Cnty No.	Bo	ok Pag	е	S	Sale Date		School District Code												
91	202	22 198	6	7/:	29/2022	Base:	91-0	1-0074 Affiliated: Unified:											
Location	ı ID	Sale Number	\$27,736	Useabil	ity & Code#					Parcel 1	Number								
000341	600	218		1		GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel					
	Da	ite of Sale Asses:	ed V	⁷ alue		4133	4	10	9	0	20070		000	0000					
Land	1	Improvemen	İs		Total		J	Date of	Sale	Propert	y Classifi	ation	Code						
5	,335	91,0	55		96,390	Status	Pı	operty Ty	ре	Zoning	Locatio	n Gi	ty Size	Parcel Size					
Assessor Lo	ocation:	BLUE HILL	(BH	()		A) 1	B)	01		C) 1	D) 1	E)	6	F) 3					
		and the second s	regent Jacks San	ar saada saa sa	Residential		etik, ili se	والمرازع والمراز		alia es designado d	Comme	eial .		A Timber of Sangangana. Sangan bilangan					
		iple Improvemen	200	fultiple. Im	provements.:			Multiple.	Impro	vements.:									
The second section		Construction Da		onstruction	Date: 19	11		Construc	tion Da	ate:									
स्वाक्ष्य करित्र स्वीतः होता ह	and a second	Floo	r: F	loor Sq. Ft.	: 2,1	74		Floor Sq.	. Ft. :										
	5 - 100 A 100 A 100 A 100 A	Building Cost Ne	2356	ost :	226,4	15		Cost:											
Single Family				esidentia	l Condition: 3)		Comme	rcial	Occupan	cy Code:								
(100) 🗆 Mo			(10) 🏻	Worn Out			Primary	:	0	ther1:		Other2:						
(101) 🗆 On	e Story		(20) 🗆	Badly Worn			Comme	rcial	Construc	tion Class								
(102) 🗷 Tw	o Story		(30) 医	Average			(1)] Fire	eproof Str	uctural Ste	el Frame	e						
(103) 🗆 Sp.	lit Level		. (40) 🗆	Good			(2)	Rei	nforced C	Concrete Fr	ame		<u></u>					
(104) 🗆 11	/2 Story		(50) 🏻	Very Good			(3)	l Ma	sonry Bea	aring Walls			-					
(111) 🗆 Bi-	Level		(60) 🗆	Excellent			(4)	l Wo	od or Ste	el Framed l	Ext. Wa	lls						
(106) □ Otl	her		- 100	mary file of the same of the s	erspress to the second	Marine Prysidence in English of the Co		(5)	Me	tal Frame	and Walls								
Townhouse o	r Duplex	Style:	R	esidentia	Quality: 30			(6) □ Pole Frame Cost Rank: Condition:											
(301) 🗆 On	e Story		(10) 🗆	Low			Cost Ra	nk:			Conditi	on:						
(302) 🗆 Tw	o Story		(20) 🗆	Fair			(10)				(10)	Worn	Out					
(307) 🗆 11	/2 Story		(30) 🗷	Average			(20)	Ave	erage		(20)	Badly	Worn					
(308) 🗆 Spl	lit Level		(40) 🗆	Good			(30)	Abo	ove Avera	ige i	(30)	Avera	ge					
(309) 🗆 21	/2 Story		(50) 🗆	Very Good			(40)	Hig			(40)	Good						
(304) 🗆 On	e Story D	uplex	(60) 🏻	Excellent					ge Lifespelkister		(50)	Very (Good					
(305) □ Tw	o Story D	uplex	1									(60) 🏻	Excell	ent					
Assessor's	s Adjus	tment to Sale	Pri	ce (+ 01	·-):			·	···										
Assessor Co	omments	and Reason for	Adj	ustment															
WD				***							***								
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							7		 -			=::							
Comments							Comm	ients:	,										
000341	000																		
														-					
													 						
				***								-	(Conti	nue on back)					

NEBRASKA	Real	Estate Tra	ınsfer S	tatem	ent	216	FORM	
Good Life, Great Service.	 To be filed with the Re 	egister of Deeds. • R	ead instructions	on reverse si	de.		521	J
DEPARTMENT OF REVENUE	 If additional space is The deed will not be recorded 							
1 County Name	2 County Number	u uniess ims stateme	3 Date of Sale/Tra			Date of Deed		
,	WEBSTER - 91			_{ay} 29 _{Yr.} _	2022	Mo Da	ay <u>26</u> Yr. <u>20</u> 2	22_
5 Grantor's Name, Addres	s, and Telephone (Please Print)		6 Grantee's Nam	e, Address, and	i Telephone	(Please Print)		
Grantor's Name (Seller) Timothy F. Thrame	r		Grantee's Name (Marrie M. L	Buyer) nautara				
Street or Other Mailing Addr	ress	· · · · · · · · · · · · · · · · · · ·	Street or Other Ma	ailing Address				
P.O. Box 155 City	State	Zip Code	701 South L	iberty Stree	et	State	Zip C	ode
Blue Hill	NE	68930	Blue Hill			State NE	6	8930
Phone Number N. A.			Phone Number (805) 535-04			i01(c)(3) organi: tee a 509(a) fou		
Email Address N.A.			Email Address N.A.		-			
	Number. Check one box in categ	ories A and B. Check C i	1	mobile home.				
(A) Status) Property Type				(C)	
✓ Improved ✓	/ Single Family Inc	dustrial	Mineral Interests	-Nonproducing		State Assessed	i Mobil	e Home
Unimproved		gricultural	Mineral Interests	-Producing		Exempt		
		ecreational		<u> </u>	F70:			
	nservator rrective		ind Contract/Memo	Partition Personal R	She	erni st/Trustee	Other	
	ath Certificate - Transfer on Death	= =	nerat	Quit Claim	✓ Wa			
9 Was transfer part of IF		Distribution Forec	losure Irrevocal	ble Trust Re	vocable Trus	: <u></u>	ransfer on Death	
kind exchange (I.R.C. § Exchange) by buyer or se	§ 1031 eller? Auction	Easement Gift	Life Esta	rte √ Sa	le .	☐ Tr	rustee to Beneficiar	у
	r V No Court Decree		or Trust Partition		tisfaction of C		ther (Explain)	
Was ownership transferred ✓ Yes No	d in full? (If No, explain the division	-)	1		No	same use? (if i	No, state the intend	ea use.)
13 Was the transfer between	relatives, or if to a trustee, are the	trustor and beneficiary rek	atives? (If Yes, check	the appropriate	box.)	· · · · · · · · · · · · · · · · · · ·		
☐ Yes ☑ No	Aunt or Uncle to Niece or Nep		Partnership, or LLC	Self	·	Oth	er	
	Brothers and Sisters	Grandparents	and Grandchild	Spouse				
	Ex-spouse	Parents and C			rent and Step			
14 What is the current market	value of the real property?		15 Was the mortg		If Yes, state t	he amount and	interest rate.)	
\$295,000 16 Does this conveyance divide	de a crument namel of land?		Yes 17 Was transfer th	✓ No \$_	ate agent or	a title company	? (If Yes, include the	-% e name
Yes No	so a content parcer of land.		of the agent or	title company c	ontact.)	Yes Adams La	·	No
18 Address of Property			19 Name and Add	ress of Person t	o Whom the	ax Statement S	Should be Sent	
701 S. Liberty St. Blue Hill, NE 68930			See Grante	е				
<u> </u>	d 40h \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \							
18a No address assigned 20 Legal Description (Attach a								
	tuomonas pages, a needed.							
See Exhibit "A"								
1 If agricultural, list total num	ber of acres transferred in this tran	saction	·					
22 Total purphase price in	coluding any liabilities assume					22 \$		100
23 Was non-real property in	ncluding any liabilities assume ncluded in the purchase?	J				\$	295,000	100
	es, enter dollar amount and atta	ach itemized list.) (see i	nstructions)			23		<u> </u>
24 Adjusted purchase pric	e paid for real estate (line 22 r	ninus line 23)				24 S	295,000	100
	,	,				s. vietno		
	of from the documentary stamp enalties of law, I declare that I have			e best of my ki	- ·	i belief, true, co	omplete, and	
correct, and tha	at I am duly authorized to sign this :					,,		4400
Danielle L	Kelley ame of Grantee or Authorized Rep	ropontativo					- (402) 463-/ Phone Number	
sign	arrie of Grantee of Authorised Rep	1 Page 11 and 12	Clo	sing Dept.	Manager		07-29-20	
- Arm	rantee or Authorized Representativ	eret .	Title	J -1			Date	
	- Ph. *	oten of December 11 - 2	- Sa -				For David He	Onte
6 Date Deed Recorded	27 Value of Stamp or E	ster of Deed's Use On exempt Number	28 Recording Data				For Dept. Use	Only
_	. <u>22</u> \$ 663.75)	BKaoa	199	360			
braska Department of Revenue			40, 10,000	7		horized by Neb. Fi	lev. Stat. §§ 76-214, 77	·-1327(2)
rm No. 96-269-2008 10-2020 Rev.	Supersedes 96-269-2008 Rev. 6-2019 Grantee –	-Retain a copy of th	is document for	your records	s.			
		• •						

