,						
STATE OF NEBRASKA	)						
COUNTY OF Adams	) SS: )						
The foregoing warranty deed was acknowledged before me on							

GENERAL NOTARY - State of Nebraska
M. JEANNE REWERTS
My Comm. Exp. July 1, 2023

My commission expires: July 1, 2023

Notary Public

## Agricultural Land Sales Worksheet

Cnty No.	Вос	ok	Page	S	ale Date			School District Code											
91	202	22 1862		7/1	9/2022	Base: 9	91-00	02	Aff	iliated:			Unif	ied:					
Location ID		Sale	Number	Useabili	ty & Code#			e Heren Se Historia		Parcel	Nur	nber							
0023136	500	2	209	1		GeoCde Twn Rng			Sect Qrt		s	Subdiv		Blk	Parcel				
	Da	te of S	ale Assessed	Value		4369	2	12	3.	4 3	00	0000	1	000	0000				
Land		Imp	rovements		Total	Date of Sale Property Classification Code									eroes verbyl. Total				
28	,820		7,175		35,995	Status Property Typ		рe	Zoning		Location	City Size		Parcel Size					
		Irrigati	ion Type:	<u> </u>		A) 1	B)	05		c) 5	1	) <b>3</b>	E) 0		F) 7				
LCG		•	CRES:	V	ALUE:		LCG			AC	RES			VAL	UE:				
IRRIGATE					V	<del>†                                    </del>	ASSLA	ND 10	G1			000			12,600				
	1A							1	ıG		1.	700			2,380				
	2A1							20	G1										
	2A							2	2G										
	3A1							30	G1										
	3A							3	3G						Apr. 10.1 (1				
	4A1							40	<b>31</b>										
	4A						IG	· · ·											
DRYLAND	1D1					Shelterbelt/Timber													
	1D					-		Accretic	on.			-							
	2D1							Was											
	2D			·				Oth	<del>-</del>		1.0	700			14 000				
	3D1					AG L	AND T		_		TU.	700	and the second second		14,980				
	3D							Road	-		-	000	1.11	<u>. 4. 4</u>	12 040				
	4D1							arm Sit	+		⊥.	000			13,840				
	4D			and the same of				me Sit	-			_		<del></del>					
							R	ecreatio	+										
	Dwellings Outbuildings 7,17				7,175	Nor	ı-AG T	Oth OTA			1 .	000			13,840				
Outo	manigs	4			1,113	1101	(-21G 1	JIA											

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

#### **Real Estate Transfer Statement**

**FORM** 

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 7 10 2022
WEBSTER - 91	Mo. 7 Day 19 Yr. 2022 Mo. 7 Day 10 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Steven L. Terry and Mary E. Terry	Grantee's Name (Buyer) Nelson P. Trambly and Kelly E. Trambly
Street or Other Mailing Address P O Box 448	Street or Other Mailing Address 1314 Road 100
City State Zip Code NE 68970	
Phone Number (402) 705-3451	Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes If Yes
Email Address n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.
	B) Property Type (C)
✓ Improved       Single Family       Industrial         ☐ Unimproved       Multi-Family       ✓ Agricultural         ☐ IOLL       Commercial       Recreational	Mineral Interests-Nonproducing     State Assessed     ■ Mobile Horn       Mineral Interests-Producing     ■ Exempt
Bill of Sale Corrective Easement L	and Contract/Memo Partition Sheriff Other
	ineral Quit Claim Warranty  Closure Transfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	closure
11 Was ownership transferred in full? (If No, explain the division.)  V Yes No	12 Was real estate purchased for same use? (If No, state the intended us
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	atives? (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 0	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$45,000	Yes No \$ %  17 Was transfer through a real estate agent or a title company? (If Yes, include the nam
16 Does this conveyance divide a current parcel of land?  Yes No	of the agent or title company contact.)    Yes Southern Title, LLC    No.
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
430 Hwy 136 Red Cloud, NE 68970	Grantee
_ '	
18a     V     No address assigned     18b     V     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	45,000.00
23 Was non-real property included in the purchase?  Yes No (If Yes, enter dollar amount and attach itemized list.) (see	b   45,000,00
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, complete, and $402-746-\sigma$
Print or Type Name of Grantee or Authorized Representative	Phone Number 71/9 /20222
here Signature of Grantee or Authorized Representative	Title Closing Agent 7/19/20222
Register of Deed's Use O	nly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data BK 2022, Pa 1862
Mo Day Yr. 223 \$ 101.	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(

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.

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of July A.D., 20 a, at 10:30 o'clock A.M. Recorded in Book 20 a on Page 1862 1863 County Clerk 16.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-19-22
\$ 101.25 By 05

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

YINL

19,2022

Steven I Terry

Mary E. Terry

Page 1 of 2 - Terry

STATE OF NEBRASKA	)
COUNTY OF WEBSTER	) ss. )
The foregoing instrument was ac by Steven L. Terry, husband of Mary E.	cknowledged before me on July 19., 2022 Terry.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025	Notary Public Notary Public
My commission expires: \\\ \frac{ \lambda / 27/20}{2}	<u>225</u>
STATE OF FLORIDA  COUNTY OF HARIOTTE	) ) ss. )
The foregoing instrument was ac by Mary E. Terry, wife of Steven L. Terr	
RALPH C. KOTTHOFF Notary Public - State of Florida Commission # HH 244969 My Comm. Expires Mar 27, 2026 Bonded through National Notary Assn.	Notary Public
My commission expires: 3-27-26	