Exhibit "A"

A tract of land in Surveyor's Lot Ten (10) in the Southeast Quarter (SE½) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., in the city of Blue Hill, Webster County, Nebraska, more particularly described as follows:

Beginning at a point where the South line of Prospect Avenue intersects the East line of Liberty Street; thence East 267.50 feet, on the south line of Prospect Avenue to the Northwest corner of the property described in Book 2017, Pages 2795-2796; thence South 125 feet; thence West 267.50 feet to the east line of Liberty Street; thence North 125 feet to the Point of Beginning.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/03/22 By AS

\$ 663.75

Bk 2022, Pg 1986

State of Nebraska)ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 03 day of August A.D., 2022, at 09:10 o'clock AM. Recorded in Book 2022 on Page 1986

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

Electronically Recorded

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

Warranty Deed

The Grantor, TIMOTHY F. THRAMER, A SINGLE PERSON, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to

MARRIE M. LHAUTARA, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

A tract of land in Surveyor's Lot Ten (10) in the Southeast Quarter (SE1/4) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., in the city of Blue Hill, Webster County, Nebraska, more particularly described as follows: Beginning at a point where the South line of Prospect Avenue intersects the East line of Liberty Street; thence East 267.50 feet, on the south line of Prospect Avenue to the Northwest corner of the property described in Book 2017, Pages 2795-2796; thence South 125 feet; thence West 267.50 feet to the east line of Liberty Street; thence North 125 feet to the Point of Beginning.

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

Timothy F. Thramér

STATE OF NEBRASKA

COUNTY OF Webst

2022, before me personally appeared Timothy F. Thramer.

Notary Public -

Lindsey N. Haden

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

Cnty No.	Bo	ok	Page		Sal	e Date	School District Code												
91	20	22	1999		8/2	/2022	Base:	91-0	074	Affil	iated:		Uni	fied:					
Location	ID	Sale N	umber	Useal	oility	& Code#				/ 20 w 2	Parcel 1	Number							
0009032	200	21	.9	4		11	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel				
	Da	ate of Sale	Assessed	Value			4135			00	0	70005		010	0000				
Land		Impro	vements		Т	otal			Date of	Sale l	Propert	y Classifi	lassification Code						
3	,450		1,405	5		4,855	Status	P	roperty Ty	рè	Zoning	Locatio	n Ci	ty Size	Parcel Size				
Assessor Lo	cation:	ROSEMO	ONT (RC	S)			A) 1	B)	01		c) 5	D) 3	E)	8	F) 5				
						Residentia			agas a la co			Comme	rcial						
	Muh	tiple Impro	ovements:	Multiple.	Impro	vements.:			Multiple.	Impro	vements.:								
	1.70	L. * 20 (00 pp. 1 pp. 10)	STATE OF STATE	Construct		4.0	90		Construc	tion Da	ate:								
	a in the second		Floor:	Floor Sq.	Ft. :	9	50		Floor Sq.	Ft. :									
		Building (and the second second	Cost :		102,4	50		Cost:										
Single Family				Residen	tial C	ondition: 1	0	1 V 7 V	Comme	rcial (Occupan	cy Code:		The state of the s					
(100) □ Mo				(10)		om Out			Primary		0	ther1:		Other2:					
(101) 🗷 One				(20)	Ba	dly Worn			1 to 2 to 1 to 1 to 1 to 1 to 1	100	Construc	tion Class							
(102) 🗆 Two				(30)	A	verage			(1)	Fire	proof Str	uctural Ste	el Frame	=					
(103) 🗆 Spli			-	(40) 🗆	G	ood			(2)	Rei	nforced C	Concrete Fi	ame						
(104) 🗆 11/				(50)	Vŧ	ery Good			(3)	Mas	sonry Bea	aring Walls							
(111) 🗆 Bi-I		·		(60) 🛘	Ex	rcellent			(4)	Wo	od or Ste	el Framed	Ext. Wa	lls					
(106) □ Oth								e new period	(5)	Met	tal Frame	and Walls							
Townhouse or	15 to 15 1500	Style:		Residen	tial Q	uality: 30			 (6) 🗆	Pole	e Frame			,					
(301) 🗆 One	Story			(10)	Lo	w			Cost Ra	nk:	2.460		Conditi	on:					
(302) 🗆 Two	Story			(20)	Fa	ir			(10)	Lov	V		(10)	Wom	Out				
(307) 🗆 11/	2 Story			(30) 🗷	Av	rerage			(20)	Ave	rage		(20)	Badly	Worn				
(308) □ Spli	t Level			(40)	G	ood			(30)	Abo	ve Avera	ige	(30)	Avera	ge				
(309) 🗆 2 1/	2 Story			(50)	Ve	ry Good			(40)	Hig	h		(40) □	Good					
(304) □ One	Story D	uplex		(60) 🗆	Ex	cellent							(50)	Very (Good				
(305) 🗆 Two	Story D	Ouplex		r 43436,56				, 96 Z					(60)	Excell	ent				
Assessor's	Adjus	stment to	o Sale Pr	ice (+	or -)):						÷			· · · · · · · · · · · · · · · · · · ·				
Assessor Co	mments	s and Rea	son for A	ljustme	nt:														
COUNTY	COMM	ISSION	ER'S DE	ED															
											·								
	,																		
								٧				·							
Comments f								omn	ents:				<u>.</u>						
0003032	_00																		