Page 2 of 2 - Terry

Cnty No.	Bo	ok Page		Sale Date			School District Code											
91	202	22 1869	7	/19/2022	Base: 9	91-0	074	Affi	liate	d:		Unified:						
Location	ID	Sale Number	Useal		Parcel Number													
0003395	500	210	1	GeoCde	Twn	Rng	Sec	<b>1</b>	Qrt	Subdiv	Area	Blk	Parcel					
	Da	ite of Sale Assesse	d Value		4133			00	)	0	20060		001	0000				
Land		Improvements		Total		I	Date of Sale Property Classification Code											
3	,035	73,38	5	76,420	Status	Pr	operty Type Zoning				Locatio	Location City Size						
Assessor Lo	cation:	BLUE HILL (	BH)		A) 1	B)	01		C)	1	D) <b>1</b>	E)	6	F) 2				
				Residential				sassasi Nasa			Comme	rcial						
	Mult	iple Improvements:	Multiple.	Improvements.:			Multiple	Impro	veme	nts.:								
		Construction Date:		10	00		Construc	tion D	ate:									
		Floor:		Ft.: 1,1	35		Floor Sq.	. Ft. :										
		Building Cost New:	Cost:	134,3	55		Cost:											
Single Family		and the second of the second of the second	Resident	tial Condition: 30	0		Comme	rcial	Occu	ipan	cy Code:							
(100) □ Mo			(10)	Worn Out			Primary		1,1.0,000		ther1:	· · · · ·	Other2:	<del>: `</del>				
(101) 🗆 One			(20)	Badly Worn			Commercial Construction Class:											
	o Story		(30) 🗷	Average			(1)	l Fire	ргоо	f Str	uctural Ste	el Fram	e					
(103) □ Spli			(40)	(2)	l Rei	nforc	ed C	Concrete Fr	ame									
(104) 🗷 11/			(50) 🗆	1	(3)	l Ma	sonry	Bea	ring Walls									
(111) 🗆 Bi-I			(60) 🗆	Very Good  Excellent		(4)	Wo	od o	Ste	el Framed	Ext. Wa	lls						
(106) □ Oth			he Ma		Recognition To Laborate	(5)	Me	tal Fr	ame	and Walls								
Townhouse or	ATT THE STATE OF THE STATE OF	Style:	Resident	ial Quality: 30			(6)	Pol	е Fra	me								
(301) 🗆 One			(10) 🗆	Low			Cost Ra	nk:				Conditi	on:					
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### NEBRASKA

#### **Real Estate Transfer Statement**

210

FORM **521** 

DEPARTMENT OF REVENU		illional space is s										
		Il not be recorded	unless this	statemer	3 Date of			5 are accur	4 Date of De			
1 County Name	WEBSTI	2 County Number						Yr. 2022	Mo. 07		08_Yr	2022
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5 Grantor's Name, Ad Grantor's Name (Seller		one (Flease Finit)			Grantee's	Name (B	uyer)					
Mustard Seed S	stewardship, l	LLC			1			shley Wri	ght			
Street or Other Mailing 205 S. Payne S			410	p Code	Street or C P.O. Bo	ox 295	ing Addre	ess 	Ctata			7in Cada
City Blue Hill		State NE	City State Zip Code Blue Hill NE 689  Phone Number Is the grantee a 501 (c)(3) organization? Yes									
Phone Number (402) 756-3113				Phone Number (402) 540-4156 Is the grantee a 501(c)(3) organization? Yes Email Address								
Email Address N.A.					N.A.							
7 Property Classifica	tion Number. Che	ck one box in catego	ories A and B.				nobile ho	me.				(0)
(A) Status	F-1			(B	) Property		<b></b>		[]Otata Ass			(C)
✓ Improved	✓ Single Fam	· =	lustrial	Į	=		Nonprodu	-	State Ass	essea		Mobile Home
Unimproved	Multi-Famil	·	ricultural creational	L		nieresis-i	Producing	3	Exempt			
8 Type of Deed	Conservator		Distribution	on ILa	nd Contract/	Memo	Partiti	on	Sheriff	Off	ier	
Bill of Sale	Corrective		Easemen	<u></u>	ase	Ī		•	Trust/Trustee	_		
Cernetery		- Transfer on Death	Executor				Quit C		Warranty	<u> </u>		
9 Was transfer part kind exchange (I.I	R.C. § 1031	0 Type of Transfer	Distribution	☐ Forecl		rrevocabl Life Estate	=	_]Revocable° √ Sale	irust		er on Dea to Bene	
Exchange) by buyer	r or setter? Setter 🗸 No	Auction [	Easement Exchange		or Trust		r L		of Contract	=	Explain)	y
Buyer :				Liciana	31 11 COS. []		as real es		d for same use			ntended use.
Yes 1	No					-	<b>√</b> Yes	No				
13 Was the transfer bety							he approp Se		П	Other		
∐ Yes ☑N	=	Uncle to Niece or Nep			artnership, o and Grandch		=	ouse		Outer		
	<del></del>	and Sisters		rents and Cl		mu	= `	ep-parent and	Sten-child			
14 What is the current m	Ex-spous			- CINS AIR O		e mortoa	_		ate the amoun	t and intere	est rate.)	
\$154.000	idiket value ti ille i	ieai property:			Tye	-	√ No	\$			•	%
16 Does this conveyance	e divide a current o	arcel of land?			17 Was tra	insfer thin	ough a re	al estate ager	it or a title com	pany? (If Y	es, inclu	de the name
Yes V					of the a	gent or ti	itle compa	any contact.)	Yes Adar	ns Land	Title Co	
18 Address of Property					19 Name a	and Addre	ess of Per	son to Whom	the Tax Statem	ent Shoul	d be Sen	t
106 W. Saline St.	·A				See G	rante	е					
Blue Hill, NE 6893	-	Vacant land										
18a No address ass 20 Legal Description (At									· · · · · · · · · · · · · · · · · · ·			
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Lots Nine (9), Rohrer's Addi	1en (10), a	nd the vvest	SIX Feet	(VVO) O	nty Mot	rock:	11), E	ordina ta	the reco	rded n	lat th	arenf
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21 If agricultural, list tota	il number of acres t	transferred in this tran	saction		<del></del> -							
22 Total purchase pri	ice, including any	/ liabilities assume	1						22 \$		154,	000,00
23 Was non-real prope		e purchase? lar amount and atta	oh itomizad i	liet\feaa i	netriction	e)			23 \$			<u> </u>
	•				· ····································	<i>≃</i> ; · · · ·		<b></b>	\$		154	<del></del>
24 Adjusted purchase												- <u>f</u>
25 If this transfer is e	xempt from the o	locumentary stamp w, I declare that I ha	ve examined the	exemption his statemen	nt and that it	is, to the	e best of	my knowleda	and belief, tr	ue, comple	te, and	
correct, a	nd that I am duly at	uthorized to sign this				•						62 4409
	ile L. Kelley										(402) 4 hone Nu	63-4198
sign	ype Name of Grant	ge or Authorized Rep	resentative			Clos	sina Da	ept. Mana	aer	r	07-19	
	of Grantee or Auff	norized Representativ	My	<u> </u>	Fitle			-,	J	<u>D</u>	ate	
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26 Date Deed Recorded	197	Regis 7 Value of Stamp or E	ster of Deed xempt Numbe		ty 28 Recordin	ng Data				17	я верг.	Use Only
	0 yr. 22 "	\$ 346.50	ananipi rianibo	-	BK:	ددور	H	1869				
Nebraska Department of Reve Form No. 96-269-2008 10-202	enue						<i>'</i> ∂		Authorized by h	Neb. Rev. Sta	ıl. §§ 76-2	14, 77-1327(2)

Index	
Computer	
Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/20/22 \$ 346.50 By AS Bk 2022, Pg 1869

State of Nebraska Scounty of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of July A.D., 2022, at 11:07 o'clock AM. Recorded in Book 2022 on Pages 1869-1870