														(Conti	nue on back)				

Good Life. Great Service. DEPARTMENT OF REVENUE

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 numb	er.

521

	int is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	2 2022
WEBSTER - 91	Mo. 8 Day 2 Yr. 2022 Mo. 8 Day	2 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seiler)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
County of Webster, State of Nebraska	Oak Hill Capital, LLC, a Nebraska Limited Lia	ability Company
Street or Other Mailing Address 621 North Cedar Street	Street or Other Mailing Address PO Box 423	
City State Zip Code Red Cloud NE 68970	City State Grand Island NE	Zip Code 68802
Phone Number	Phone Number Is the grantee a 501(c)(3) organizat	tion? Yes V No
Email Address	If Yes, is the grantee a 509(a) found Email Address	dation? Yes No
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.	
(A) Status (B	3) Property Type	(C)
☐ Improved ☐ Single Family ☐ Industrial ☑ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing ☐ State Assessed Mineral Interests-Producing ☑ Exempt	Mobile Home
Bill of Sale Corrective Easement Le	and Contract/Memo Partition Sheriff V (ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	Other Commissioner
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trus	nsfer on Death stee to Beneficiary er (Explain) Vacation , state the intended use.)
	Partnership, or LLC Self Other and Grandchild Spouse	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and into	erest rate.)
\$ 0	Yes No \$	%
16 Does this conveyance divide a current parcel of land? Ves No	17 Was transfer through a real estate agent or a title company? (I of the agent or title company contact.) Yes	f Yes, include the name No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	
	Same as Grantee	
18a 🗹 No address assigned 18b 🗌 Vacant land	Danie as Grantee	
18a 🗹 No address assigned 18b 🔝 Vacant land 20 Legal Description (Attach additional pages, if needed.)		
See attached "Exhibit A" 21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed	\$	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number*2	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. TJ Vance, Webster County Board of Commissioners		plete, and
Sign Print or Type Name of Grantee or Authorized Representative		Phone Number
- J. Varvac	Chairman	8-2-2022 Date
here Signature of Arantee or Authorized Representative	iuo -	Date
Register of Deed's Use Onl	•	For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 3 Yr. 22 \$ Exempt # 2	28 Recording Data BL 2022 Pa 1999	
ebraska Department of Revenue	Authorized by Neb. Rev. S	Stat. §§ 76-214, 77-1327(2)

ALLEYS RUNNING THROUGH BLOCKS 1 & 10,

AND

DEADCRITTER ROAD STARTING ON THE WEST LINE OF POVERTY RIDGE ROAD TO THE EAST LINE OF MARTIN ROAD, AND

EAST 1/2 OF MARTIN ROAD STARTING ON THE SOUTH LINE OF DEADCRITTER ROAD TO THE NORTH LINE OF ROSEMONT ROAD,

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such.

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 3 day _A.D., 20_22_, at_9:41 M. Recorded in Book_ o'clock 1999-2000 on Page County Clerk otarn Dur MC Deputy _Assessor_ _Carded_ Comp___ Ind

NEBRASKA DOCUMENTARY STAMP TAX

COUNTY COMMISSIONERS DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED made this 2nd day of August, 2022, by and between The Count of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate doing business by the name and style of "The County Of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of The County of Webster, State of Nebraska, authorized and directed this conveyance at the regular August 2, 2022 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, TJ Vance Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of The County of Webster, State of Nebraska, hereinafter referred to as the Party of the First Part, Oak Hill Capital, LLC, a Nebraska Limited Liability Company, referred to as the party of the second part;

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such;

WITNESSETH, that the said Party of the First Part, in consideration of the vacation of the alley and county road by proper resolution by the County Board of Commissioners does by these presents grant, bargain, sell and convey unto the Party of the Second Part, Oak Hill Capital, LLC, a Nebraska Limited Liability Company, and to their heirs and assigns, all of the following described real estate situated in The County of Webster, State of Nebraska, to-wit:

ALLEYS RUNNING THROUGH BLOCKS 1 & 10,

DEADCRITTER ROAD STARTING ON THE WEST LINE OF POVERTY RIDGE ROAD TO THE EAST LINE OF MARTIN ROAD,

EAST 1/2 OF MARTIN ROAD STARTING ON THE SOUTH LINE OF DEADCRITTER ROAD TO THE NORTH LINE OF ROSEMONT ROAD,

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

together with all the tenements, hereditaments and appurtenances to the same belonging, all the title, claim or demand whatsoever of said granter of, in and to the same or any part thereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, Oak Hill Capital, LLC, a Nebraska Limited Liability Company, their heirs and assigns forever; that The County of Webster, State of Nebraska, Party of the First part and its successors and assigns does hereby covenant, and promise and agree to and with the said Party of the Second Part and with their heirs and assigns that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple of and in all and singular the above granted and described with the appurtenances; that said