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:

 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;

has legal power and lawful authority to convey the same;

8,2022

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

Executed

MUSTARD SEED STEWARDSHIP, LLC

Matthew Lukasiewicz, Member

Summer Lukaşiewicz, Member

Page 1 of 2

COUNTY OF ANGUES SS
On this day of, 2022, before me personally appeared Matthew Lukasiewicz, Member of Mustard Seed Stewardship, LLC, on behalf of the company.
Lukasiewicz, wiember of winstard Seed Stewardship, LLC, on behalf of the company.
SENERAL NOTARY - State of Nebrasika Mullim M. Mauselle
My Comm. Exp. March 31, 2026  Notary Public - Michael W. Kasschaum
STATE OF NEBRASKA  SOURCE OF NEBRASKA  SSS
COUNTY OF HOUNS
On this Sth day of July 2022, before me personally appeared Summer
Gib \ \

Cnty No.	Во	ok	Page	44,210,624 JAVE	Sale Date					School District Code												
91	202	22	1883		7,	/14/	2022	Base: 6	55-0	O011 Affiliated: Unified:												
Location	iD	Sale	Number	Useability & Code#						Parcel Number												
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Date of Sale Assess				ed Value			4487				00	0	4002	5		001	0000					
Land	Land Improvements						Total					Date of Sale Property Classification Code										
	135						135	Status	P	ropert	у Ту	pe	Zoning	Locat	Location		y Size	Parcel Size				
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(103) 🗆 Spl				(40)								Rein	forced (	Concrete F	rame							
(104) 🗆 1 1				(50)		Ver	y Good			(3)		Maso	элгу Ве	aring Wall	s							
(111) 🗆 Bi-	Level			(60)		Exc	ellent			(4)		Woo	d or Ste	el Framec	Ext.	Wal	ls					
(106) □ Oth	ner			(5)										· · · · · · · · · · · · · · · · · · ·								
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### Good Life. Great Service.

### **Real Estate Transfer Statement**

**FORM** 521

DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed	l
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	" 27
WEBSTER - 91		ay 14 Yr. 22
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Ralph & Carol Anderson, Tstees Ralph & Carol Anderson Tst Street or Other Mailing Address	Grantee's Name (Buyer) Kathy Ann & Gordon Schiermeyer Street or Other Mailing Address	
PO Box 96	430 W State St	
City State Zip Code Guide Rock NE 68942	City State NE	Zip Code 68942
Phone Number (402) 257-3689	Phone Number (402) 257-3205 Is the grantee a 501(c)(3) organ If Yes, is the grantee a 509(a) for	
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home	
	B) Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assesse	
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt	
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lo	and Contract/Memo Partition Sheriff [ pase Personal Rep. Trust/Trustee ineral Quit Claim Warranty	Other
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Life Estate	
☐ Yes ✓ No Easement	Yes Vo Easement, no pui	chase
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel		
		ner
	and Grandchild Spouse hild Step-parent and Step-child	
	15 Was the mortgage assumed? (If Yes, state the amount and	Linterest rate )
14 What is the current market value of the real property?	Yes V No \$	%
16 Does this conveyance divide a current parcel of land?  ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement	Should be Sent
Tract 1: 420 W State St, Guide Rock, NE Tract 2: 430 W State St, Guide Rock, NE	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?	instructions)	0,00
	\$	0 00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		
25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this statement	intrinuel  Intrinuel  Intrinuel  Intrinuel	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	A44	Phone Number
sign	Attorney	1/60/dd
here Signature of Grantee or Authorized Representative	Title	Date 1
Register of Deed's Use Or		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	BK abad D 1883	
Mo Day <u>aD</u> yr. <u>ad</u> \$ txempt <del>1</del> 123		
Mediaska i jedan (Meth. Di Bevenne	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019  Grantee — Retain a copy of the	$\mathcal{L}$	Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska SS.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of July A.D., 2022, at 222 o'clock P.M. Recorded in Book 2022 on Page 1882-188

Deputy

BOOK <u>2012</u> PAGE 1883

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-20-22
SEMENTERS BYOLD

#### 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

Rainh Anderson, Trustee

Comple Anderson Trustee

Kathy Ann Schiermeyer

Gordon Schiermever

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.
The foregoing instrument was acknowledged before me on
Comm. expires  GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2022
Notary Public
STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.
The foregoing instrument was acknowledged before me on Schiermeyer and Gordon Schiermeyer, wife and husband.
Comm. expires GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2022
Notary Public

Cnty No.	Book	Page	300		Sale Date					Sc	hool Dis	e							
91	2022	1885		7/	20/2022	Base: <b>91-0002</b>				Affil	iated:		Uni	Unified:					
Location ID	Sale	e Number	Use	lity & Code#						Parcel I	Number								
000149900		212		1		GeoCde	T	wn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel				
	Date of S	ale Assessec	l Valu	е		4371				00	0	10045		003	0000				
Land	Im	provements			Total		Date of Sale Property Class							ification Code					
83	18,17	19,005			Status Property			erty Type Zoning			Location City Size			Parcel Size					
Assessor Locati	on: RED	CLOUD (1	(RC)			A) 1	1	B)	01		C) 1	D) 1	E)	6	F) 2				
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(101) □ One Sto	ту		(20)	因	Badly Worn			C	Commercial Construction Class:										
(102) <b>▼</b> Two Sto	ry		(30)  Average						(1)	Fire	proof Str	uctural Ste	el Fram	е					
(103) □ Split Lev	rel		(40) □ Good						2) 🗆	Rei	nforced C	oncrete Fr	ame						
(104) □ 1 1/2 Sto	ry		(50)		Very Good			(	3) 🗆	Mas	опгу Веа	ring Walls							
(111) □ Bi-Level			(60)		Excellent			(	4) 🗆	Wo	od or Stee	el Framed l	Ext. Wa	Ils					
(106) □ Other									5) 🗆	Met	al Frame	and Walls							
Townhouse or Duj	lex Style:		Residential Quality: 30						6) 🗆	Pole	Frame								
(301)	y		(10)  Low					C	Cost Rank: Condition:										
(302)   Two Sto	ry		(20)					(1	(10) □ Low (10) □ Wom O										
(307) 🗆 1 1/2 Sto	гу		(30)			(2	(20)  Average				(20) E	Badly	Worn						
(308)   Split Lev	el		(40) l			(3	(30)   Above Average				30) C	ge							
(309) 🗆 2 1/2 Sto	гу		(50) l		Very Good			(4	10) 🗆	Hig	1	(	40) [	Good					
(304) ☐ One Stor	y Duplex		(60)		Excellent							(		Very (					
(305) 🗆 Two Sto	y Duplex												60) L	Excell	ent				
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### **Real Estate Transfer Statement**