Cnty No.	Boo	ok Page			Sale Date	School District C								ide					
91	202	22 2001		8,	/2/2022	Base: 9)1-(0074		Affi	iliated:			Unif	ïed:				
Location	ı ID	Sale Number	Us	eabi	lity & Code#				9.3-d.		Parcel	Number	14.43.43						
000903	300	220		4	11	GeoCde	Tw	n Rı	ıg	Sec	ct Qrt	Subdiv	7 A	rea	Blk	Parcel			
	Da	ate of Sale Assessed	l Valı	16		4135				00	0 0	7000	5		011	0000			
Land	1	Improvements			Total			Date	of S	Sale	Propert	y Classi	ficat	ion (Code				
Contraction of specific	320	5,070	0		5,390	Status	I	Property	Ty	pe	Zoning	Loca	don	Cit	y Size	Parcel Size			
Assessor L	ocation:	ROSEMONT (RO	os)			A) 1	B	0	1		C) 5	D) :	3	E)	8	F) 5			
	eringer van de s		¥*************************************		Residential	l						Comn	ercia	al		A PERSONAL PROPERTY.			
	Mult	tiple Improvements:	Multip	ple. In	provements.:			Multi	ple.	Impro	ovements.								
		Construction Date:	Const	ruction	n Date :			Const	ruct	tion D)ate:								
and the second of the second o		Floor:	Floor	Sq. Ft				Floor	Sq.	Ft. :									
		Building Cost New:	Cost:					Cost :				E BOOK TO SERVICE TO SERVICE		-, e <u>, a 77</u>		Transcript and an experience			
Single Famil	y Style:		Resi	al Condition:	Commercial Occupancy Code:														
(100) 🗆 Mo	obile Hom	ie	(10)	Worn Out	Primary: Other1: Other2:														
(101) 🗆 On	ne Story		(20)		Badly Worn			Com	mer	rcial	Construe	tion Cla	ss:		<u> </u>				
(102) 🗆 Tw	70 Story		(30)		Average			(1)		Fir	reproof St	ructural S	teel F	rame		· · · · · · · · · · · · · · · · · · ·			
(103) 🏻 Spi	lit Level		(40)		Good			(2)		Re	inforced (Concrete	Frame	•					
(104) 🗆 11	/2 Story		(50)		Very Good			(3)		Ma	аѕопту Ве	aring Wal	ls						
(111) □ Bi-	Level		(60)		Excellent			(4)		Wo	ood or Ste	el Frame	d Ext.	Wall	ls				
(106) 🗆 Otl	her					ent S ignatur - 1943 - Lair - 1 10 - 144		(5)		Me	etal Frame	and Wal	ls						
Townhouse o	r Duplex	Style:	Resi	lentia	al Quality:	(6)	Esta Rija	Pol	le Frame		anemangaen ((VH48 54)	The only have	and the second second					
(301) 🗆 On	ie Story		(10)		Low			Cost	Ra	nk:	मिक्स हा सिंह पीट्रा		Cor	1ditio					
(302) 🗆 Tw	o Story		(20)		Fair			(10)		Lo	W		(10)		Wom				
(307) 🗆 11	/2 Story		(30)		Average			(20)			rerage		(20)		Badly				
(308) 🗆 Spl	lit Level		(40)		Good			(30)			ove Aver	age	(30)		Avera	ge			
(309) 🗆 21	/2 Story		(50)		Very Good			(40)	口	Hig	zh		(40)		Good				
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NEBRASKA

Real Estate Transfer Statement



FORM **521**

 To be filed with the Register of Deeds.
 Read instructions on reverse side. Good Life, Great Service 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 4 Date of Deed 2 County Number 1 County Name Mo. 8 Day 2 Yr. 2022 8 WEBSTER - 91 Mo. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Timothy & Carla Kohmetscher Grantor's Name (Seller)
County of Webster, State of Nebraska Street or Other Mailing Address 2028 Rosemont Road Street or Other Mailing Address 621 North Cedar Street Zip Code 68930 Zip Code 68970 City Blue Hill NE Red Cloud NE ✓ No ✓ No Is the grantee a 501(c)(3) organization? Phone Number Yes Phone Number 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. (C) (B) Property Type (A) Status Mobile Home Mineral Interests-Nonproducing State Assessed Improved Single Family Industrial ✓ Exempt Multi-Family Agricultural Mineral Interests-Producing ✓ Unimproved Recreational IOLL Commercia Other Commissioner Sheriff Partition Land Contract/Memo Distribution 8 Type of Deed Conservator Trust/Trustee Personal Rep. Easement Lease Bill of Sale Corrective Quit Claim √Warranty Death Certificate - Transfer on Death Mineral Executor Cemetery Irrevocable Trust Revocable Trust Transfer on Death 9 Was transfer part of IRS like-10 Type of Transfer Trustee to Beneficiary Easement Life Estate Auction Exchange) by buyer or seller? Satisfaction of Contract Other (Explain) Vacation Seller No Exchange Grantor Trust Partition Buyer Court Decree 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) No Residential ✓ Yes □No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other: Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **У** No \$0 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ✓ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Same as Grantee 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached "Exhibit A" 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) . . . 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. TJ Vance, Webster County Board of Commissioners Chairman Phone Number Print or Type Name of Grantee or Authorized Representative Chairman 8-2-2022 arred Date Grantee or Authorized Representative Signature of For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded

В

Day

200 ।

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

ALLEY RUNNING THROUGH BLOCK 11

AND

EAST 1/2 OF ALLEY LYING WEST OF LOTS 1, 2, 3, 4 & 5 BLOCK 12

ANG

NORTH 1/2 OF OAK ROAD STARTING ON THE EAST LINE OF POVERTY RIDGE ROAD, WEST TO THE CENTER LINE OF ALLEY BLOCK 12

AND

POVERTY ROAD STARTING ON THE SOUTH LINE OF ROSEMONT ROAD TO THE NORTH LINE OF OAK ROAD

MARTIN ROAD BETWEEN BLOCKS 11 AND 12

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such.

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 3 Qua A.D., 20 <u>aa</u> o'clock_ AM. Recorded in Book_ on Page 2001-2002 County Clerk Deputy Carded Comp Assessor_

NEBRASKA DOCUMENTARY Date

COUNTY COMMISSIONERS DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED made this 2nd day of August 2022, by and between The Count of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate doing business by the name and style of "The County Of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of The County of Webster, State of Nebraska, authorized and directed this conveyance at the regular August 2, 2022 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, TJ Vance Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of The County of Webster, State of Nebraska, hereinafter referred to as the Party of the First Part, Timothy G. Kohmetscher and Carla M Kohmetscher, referred to as the party of the second part;

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such;

WITNESSETH, that the said Party of the First Part, in consideration of the vacation of the alley and county road by proper resolution by the County Board of Commissioners does by these presents grant, bargain, sell and convey unto the Party of the Second Part, Timothy G. Kohmetscher and Carla M Kohmetscher, and to their heirs and assigns, all of the following described real estate situated in The County of Webster, State of Nebraska, to-wit:

ALLEY RUNNING THROUGH BLOCK 11

AND

EAST 1/2 OF ALLEY LYING WEST OF LOTS 1, 2, 3, 4 & 5 BLOCK 12

NORTH 1/2 OF OAK ROAD STARTING ON THE EAST LINE OF POVERTY RIDGE ROAD WEST TO THE CENTER LINE OF **ALLEY BLOCK 12**

POVERTY ROAD STARTING ON THE SOUTH LINE OF ROSEMONT ROAD TO THE NORTH LINE OF OAK ROAD AND

MARTIN ROAD BETWEEN BLOCKS 11 AND 12

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA together with all the tenements, hereditaments and appurtenances to the same belonging, all the title, claim or demand whatsoever of said granter of, in and to the same or any part thereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, Timothy G. Kohmetscher and Carla M Kohmetscher, their heirs and assigns forever; that The County of Webster, State of Nebraska, Party of the First part and its successors and assigns does hereby covenant, and promise and agree to and with the said Party of the Second Part and with their heirs and assigns that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple of and in all and singular the above granted and described with the appurtenances; that said premises were lawfully acquired by The County of Webster, State of Nebraska, has lawful authority to sell said premises; that the same are free and clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances of what nature and kind so ever; that it will warrant and forever defend the same unto the grantees named herein and unto his assigns forever, against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has caused this deed to be assigned on its behalf by the Chairman of the County Board of Commissioners, thereunto duly authorized so to do, and to be attested by the County Clerk of The County of Webster, State of Nebraska, and has caused its official seal to be hereunto affixed the day and year listed above written.

ATTEST:

By:

Louise Petsch, County Clerk, Clerk of the County Board of Commissioners of The County of Webster, State of Nebraska TJ Vance, duly qualified and acting Chairman of the County Board of Commissioners of The County of Webster, State of Nebraska

THE COUNTY OF WEBSTER, STATE OF NEBRASKA

STATE OF NEBRASKA, COUNTY OF WEBSTER) §

On this 2nd day of August 2022, before me the undersigned Notary Public duly commissioned and qualified for and residing in said county, personally came TJ Vance, Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska, and the identical person whose name is affixed to the above deed of conveyance, and acknowledged the execution thereof to be his voluntary act and deed of The County of Webster, State of Nebraska, and the voluntary act and deed of The County of Webster, State of Nebraska, a corporation, and the County Seal of the County of Webster, State of Nebraska, was thereto affixed by its authority.

WITNESS my hand an official seal at Red Cloud, Webster County, Nebraska, in said County the day and year last above written.

My Commission Expires: December 4, 2024

Notary Public

General Notary - State of Nebraska SONJA L. KRUEGER My Comm. Exp. Dec. 4, 2024

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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	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 8 Day 2 Yr. 2022 Mo. 8 Day 2 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) County of Webster, State of Nebraska Street or Other Mailing Address	Grantee's Name (Buyer) AGP Grain Cooperative-Rosemont Street or Other Mailing Address
621 North Cedar Street	1233 West Loop S, Suite 1500
City State Zip Code Red Cloud NE 68970	City State Zip Code TX 77027
Phone Number	Phone Number Is the grantee a 501 (c)(3) organization? Yes No. Yes Yes No. Yes Yes No. Yes Y
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
☐ IOLL ☐ Commercial ☐ Recreational	
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Vother_Commissioner
☐ 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? 10 Type of Transfer Distribution Forecl Auction Easement Gift	
Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
	r Trust Partition Satisfaction of Contract Other (Explain) Vacation
11 Was ownership transferred in full? (If No, explain the division.) V Yes No No	12 Was real estate purchased for same use? (If No, state the intended use. Yes No Residential
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)
	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	ind Grandchild Spouse
Ex-spouse Parents and Ch	ild 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.)
\$ 0	Yes V No \$%
16 Does this conveyance divide a current parcel of land? ✓ Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Same as Grantee
18a 🗸 No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
See attached "Exhibit A"	
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)	s 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 statemer correct, and that I am duly authorized to sign this statement. TJ Vance, Webster County Board of Commissioners	t and that it is, to the best of my knowledge and belief, true, complete, and
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign il lange	Chairman 8-2-2022
1 1/2000	Title Date
Deviates of Decalle Han On	
Register of Deed's Use On	y For Dept. Use Only
•	28 Recording Data
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WEST 1/2 OF ALLEY LYING EAST OF LOTS 6 & 7 BLOCK 9,

AND

WEST 1/2 OF ALLEY RUNNING THROUGH BLOCK 12,

AND

NORTH 1/2 OF OAK ROAD STARTING AT THE EAST LINE OF WINCHESTER ROAD TO THE CENTER LINE OF ALLEY BLOCK 12

AND

EAST 1/2 OF ALLEY RUNNING THROUGH BLOCK 13,

۷МО

SOUTH 1/2 OF OAK ROAD STARTING AT THE EAST SIDE OF ROAD 2000 TO THE EAST SIDE OF POVERTY RIDGE ROAD

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such,

State of Nebraska 3 County of Webster.

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day _A.D., 20<u>aa</u>, at <u>9:4</u>7 名M. Recorded in Book <u>2</u>6みる muse Potsel County Clerk Comp_ Assessor Ind_

NEBRASKA DOCUMENTARY

COUNTY COMMISSIONERS DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED made this 2nd day of August 2022, by and between The Count of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate doing business by the name and style of "The County Of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of The County of Webster, State of Nebraska, authorized and directed this conveyance at the regular August 2, 2022 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, TJ Vance Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of The County of Webster, State of Nebraska, hereinafter referred to as the Party of the First Part, to AGP Grain Cooperative, Minnesota Cooperative Corporation, referred to as the party of the second part;

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such;

WITNESSETH, that the said Party of the First Part, in consideration of the vacation of the alley and county road by proper resolution by the County Board of Commissioners does by these presents grant, bargain, sell and convey unto the Party of the Second Part, AGP Grain Cooperative, Minnesota Cooperative Corporation, and to their heirs and assigns, all of the following described real estate situated in The County of Webster, State of Nebraska, to-wit:

WEST 1/2 OF ALLEY LYING EAST OF LOTS 6 & 7 BLOCK 9,

AND

WEST 1/2 OF ALLEY RUNNING THROUGH BLOCK 12,

NORTH 1/2 OF OAK ROAD STARTING AT THE EAST LINE OF WINCHESTER ROAD TO THE CENTER OF ALLEY BLOCK 12

AND

EAST 1/2 OF ALLEY RUNNING THROUGH BLOCK 13,

SOUTH 1/2 OF OAK ROAD STARTING AT THE EAST SIDE OF ROAD 2000 TO THE EAST SIDE OF POVERTY RIDGE ROAD

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

together with all the tenements, hereditaments and appurtenances to the same belonging, all the title, claim or demand whatsoever of said granter of, in and to the same or any part thereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, AGP Grain Cooperative, Minnesota Cooperative Corporation, their heirs and assigns forever; that The County of Webster, State of Nebraska, Party of the First part and its successors and assigns does hereby covenant, and promise and agree to and with the said Party of the Second Part and with their heirs and assigns that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple of and in all and singular the above granted and described with the appurtenances; that said premises were lawfully acquired by The County of Webster, State of Nebraska, has lawful authority to sell said premises; that the same are free and clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances of what nature and kind so ever; that it will warrant and forever defend the same unto the grantees named herein and unto his assigns forever, against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has caused this deed to be assigned on its behalf by the Chairman of the County Board of Commissioners, thereunto duly authorized so to do, and to be attested by the County Clerk of The County of Webster, State of Nebraska, and has caused its official seal to be hereunto affixed the day and year listed above written.

ATTEST:

Louise Petsch, County Clerk, Clerk of the County Board of Commissioners, of the County of Webster, State of Nebraska

THE COUNTY OF WEBSTER, STATE OF NEBRASKA

By:

TJ Vance, guly qualified and acting Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska

STATE OF NEBRASKA, COUNTY OF WEBSTER) §

On this 2nd day of August 2022, before me the undersigned Notary Public duly commissioned and qualified for and residing in said county, personally came TJ Vance, Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska, and the identical person whose name is affixed to the above deed of conveyance, and acknowledged the execution thereof to be his voluntary act and deed of The County of Webster, State of Nebraska, and the voluntary act and deed of The County of Webster, State of Nebraska, a corporation, and the County Seal of the County of Webster, State of Nebraska, was thereto affixed by its authority.

WITNESS my hand an official seal at Red Cloud, Webster County, Nebraska, in said County the day and year last above written.

My Commission Expires: December 4, 2024

Notary Public

General Notary - State of Nebraska SONJA L. KRUEGER My Comm. Exp. Dec. 4, 2024.

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NEBRASKA

Real Estate Transfer Statement 222

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.

i ne deed will not be recorded unless this statemen	it is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 8 Day 2 Yr. 2022	2 4 2022
WEBSTER - 91	6 Grantee's Name, Address, and Telephone (Please Print)	11,
5 Grantor's Name, Address, and Telephone (Please Print)	Grantee's Name (Buyer)	
Grantor's Name (Seller) County of Webster, State of Nebraska	Timothy G. Kohmetscher	
Street or Other Mailing Address	Street or Other Mailing Address 2028 Rosemont Road	
621 North Cedar Street City State Zip Code	City State	Zip Code
Red Cloud NE 68970	Blue Hill NE	68930
Phone Number	Phone Number Is the grantee a 501(c)(3) organization If Yes, is the grantee a 509(a) foundati	n? Yes V No on? Yes V No
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if		(C)
) Property Type Mineral Interests-Nonproducing State Assessed	Mobile Home
☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐	Mineral Interests-Producing Mineral Interests-Producing VEXempt	Woode Home
✓ Unimproved		
	nd Contract/Memo Partition Sheriff V Oth	ner_Commissioner
o type of book	ase Personal Rep. Trust/Trustee	
	neral Quit Claim Warranty	
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forect	osure Irrevocable Trust Revocable Trust Transfe	er on Death
kind exchange (I.R.C. § 1031	Life Estate Sale Trustee	e to Beneficiary
	or Trust Partition Satisfaction of Contract Other ((Explain) Vacation
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, s	tate the intended use.)
✓ Yes No	Yes V No Residential	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Other	
☐ Brothers and Sisters ☐ Grandparents a	and Grandchild Spouse	
Ex-spouse Parents and Ci		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest	
\$ 0	Yes No \$	%
16 Does this conveyance divide a current parcel of land? ✓ Yes No	17 Was transfer through a real estate agent or a title company? (If Y of the agent or title company contact.)	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should	
To Address of Fopolty		
	Same as Grantee	
18a 🗸 No address assigned 18b 🗌 Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
O (L LIPPE L'I A II		
See attached "Exhibit A"		
21 If agricultural, list total number of acres transferred in this transaction	·	
D. H. Williamson and	22 \$	000
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 i	nstructions)	! !
_	, s	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		000
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number	
Under penalties of law, I declare that I have examined this statemen	nt and that it is, to the best of my knowledge and belief, true, comple	ete, and
correct, and that I am duly authorized to sign this statement.	Chairman	
TJ Vance, Webster County Board of Commissioners Print or Type Name of Grantee or Authorized Representative		hone Number
Sign Print or Type Name of Grantee or Authorized Hepresentative		
J- L// 1. 1/200.0 P	(Chairman	8-2-2022
Signature of Pranton or Authorized Representative	Chairman D	8-2-2022 ate
here Signature of Grantee or Authorized Representative	Title D	ate
Register of Deed's Use On	Title D	
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	For the Disconting Data O	ate
Register of Deed's Use On	Title D	ate or Dept. Use Only

EAST 1/2 OF ALLEY RUNNING THROUGH BLOCK 9

AND

WEST 1/2 OF MARTIN ROAD STARTING ON THE SOUTH LINE OF DEADCRITTER ROAD TO THE NORTH LINE OF ROSEMONT ROAD,

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such.

State of Nebraska Ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 3 Qua A.D., 20 22, at 9:49 Oam. Recorded in Book_ 2005-2001 County Clerk Deputy Carded_ Assessor Comp

NEBRASKA DOCUMENTARY

COUNTY COMMISSIONERS DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED made this 2nd day of August 2022, by and between The Count of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate doing business by the name and style of "The County Of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of The County of Webster, State of Nebraska, authorized and directed this conveyance at the regular August 2, 2022 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, TJ Vance Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of The County of Webster, State of Nebraska, hereinafter referred to as the Party of the First Part, Timothy G. Kohmetscher, referred to as the party of the second part;

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such;

WITNESSETH, that the said Party of the First Part, in consideration of the vacation of the alley and county road by proper resolution by the County Board of Commissioners does by these presents grant, bargain, sell and convey unto the Party of the Second Part, Timothy G. Kohmetscher, and to his heirs and assigns, all of the following described real estate situated in The County of Webster, State of Nebraska, to-wit:

EAST 1/2 OF ALLEY RUNNING THROUGH BLOCK 9

AND

WEST 1/2 OF MARTIN ROAD STARTING ON THE SOUTH LINE OF DEADCRITTER ROAD TO THE NORTH LINE OF ROSEMONT ROAD,

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

together with all the tenements, hereditaments and appurtenances to the same belonging, all the title, claim or demand whatsoever of said granter of, in and to the same or any part thereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, Timothy G. Kohmetscher, his heirs and assigns forever; that The County of Webster, State of Nebraska, Party of the First part and its successors and assigns does hereby covenant, and promise and agree to and with the said Party of the Second Part and with his heirs and assigns that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple of and in all and singular the above granted and described with the appurtenances; that said premises were lawfully acquired by The County of Webster, State of Nebraska, has lawful authority to sell said premises; that the same are free and clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances of what nature and kind so ever; that it will warrant and forever defend the same unto the grantees named herein and unto his assigns forever, against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has caused this deed to be assigned on its behalf by the Chairman of the County Board of Commissioners, thereunto duly authorized so to do, and to be attested by the County Clerk of The County of Webster, State of Nebraska, and has caused its official seal to be hereunto affixed the day and year listed above written.