**FORM** 

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer						
COMPANIES AND	6 Grantee's Name, Address, and Telephone (Please Print)						
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	Grantee's Name (Buyer)						
Andrew C and Marla S Mohlman  Street or Other Mailing Address	Shelby Dennard Street or Other Mailing Address						
1158 Rd 1100°	2106 E 5th St						
City State Zip Code Red Cloud NE 68970	City State Zip Code CO 81001						
Phone Number (402) 460-9753	Phone Number Is the grantee a 501(c)(3) organization? Yes VNo (719) 420-0294 If Yes, is the grantee a 509(a) foundation? Yes VNo						
Email Address	Email Address cuillc@pm.me						
7 Property Classification Number. Check one box in categories A and B. Check C if							
(A) Status (B)	Property Type (C)						
✓ Improved     ✓ Single Family     Industrial       Unimproved     Multi-Family     Agricultural	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt						
IOLL Commercial Recreational  8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other						
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea							
Cemetery Death Certificate – Transfer on Death Executor Mir	eral Quit Claim Warranty						
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031							
Exchange) by buyer or seller?	Life Estate						
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)						
✓ Yes	Ves  No						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes VNo Aunt or Uncle to Niece or Nephew Family Corp., F	tives? (If Yes, check the appropriate box.)  arthership, or LLC Self Other						
☐ Brothers and Sisters ☐ Grandparents a							
Ex-spouse Parents and Ch							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)						
\$14,345  16 Does this conveyance divide a current parcel of land?	Yes No \$%  17 Was transfer through a real estate agent or a title company? (If Yes, include the name						
Yes No	of the agent or title company contact.) Yes No						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent						
641 W 5th Ave Red Cloud, NE 68970	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							
23 Was non-real property included in the purchase?  Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	1 1 000100						
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 of Authorized Representative	Phone Number Attornev 07/20/2022						
sign ///	Attorney 07/20/2022  Date						
nere ' signature of character of violation 250 Hop-osonical violation 250 H							
Register of Deed's Use On  26 Date Deed Recorded 27 Value of Stamp or Exempt Number	ly For Dept. Use Only						
THE LIGHT LIGHT ROOM FOR THE LIGHT AND THE L							
Mo 7 Day al yraa \$ 33.75	28 Recording Data BK 2022 F 1885						

State of Nebraska 3ss.
County of Webster
Entered on the
numerical index and filed for record in the
Clark's office of said county this a lay
of July A.D., 20 az, at 9:54
o'clock a.M. Recorded in Book 200
o'clock A. M. Recorded III book Acces
on Page 1885
Duse Patoc Gounty Clerk
10.00 Deputy
lad Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-21-22
\$ 33-75 By ab

#### 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 27, 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

Cnty No.	Bo	ok Page	Sale Date		Aurent V	School District Code										
91	202	22 1910	7/20/2022		Base: 9	e: 91-0074 Affiliated: Unified:										
Location ID Sale Number				eabi	lity & Code#	igesplanter i lab redokas			V HARA		Parcel	Number				
0003043	300	213		1		GeoCde	Twn	R	ng	Sect	Qrt	Subdly	Area	Blk	Parcel	
	Da	ate of Sale Assesse	l Valu	ıe		4133				00	0	20005	6	010	0000	
Land		Improvements			Total		1	Date of Sale Property Classification Code								
6,815 303,14			5		309,960	Status	Pr	Property Type			Zoning	Locati	on C	City Size Parcel		
Assessor Location: BLUE HILL (			BH)		A) 1	B)	03		(	3	D) <b>1</b>	E)	6	F) <b>4</b>		
SERVICE SENSOR				less de la	Residential	an sectors		30 6187		1075	SWEET STATES	Commo	rcial	ARTOR SECTION	Telegraphy of the	
Multiple Improvements:				Multiple. Improvements. :					Multiple. Improvements. :							
		<b>Construction Date:</b>						Construction Date : 1950								
		Floor:	Floor	Sq. Ft	.:			Floor Sq. Ft. : 27,000								
		<b>Building Cost New:</b>	Cost :	•				Cost: 662,850								
Single Family	Style:		Resid	lentia	al Condition:			Commercial Occupancy Code:								
(100) □ Mo	bile Hom	ie	(10) Worn Out					Primary: 493 Other1: Other2:								
(101) 🗆 One	Story		(20) □ Badly Worn					Commercial Construction Class: 5								
(102)   Two	Story		(30)		Average			(1) ☐ Fireproof Structural Steel Frame								
(103) □ Spli			(40) □ Good					(2) Reinforced Concrete Frame								
(104) □ 1 1/2 Story				(50) U Very Good					(3)   Masonry Bearing Walls							
(111) □ Bi-Level				(60)   Excellent					(4) Uwood or Steel Framed Ext. Walls							
(106) □ Other									(5) 🗷 Metal Frame and Walls							
Townhouse or	Duplex	Style:	Residential Quality:					(6) Dele Frame								
(301) □ One Story			(10) □ Low					Cost Rank: 20 Condition: 20								
(302) ☐ Two Story			(20)					(10) □ Low (10) □ Worn Out								
(307) □ 1 1/2 Story			(30)   Average					(20) Average (20) Badly Wor								
(308) □ Split Level			(40) □ Good					(30)  Above Average (30)  Average								
(309)   2 1/2 Story				(50) □ Very Good					(40) ☐ High (40) ☐ Good							
(304) ☐ One Story Duplex				(60) □ Excellent									` '	] Very		
(305)   Two Story Duplex				1 1 1 1									(60) E	] Excell	ent	
Assessor's	Adjus	stment to Sale P	rice (	(+ o)	r -):											
		and Reason for A	Name and Address of the Owner, where	-												
CORPORA	ATION	WD														
							•									
Comments from Comments:																
0003043	300															
											- N. S. C. C.					
		<del></del>												(Conti	nue on back)	

#### NEBRASKA

**Real Estate Transfer Statement** 

213

FORM **521** 

Good \_ife. Great Service

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

· If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed мо.\_ 06 7 Day 20 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) CHS-Holdrege, Inc., A Nebraska Corporation Grantee's Name (Buver) Providence Land, LLC, a Nebraska Limited Liability Co. Street or Other Mailing Address P.O. Box 64089 Street or Other Mailing Address 932 Road X Zip Code 55164-0089 City St. Paul State MN Zip Code City Bladen State NE 68928 √ No √ No Phone Number (651) 355-6827 Phone Number (402) 469-6784 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address N A Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family State Assessed √ improved Industrial Mineral Interests-Nonproducing Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Пюш Commercial Recreational Land Contract/Memo Conservator 8 Type of Deed Distribution Partition Sheriff Other Bill of Sale Corrective Lease Easement Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim **√** Warranty Cemetery Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (LR.C. § 1031 Exchange) by buyer or seller? ✓ Sale Trustee to Beneficiary Auction Fasement Gift I ife Estate Other (Explain) Seller ✓ No Grantor Trust Partition Satisfaction of Contract Buyer Court Decree Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ☐ No ☐ Yes **V** No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) **√**No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Yes Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Ex-spouse Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$177,777 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Adams Land Title Co. Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 102 NW Railway St. See Grantee Blue Hill, NE 68930 18b Vacant land 18a No address assigned 20 Legal Description (Attach additional pages, if needed.) See Exhibit "A" 21 If agricultural, list total number of acres transferred in this transaction 22 177,777,00 23 Was non-real property included in the purchase? 23 Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 177,777,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 463-4198 Danielle L. Kelley Phone Number tor Type Name of Grantee or Authorized Representative 07-20-2022 Closing Dept. Manager Date Title Signature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 910 400.50 Day 21 202 ı Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev 269-2008 Rev. 6-2019

Grantee-

### 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 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., 2022, at 02:22 o'clock PM. Recorded in Book 2022 on Pages 1910-1912

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: Dienel Jul Richard Dusek
	Its: President
	By Milyel
	Michael Johnston
State of Minnesota)	Its: Vice President
) ss	
County of Dakota )	
On this day of June, 2022, before	re 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 ac	knowledged they held the position or title set forth in the
instrument was the act of the competion and	behalf of the corporation by proper authority and that the
representatives and the identical person or pers	re to me known to be said duly authorized representative or
acknowledged the execution thereof to be their	ous who signed the foregoing instrument and
desire wreager are execution thereof to be men	Voidinary act and decai.
WITNESS my hand and notarial seal th	he day and year last above written.
<u>-</u>	Waltherane Magnum
MARTHA JANE MAGNUSON	Notary Public
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.	Bo	ok	Page		S	ale Date	School District Code												
91	20	22	1928		7/2	25/2022	Base: 91-0002 Affiliated: Unified:												
Location	ID	Sale	Number	U	seabili	ty & Code#						Par	rcel I	Number					
0001494	100		214		1		GeoCde	T	vn	Rng	Sec	ct	Qrt	Subdiv	Aı	ea	Blk	Parcel	
	Da	ate of S	ale Assessed	Val	ue		4371	371 00 0 10045 0									003	0000	
Land	-	Imp	rovements			Total		Date of Sale Property Class							catio	on C	ode		
1	, 475		54,49	5		55,970	Status		Prope	rty Ty	pe	Zo	ning	Locati	on	City	7 Size	Parcel Size	
Assessor Lo	cation:	RED	CLOUD (1	RC)			A) <b>1</b>		В)	01		1	D) 1		E)	6	F) 2		
					* 1 * 1 * 1	Residential					12			Comme	rcia	1 2 2 2 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4			
	Mul	tiple Imp	provements:	Mult	iple. Imp				Mu	ltiple.	Impro	oveme	ents. :						
		Constr	uction Date:	Cons	struction l				Cor	nstruct	ion D	ate:							
			Floor:	Floor	r Sq. Ft. :	1,2	30		Flo	or Sq.	Ft. :								
		Buildin	g Cost New:	Cost	:	143,0	85		Cos	st:	,								
Single Family	Style:	101		Resi	idential	Condition: 30	0		Co	mme	rcial	Occi	upan	cy Code:	4 2 4 50				
(100)  Mobile Home (10)  Worn Out									Pri	mary:			Of	ther1:		C	ther2:		
(101) 🗷 One Story (20) 🗆 Badly Worn									Co	mme	rcial	Con	struc	tion Class	:	-	<u> </u>		
(102) 🗆 Two	Story			(30)	**	Average			(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spli	t Level			(40)		Good			(2	) 🗆	Re	infor	ced C	Concrete F	ame				
(104) 🗆 1 1/2	2 Story			(50)	· 🗆 ·	Very Good			(3	) 🗆	Ma	sonr	у Веа	ring Walls	<b>;</b>				
(111) 🗆 Bi-L	_evel			(60)		Excellent			(4	) 🗆	Wo	ood c	r Ste	el Framed	Ext.	Wall	s	·	
(106) 🗆 Oth	er			10 100			(5)  Metal Frame and Walls												
Townhouse or	Duplex	Style:		Resi	dential	Quality: 30			(6	) 🗆	Pol	le Fra	me	The second					
(301) 🗆 One	Story			(10)		Jow			Co	st Rai	nk:	11 54			Con				
(302) 🗆 Two	Story			(20)		air			(10	<del></del>	Lo				(10)		Wom		
(307) 🗆 1 1/2	2 Story			(30)	* /	Average			(20			erage			(20)		Badly		
(308) □ Spli	t Level			(40)		Good			(30	<u> </u>			\vera	ge	(30)		Averag	ge	
(309) 🗆 2 1/2	2 Story			(50)		Very Good			(40	)) 🗆	Hig	gh	dará.	Transitive Ma	(40)		Good		
(304) 🗆 One	Story D	uplex		(60)		Excellent	*				*				(50)		<del>-</del> -		
(305) 🗆 Two	Story D	uplex													(60)		Excelle	ent	
Assessor's	Adjus	tment	to Sale P	rice	(+ or	-):													
Assessor Co	mments	and R	eason for A	djus	tment:												<u> </u>		
WD															•				
											_								
			····			<del></del>		~om	ment	· · ·									
Comments f		10140	300					-viii	ment	۵.									
0001494	:00 00																		
																	(Contin	nue on back)	