ATTEST:

Louise Petsch, County Clerk, Clerk of the County Board of Commissioners, the County of Webster, State of Nebraska

E COUNTY OF WEBSTER, STATE OF NEBRASKA

TJ Vance, duly qualified and acting Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska

STATE OF NEBRASKA, COUNTY OF WEBSTER) §

On this 2nd day of August 2022, before me the undersigned Notary Public duly commissioned and qualified for and residing in said county, personally came TJ Vance, Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska, and the identical person whose name is affixed to the above deed of conveyance, and acknowledged the execution thereof to be his voluntary act and deed of The County of Webster, State of Nebraska, and the voluntary act and deed of The County of Webster, State of Nebraska, a corporation, and the County Seal of the County of Webster, State of Nebraska, was thereto affixed by its authority.

WITNESS my hand an official seal at Red Cloud, Webster County, Nebraska, in said County the day and year last above written.

My Commission Expires: December 4, 2024

Notary Public

General Notary - State-of Nebraska SCINIA L. KRUEGER My Comm. Exp. Dec. 4, 2024

Cnty No.	Во	ok	Page	Sale Date				School District Code													
91	202	22	2007	-	8/2	2/2022	Bas	se: S	1-(0074	Aff	filiated:			Unif	ied:					
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Land	d	Impi	rovements		7	Fotal	7,544			Date of	Sale	Properi	ty Classif	icat	ion (Code					
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Assessor Lo	ocation:	ROSEN	IONT (R	 DS)			A)	2	B)	01		c) 5	D) 3		E)	8	F) 3				
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		Building	Cost New:	Cost:						Cost:											
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(103) 🗆 Spl	lit Level			(40)	G	food				(2)	l Re	einforced (Concrete F	rame	3						
(104) 🗆 11.	/2 Story			(50) 🛘	V	ery Good				(3) 🗆	l M	asonry Be	aring Wall	s							
(111) 🗆 Bi-	-Level			(60) 🛘	E	xcellent		15 80.00	~ 607ea	(4) 🛘	l W	ood or Ste	eel Framed	Ext.	Wall	ls					
(106) 🗆 Ott	her			(5) Metal Frame and Walls																	
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(305) 🗆 Two	ro Story D)uplex									7			(60)		Excelle	ent				
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Assessor Co																					
COUNTY	COMM	ISSION	NER'S DE	EED																	
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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 to	this statemen	t is signed and i	tems 1-25 are ac		
1 County Name	2 County Number		3 Date of Sale/Tra		4 Date of Deed 2 Mo 8 Day	,2Yr2022
	WEBSTER - 91			2 Yr. 202		Yr
	ess, and Telephone (Please Print)		Grantee's Name (I		ephone (Please Print)	
Grantor's Name (Seller) County of Webste	er, State of Nebraska		Harvey, Pau	lline Kenneth &	& Diane Thaut	
Street or Other Mailing Ac 621 North Cedar			Street or Other Ma	ailing Address RD		
City	State	Zip Code	City		State CO	Zip Code 81401
Red Cloud Phone Number	NE NE	68970	Montrose Phone Number	Is the gra	antee a 501(c)(3) organiza	
				If Yes, is	the grantee a 509(a) four	ndation? Yes No
Email Address			Email Address			
7 Property Classification	on Number. Check one box in categories A and	d B. Check C if	property is also a	mobile home.		
(A) Status		(B)	Property Type			(C)
Improved	Single Family Industrial	Ĺ	Mineral Interests		State Assessed	Mobile Home
✓ Unimproved IOLL	Multi-Family Agricultural Commercial Recreational	L.	Mineral Interests	-Producing	Exempt	
		bution Lar	nd Contract/Memo	Partition	Sheriff	Other Commissioner
<u> </u>	Corrective Easer	=		Personal Rep.	Trust/Trustee	,
Cemetery [Death Certificate - Transfer on Death Execu	utor Min	eral	Quit Claim	Warranty	
9 Was transfer part of	f IRS like- 10 Type of Transfer Distribu	tion Forecle	osure Irrevocat	ble Trust 🔲 Revoca		ansfer on Death
kind exchange (I.R.C Exchange) by buyer or		=	Life Esta	=		ustee to Beneficiary
	Iler V No Court Decree Exchangered in full? (If No, explain the division.)	ge Granto	r Trust Partition			her (Explain) Vacation lo, state the intended use.)
Yes No				Yes V No	Residential	
13 Was the transfer between	en relatives, or if to a trustee, are the trustor and	beneficiary relat	tives? (If Yes, check	the appropriate box.)	
Yes No	Aunt or Uncle to Niece or Nephew		artnership, or LLC	Self	Othe	r
	Brothers and Sisters	Grandparents a		Spouse		
	Ex-spouse	Parents and Ch			and Step-child	atomot voto
	ket value of the real property?		15 Was the mortga	age assumed? (If Ye	s, state the amount and in	merest rate.)
\$ 0	livide a current parcel of land?				agent or a title company?	(If Yes, include the name
✓ Yes No			of the agent or	title company contac	ot.) Tes	No
18 Address of Property			19 Name and Addi	ress of Person to Wh	om the Tax Statement Sh	rould be Sent
			Same as	s Grantee	ž	
40 1	dolo - Nonest land		Odino de	o oranico		
18a No address assign	ned 18b Vacant land th additional pages, if needed.)					
See attach	ed "Exhibit A"					
21 If agricultural, list total n	umber of acres transferred in this transaction					
OO Tetel soushess saise	in all discount lie bilities accounted				22 \$	مامه
• •	 including any liabilities assumed v included in the purchase? 					0¦00
	f Yes, enter dollar amount and attach itemize	ed list.) (<u>see îr</u>	nstructions)		23	
24 Adjusted nurchase n	price paid for real estate (line 22 minus line	23)			24 \$	0,00
, , ,	,					
	mpt from the documentary stamp tax, list to penalties of law, I declare that I have examine			ne hest of my knowle	edge and belief true con	mplete and
correct, and	that I am duly authorized to sign this statement.			io book or my raison.	sage and some, wer, in	
	ce, Webster County Board of Com		Chairman			Phone Number
sign Print or Type	Name of Grantee or Authorized Representative			Chairman		8-2-2022
	Gantee or Authorized Representative		ītle			Date
here ' Signature/of						
OC Data Data Data in it	Register of De		y 28 Recording Data			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Nur	(inet	PU \\	afa aa	17	
Mo. Day Day Nebraska Department of Revenue	- CALMON " C	x	DI) ava	2,14 00		ev. Stat. §§ 76-214, 77-1327(2)
•	Rev. Supersedes 96-269-2008 Rev. 6-2019			$\mathcal{O}_{\mathcal{O}}$,	. •