# NEBRASKA

# **Real Estate Transfer Statement**

FORM 521

Good Life, Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer  Mo. 01 Day 25 Yr. 2022  4 Date of Deed  Mo. 01 Day 25 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer) Jim Henry
Marcia A Mahin a/k/a Marcia Mahin Street or Other Mailing Address	Street or Other Mailing Address
Ott. State 7in Code	City C State Zip Code
City State Zip Code Red Cloud NE 68970 Phone Number	Phone Number   Is the grantee a 501(c)(3) organization?   Yes   No   If Yes, is the grantee a 509(a) foundation?   Yes   No
Erpail Address n/a	Email Address In/a
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B)	Property Type (C)
✓ Improved       ✓ Single Family       Industrial         ☐ Unimproved       ☐ Multi-Family       ☐ Agricultural         ☐ IOLL       ☐ Commercial       ☐ Recreational	Mineral Interests-Producing State Assessed Mobile Home  Mineral Interests-Producing Exempt
Bill of Sale Corrective Easement Lea	And Contract/Memo
	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)
11 Was ownership transferred in full? (If No, explain the division.)    Yes	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela  Yes No Aunt or Uncle to Niece or Nephew Family Corp., F  Brothers and Sisters Grandparents a  Ex-spouse Parents and Ch	eartnership, or LLC Self Otherand Grandchild Spouse
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes  Yes  %
\$90,000  16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.) Yes GTA No
<sup>18</sup> 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
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
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, Webste	er County, Nebras
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	22 <sup>\$</sup> 90,000,00
23 Was non-real property included in the purchase?  Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	© 00 000 00 00 00 00 00 00 00 00 00 00 0
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Jim Henry	nt and that it is, to the best of my knowledge and belief, true, complete, and $\frac{20  \$ \cdot \% \cup -7 \cup 4}{\text{Phone Number}}$
Print or Type Name of Grantee or Authorized Representative	Grantee 7-25-4622
Sign / Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On	lv For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Becording Data
Mo. 7 Day 25 Yr. 22 \$ 202.50	RKanaa fa 1928
lebraska Department of Revenue	Authorized by Neb, Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska	\$ss.
county of Webster.	- the of the
	a filed for record in the
clerk's office of sa	id county this 10:45
of July A.D	id county time at 10:45 2022, at 10:45 ecorded in Book 2022
o'clock A M. N	ECOLOGO
on Page Ploo	TACK County Clerk
- Q DII/X 13	O Deputy
Ind Comp	AssessorCarded
1810	

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-25-22
\$ 202.50 By Q D

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 seised of such real estate and that it is free from encumbrances;

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

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

Executed July 25 , 2022.

Marcia A. Malin

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on Marcia A. Mahin, also known as Marcia Mahin, a single person.

July 25,2022 by

GENERAL NOTARY - State of Nebraska
BRIDGET DAEHLING
My Comm. Exp. May 19, 2024

Notary Public

# Agricultural Land Sales Worksheet

Part	Cnty No.	Во	ok	Page	Sa	le Date				S	School District Code										
Date of Sale Assessed Value	91	20	22	1943	7/2	6/2022	Base: 9	91-00	74	Αff	Affiliated: Unified:										
Date of Sale Assessed Value   4133   4   10   6   0   00000   0000   0000	Location	ID	Sal	e Number	Useabilit	y & Code #				Parcel Number											
Land	0017036	500		215	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Pa	arcel				
21,295		D	ate of S	Sale Assessed	Value		4133	4	10	6	00000		000	00	000						
Note	Land		Im	provements		[otal		D	ate of	Sale Property Classification Code											
LCG	21	,295		2,930		24,225	Status	Pro	erty Ty	рe	Zo	ning	Location	Cit	y Size	Parc	el Size				
RRIGATED 1A1   GRASSLAND 1G1   1G   1G   1G   1G   1G   1G   1G			Irriga	tion Type:			A) <b>1</b>	01		C)	5	D) 3	E)	0	F)	5					
1A	LCG			ACRES:	VA	LUE:		LCG		7		ACR	ES:		VAL	UE:					
2AI     2GI       3AI     3GI       3AA     3G       4AI     4GI       DRYLAND 1DI     Shelterbelt/Timber       1D     Accretion       2DI     Waste       2D     Other       3DI     AG LAND TOTAL       3D     Roads     0.270       4DI     Fam Sites     1.000     13,840       4D     Home Sites     2.390     7,455       Dwellings     Other	IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1											
2A   2G   3G1		1A							1	lG											
3A1   3G1   3G1		2A1							20	G1							_				
3A   3G   4A1   4G1		2A							2	2G				unu	•						
AAI		3A1							30	G1											
AA		3A							3	3G											
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         Other		4A1							40	G1											
Description   Accretion   Accretion		4A							4	IG											
Waste	DRYLANI	) 1D1					S	Shelterbe	lt/Timb	ег											
Other   Other		1D			ļ <u>.</u>				Accretic	on											
AG LAND TOTAL		2D1		<u> </u>					Was	te											
3D         Roads         0.270           4D1         Farm Sites         1.000         13,840           4D         Home Sites         2.390         7,455           Recreation         Other         Other         Other		2D										·				±					
4D1         Farm Sites         1.000         13,840           4D         Home Sites         2.390         7,455           Recreation         Other         Other		3D1					AG L	AND T	OTA	$\mathbf{L}$	,										
Home Sites 2.390 7,455  Recreation  Dwellings Other		3D								-						· .					
Recreation  Dwellings  Other		4D1						F	arm Sit	es											
Dwellings Other				Charles the Lander Control		ern von Lovenberger begrecken normane				$\overline{}$			2.390			7,4	<del>1</del> 55				
Diversity of Oct.				200				R	ecreatio	on											
Outbuildings   2,930   Non-AG TOTAL   3.660   21,295																0.1	205				
	Outh	ouildings				2,930	Nor	1-AG ]	OTA	$\mathbf{L} $	-	3	3.660			21,2	295				

Assessor's Ad	justment to	Sale Pri	ce (+ or -):		Total Recapture Value:	
Assessor Comme	nts and Reas	on for Adji	ustment:			
QCD; SALE						
	<del></del>					
Comments from	Name - Na			Com	nents:	
001703600						
!						
		···	411 941			(Continue on back)

#### NEBRASKA Good Life. Great Service

### Real Estate Transfer Statement

**FORM** 

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

521 To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name Mo. \_\_\_\_\_ Day \_ Mo. \_07 Day \_26 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Rosa Gomez and Candaladio Gomez Abraham Gomez Street or Other Mailing Address 1140 W 2nd St Street or Other Mailing Address 1140 W 2nd St Zip Code 68901 <sup>City</sup> Hastings State State Zip Code 68901 City Hastings Phone Number (402) 469-7557 Is the grantee a 501(c)(3) organization? √ No Phone Number (402) 519-0606 Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt | IOLL Commercial Recreational Distribution Land Contract/Memo Sheriff Other 8 Type of Deed Easement Personal Rep Trust/Trustee Bill of Sale Corrective Lease Cemetery Death Certificate – Transfer on Death Executor Mineral ✓ Quit Claim Warranty Was transfer part of IRS like-Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement **√** Gift Life Estate Sale Trustee to Beneficiary Satisfaction of Contract ☐ Seller ✓ No Court Decree Exchange Grantor Trust Partition Other (Explain) Buyer 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. ☐ No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other √ Yes Grandparents and Grandchild Spouse Brothers and Sisters ✓ Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 1300 Rd 7 Same as Grantee Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 0,00 23 Was non-real property included in the purchase? 23 Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{5}{2}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 Kory J McCracken Phone Number Print or Type Name of Grantee or Authorized Representative 07/26/2022 Attorney Date Title Authorized Representative Signature of Grantee or For Dept. Use Only Register of Deed's Use Only

26 Date Deed Recorded

28 Recording Data

Value of Stamp or Exempt Number

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 JULY A.D., 2022, at 10:46 o'clock A M. Recorded in Book 2020 on Page County Clerk 00:50 Vo Deputy 10.00 Assessor Carded lod

NEBRASKA DOCUMENTARY STAMP TAX 7-28-22 \$ Exempl#

#### 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 2/2, 2022.

NOSA COMPZ

Candaladio G. Gomez

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on July  $\frac{2}{6}$ , 2022, by Rosa Gomez, a single person.

Comm. expires

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

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

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

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	22	1944	7/26	/2022	Base: S	1-00	74	Aff	iliate	ed:		Unif	ied:		
Location	ID	Sale	Number	Useability	& Code#		A CONTRACTOR		***	Pa	rcel N	umber		o seres,		
001703	600	**************************************	216	1		GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	P:	arcel
	D	ate of S	ale Assessed	Value		4133	4	10	(	5	0	00000		000	00	000
Land	,.	Im	orovements	T	otal		D	ate of	Sale	Pr	operty	Classific	ation (	ode		
21	,295		2,930		24,225	Status	erty Ty	рe	Z	oning	Location	Cit	y Size	Parc	el Size	
	en ann earlan Alban	Irriga	tion Type:			A) <b>1</b>	B)	01		C)	5	D) 3	E)	0	F)	5
LCG		de que de deservir	ACRES:	VAI	.UE:		LCG				ACR	ES:		VAL	JE:	
IRRIGATI	ED 1A1					GR	ASSLA	ND 10	G1							
	1A							1	lG							
	2A1							20	Gl							
	2A							2	2G							
	3A1		. <u> </u>					30	Gl							
	3A							3	3G							
	4A1							40	<b>3</b> 1							
	4A							4	4G							
DRYLANI	) 1D1					S	helterbe	lt/Timb	ет							
	1D							Accretic	on							
	2D1							Was	ste							
	2D							Oth	er					··		
	3D1					$\mathbf{AG}\mathbf{L}$	AND T	OTA	$\mathbf{L}$							
···	3D							Roa	ds			0.270	Marie 1			
	4D1					Farm Sites						1.000			13,	
	4D					Home Sites					- 2	2.390			7,	455
The second section (see Sec.			5 549 C 18 19				R	ecreation	on	,						
L	wellings							Oth								
Outl	ouildings			.10 (30) 30 (20)	2,930	Nor	-AG T	OTA	$\mathbf{L}$			3.660			21,2	295
					·			7 4 7				7 - Town				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
		· 
Comments from	Comments:	
001703600		
		(Continue on back)

#### **NEBRASKA** Good Life, Great Service.

**FORM** 521

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

	The deed	will not be rec	orded u	ınless this	statemer				are accu						
1 County Name		2 County Nur	nber			3 Date of			2022	4 Date of De		26 <sub>Yr.</sub> 20	22		
		STER - 91				Mo. 07 Day 26 Yr. 2022 Mo. 07 Day 26 Yr. 2022  6 Grantee's Name, Address, and Telephone (Please Print)									
5 Grantor's Name, Ad Grantor's Name (Selle	-	phone (Please F	rint)			6 Grantee's			ind letep	hone (Please Pi	rint)				
Abraham Gome	ez					Larry F	lanso	n´ İ							
Street or Other Mailing 1140 W 2nd St	g Address					1330 F	Other Ma	illing Address							
City Hastings		State NE			Code 68901	Blue F				State NE			38930		
Phone Number (402) 519-0605	5					Phone Nu	mber			tee a 501(c)(3) o e grantee a 509(					
Email Address		<del></del>				Email Add	Iress								
7 Property Classific	ation Number. C	heck one box in	categori	ies A and B. (	Check C if	f property is	also a ı	mobile home	e.				•		
(A) Status					(B	) Property	Type					(C)			
✓ Improved	✓ Single F	amily	Indus	strial		_		-Nonproducir	ng	State Asse	essed	☐ Mobi	le Home		
Unimproved	☐ Multi-Fa	•		ultural eational	L	Mineral I	Interests-	-Producing		Exempt					
IOLL	Commer	Clai	necre	Distribution		nd Contract/	Momo	Partition	Ė	Sheriff	По	her			
8 Type of Deed E	Conservator Corrective		L F	Easement	=	ase	Memo	Personal	Rep. [	Trust/Trustee					
Cemetery	=	ate – Transfer on	Death [	Executor		neral		Quit Clair	• =	Warranty					
9 Was transfer par kind exchange (I.	t of IRS like-	10 Type of Tran	nsfer	Distribution	Forecl	losure	Irrevocab	ole Trust		e Trust		er on Death			
Exchange) by buye	er or seller?	Auction		Easement	Gift		Life Esta		Sale	10	=	e to Beneficia	ſΥ		
Buyer 11 Was ownership tran	Seller ✓ No	Court De		Exchange	Granto	or Trust	Partition			on of Contract sed for same use		(Explain)	ded use.)		
☐ Yes ✓	No <u>Undivided</u>	I 1/2 interest					.   [	✓ Yes [	No						
13 Was the transfer bet									ate box.)		0.11				
☐ Yes ✓	=	or Uncle to Niece	or Nephe	=		Partnership,		Self		L	Other _	<del>-</del>			
		ers and Sisters		<del>_</del>	idparents a nts and Cl	and Grandel	1110	Spou		d Step-child					
Na	Ex-sp			Fale	nts and G		e mortas		•	state the amoun	t and inter	rest rate.)			
14 What is the current is \$7,205	market value of tr	ie reai property?				☐ Ye		V No \$		olato ino amoun			%		
16 Does this conveyand	ce divide a currer	nt parcel of land?		<del></del>		17 Was tra	ansfer th	rough a real	estate age	ent or a title com	pany? (If	Yes, include th			
Yes 🗸		,				1		title company					<b>√</b> No		
18 Address of Property		······································		-		ł			n to Whor	n the Tax Staten	nent Shou	ld be Sent			
1300 Rd Z Blue Hill, NE 6893	20					Same as	s Gran	tor							
18a No address as		☐ Vacant land	ł												
20 Legal Description (A	5					<u> </u>									
See attached	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,													
OCC dilabriod															
21 If agricultural, list tot	al number of acre	es transferred in t	his transa	ection		·									
22 Total purchase p	rice including	any liabilities as	sumed							22  \$		30,000	) <sup>l</sup> 00		
23 Was non-real proc	oertv included in	the purchase?						•		\$			+		
☐ Yes 🗹 N	lo (If Yes, enter o	dollar amount a	nd attac	h itemized li:	st.) ( <u>see i</u>	instruction	<u>าร</u> )			23			<del> </del>		
24 Adjusted purchas	se price paid fo	r real estate (lir	ne 22 mi	nus line 23)						24		30,000	100		
25 If this transfer is	exempt from th	e documentary	stamp t	ax, list the e	xemption	number_			<u> </u>			11			
Un	nder penalties of and that I am duly	f law, I declare the	nat I have	examined this	s stateme	nt and that i	t is, to th	ne best of my	y knowled	ige and belief, tr	ue, comp	iete, and			
	J McCracke	en										(402) 746-			
Print or	Type Name of Gr		ed Repre	sentative				Attor	nev		i	Phone Numbe 07/26/20			
sign	re of Grantee or A	Authorized Repres	sentative			Title	<del></del>					Date			
here ' Signatul				of D	· Uoc O-	No.						For Dept. Use	Oniv		
26 Date Deed Recorded	4	27 Value of Sta		er of Deed's empt Number	ose Un	28 Recordi	ing Data			······································	<del></del>	J 0p 2 000			
	) 8 yr. <i>22</i>	\$ 67	·			RY	Dn=	Da Pa	196	44					
Mo. L Day S	Yr. USOL	· <u>U 1</u>	<u>.                                    </u>				برس	<del>,                                    </del>		Authorized by	Neb. Rev. S	tat. §§ 76-214, 7	7-1327(2)		

#### 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 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 10148 or ciclock A.M. Recorded in Book 2023 on Page 1944

LOUISE PASCH County Clerk
10.00 V. 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 <u>26</u>, 2022, by Abraham Gomez, a single person.

Comm. expires

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

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	School District Code											
91	20	22	1945	7/28	/2022	Base: 9	91-00	02	Aff	iliated:			Unif	ied:			
Location	ID	Sal	e Number	Useability	& Code#					Parce	N	umber					
0023083	L01		217	1		GeoCde	Twn	Rng	Se	ct Qr		Subdiv	Area	Blk	Parcel		
enteraty in the second	D	ate of S	Sale Assessed	Value		4369			1	6 0		00000	1	000	0000		
Land		Im	provements	T	otal		ate of	Sale	Proper	ty	Classifica	ation (					
233	,910				233,910	Status	рe	Zonin	3	Location	Cit	y Size	Parcel Size				
		Irriga	tion Type: NO	IRRIGA'	rion	A) 2 B) 05				ෆ 5		D) 3	E)	0	F) 9		
LCG			ACRES:	VAI	LUE:		LCG	Commission A		A(	RI	ES:		VALI	UE:		
IRRIGATI	ED 1A1					GR	ASSLA	ND 10	G1		(	0.670			935		
	1.A							1	lG								
	2A1							20	31			0.040					
	2A					2G											
	3A1		··					30	GI .								
	3A							3	3G								
	4A1							40	G1								
	4A								IG		_	0.030			30		
DRYLANI	) 1D1		66.860	1	.68 <i>,</i> 820	S	helterbe		$\rightarrow$								
	1D		1.150	_	2,905			Accretic	on								
	2D1						•	Was	_								
	2D		2.270		5,040			Oth	<del>-</del>						22 010		
· · · · · · · · · · · · · · · · · · ·	3D1					AG L	AND I		_	<u> </u>		5.540	Maria Wa	<u> </u>	33,910		
	3D	ļ						Road				540	V 1 42 45				
	4D1		29.320		46,325	Farm Sites								_			
erenzanie en	4D	Park Control	6.200		9,800	Home Sites											
			4.2				R	ecreation	n								
	wellings							Oth				540					
Outl	mildings					Nor	ı-AG 7	OTA	L		1	.540					
					· · · · · · · · · · · · · · · · · · ·							7 3					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
002308101	
	(0.10
	(Continue on back)

## NEBRASKA

## **Real Estate Transfer Statement**

217

FORM **521** 

Bood Life. Great Service.

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 28 Day \_ WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nelson P. Trambly and Kelly E, Trambly Grantor's Name (Seller Timothy D, Meline and Gwendolyn M. Meline Street or Other Mailing Address 1314 Road 100 Street or Other Mailing Address 1035 Road 300 Zip Code 68932 Zip Code 68952 City Campbell State State NE Inavale V No Is the grantee a 501(c)(3) organization? Phone Number Phone Number (402) 746-4485 Yes If Yes, is the grantee a 509(a) foundation? 402-Email Address n/a Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Improved Single Family ✓ Agricultural Mineral Interests-Producing Exempt ✓ Unimproved Multi-Family Recreational IOLL Commercial Distribution Land Contract/Memo Partition Sheriff Other Conservator 8 Type of Deed Fasement Lease Personal Rep Trust/Trustee Bill of Sale Corrective Mineral Quit Claim ✓ Warranty Cemetery Death Certificate - Transfer on Death Executor Was transfer part of IRS like-Irrevocable Trust Revocable Trust Transfer on Death Distribution Foreclosure 10 Type of Transfer kind exchange (I.R.C. § 1031 Life Estate ✓ Sale Trustee to Beneficiary Gift Easement Exchange) by buyer or seller? Satisfaction of Contract Partition Other (Explain) Seller No Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) No ✓ Yes No ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self Other Family Corp., Partnership, or LLC Yes Aunt or Uncle to Niece or Nephew Spouse Grandparents and Grandchild Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No \$ \$340,719 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) 

Yes Southern Title, LLC ✓ Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Grantee n/a 18b Vacant land 18a 🗸 No address assigned 20 Legal Description (Attach additional pages, if needed.) See Attached 21 If agricultural, list total number of acres transferred in this transaction 22 340.718<sup>1</sup>.75 22 Total purchase price, including any liabilities assumed . . . . . . . 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) . 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. (402) 746-4485 Nelson P Trambly Phone Number Print or Type Name of Grantee or Authorized Representative 7/28/2022 Grantee Date Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded . Day <u>28</u> 1945 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

A tract of land located in the Southeast Quarter (SE1/4) of Section 16, Township 2 North, Range 12 West of the 6<sup>th</sup> 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 Sss.  County of Webster Sentered on the numerical index and filed for record in the Clerk's office of said county this 3b day of July A.D., 2022, at 3:20 o'clock of M. Recorded in Book 2022 on Page 1945  April 1945  Deputy Ind Comp Assessor Carded
: Title, LLC

NEBRASKA DOCUMENTARY STAMP TAX Date フーム8-ムス \$\_767.35 By のか

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 6<sup>th</sup> 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°04'29"W, 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 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 28, 2022.

Line Li D. Meltine Jurnoly M. Meline Gwendolyn M. Meline Gwendolyn M. Meline July 28, 2022 by Timothy D. Meline and Gwendolyn M. Meline, husband and wife.

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

Notary Public

My commission expires:

8/27/2025