WEST 1/2 OF ALLEY RUNNING THROUGH BLOCK 8

AND

SOUTH 1/2 OF DEADCRITTER ROAD RUNNING FROM THE CENTER LINE OF ALLEY RUNNING THROUGH BLOCK 8 WEST TO THE CENTER LINE OF MELROSE ROAD

AND

EAST 1/2 OF MELROSE ROAD RUNNING WEST OF BLOCK 8,

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such.

NEBRASKA DOCUMENTARY STAMP TAX Date 8-3-22 \$ ままれまえ By 41

COUNTY COMMISSIONERS DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED made this 2nd day of August 2022, by and between The Count of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate doing business by the name and style of "The County Of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of The County of Webster, State of Nebraska, authorized and directed this conveyance at the regular August 2, 2022 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, TJ Vance Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of The County of Webster, State of Nebraska, hereinafter referred to as the Party of the First Part, Harvey Thaut & Pauline Thaut and Kenneth Thaut & Diana Thaut, referred to as the party of the second part;

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such;

WITNESSETH, that the said Party of the First Part, in consideration of the vacation of the alley and county road by proper resolution by the County Board of Commissioners does by these presents grant, bargain, sell and convey unto the Party of the Second Part, Harvey Thaut & Pauline Thaut and Kenneth Thaut & Diana Thaut, with Joint Tenancy, and to his heirs and assigns, all of the following described real estate situated in The County of Webster, State of Nebraska, to-wit:

WEST 1/2 OF ALLEY RUNNING THROUGH BLOCK 8

AND

SOUTH 1/2 OF DEADCRITTER ROAD RUNNING FROM THE CENTER LINE OF ALLEY RUNNING THROUGH BLOCK 8 WEST TO THE CENTER LINE OF MELROSE ROAD

AND

EAST 1/2 OF MELROSE ROAD RUNNING WEST OF BLOCK 8,

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

together with all the tenements, hereditaments and appurtenances to the same belonging, all the title, claim or demand whatsoever of said granter of, in and to the same or any part thereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, Harvey Thaut & Pauline Thaut and Kenneth Thaut & Diana Thaut, with Joint Tenancy, his heirs and assigns forever; that The County of Webster, State of Nebraska, Party of the First part and its successors and assigns does

hereby covenant, and promise and agree to and with the said Party of the Second Part and with their heirs and assigns that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple of and in all and singular the above granted and described with the appurtenances; that said premises were lawfully acquired by The County of Webster, State of Nebraska, has lawful authority to sell said premises; that the same are free and clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances of what nature and kind so ever; that it will warrant and forever defend the same unto the grantees named herein and unto his assigns forever, against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has caused this deed to be assigned on its behalf by the Chairman of the County Board of Commissioners, thereunto duly authorized so to do, and to be attested by the County Clerk of The County of Webster, State of Nebraska, and has caused its official seal to be hereunto affixed the day and year listed above written.

ATTEST:

Louise Petsch, County Clerk, Clerk of the County Board of Commissioners, of The County of Webster, State of Nebraska THE COUNTY OF WEBSTER, STATE OF NEBRASKA

TJ Vance, duly dualified and acting Chairman of the County Board of Commissioners of The County of Webster, State of Nebraska

STATE OF NEBRASKA, COUNTY OF WEBSTER) §

On this 2nd day of August 2022, before me the undersigned Notary Public duly commissioned and qualified for and residing in said county, personally came TJ Vance, Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska, and the identical person whose name is affixed to the above deed of conveyance, and acknowledged the execution thereof to be his voluntary act and deed of The County of Webster, State of Nebraska, and the voluntary act and deed of The County of Webster, State of Nebraska, a corporation, and the County Seal of the County of Webster, State of Nebraska, was thereto affixed by its authority.

WITNESS my hand an official seal at Red Cloud, Webster County, Nebraska, in said County the day and year last above written.

My Commission Expires: December 4, 2022

Notary Public

General Notary - State of Nebraska SONJA L. KRUEGER My Comm. Exp. Dec. 4, 2024.

Cnty No.	Bo	ok	Page		Sale Date	School Di					strict Code					
91	202	22 2	2009	8	/2/2022	Base: 9)1-(0074	074 Affiliated: Uni							
Location	ID	Sale Num	ıber	Useabi	lity & Code#		Parcel Number									
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	Da	ate of Sale As	ssessed '	Value		4135			00	0 0	70005		007	0000		
Land		Improve	ments	1	Total			Date of	Sale	Propert	y Classifi	cation	Code			
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				enter Visitari	Residential						Comme	rcial	Populario			
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(102) ☐ Two Story			1	(30) Average					(1) ☐ Fireproof Structural Steel Frame							
(103) □ Split Level			- ((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) Wood or Steel Framed Ext. Walls								
(106) □ Other				(5) Metal Frame and Walls												
Townhouse or	r Duplex	Style:	F	Cesidenti a	al Quality:			(6) E	l Pol	le Frame			******	[™] 1, 1		
(301) 🗆 One	e Story		((10) 🗆	Low	<u>.</u>		Cost Ra	mk:			Conditi	on:			
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(307) 🗆 11/	2 Story		((30)	Average			(20) □	l Av	етаде		(20) 🗆	Badly	Worn		
(308) □ Spli	it Level		((40)	Good			(30)	l Ab	ove Avera	ge i	(30) 🗆	Averaş	ge		
(309) 🗆 21/2	2 Story			(50) 🗆	Very Good			(40) □] Hig	;h		(40)	Good			
(304) 🗆 One	Story D	uplex	((60) 🗆	Excellent							(50) 🗆	Very (Good		
(305) 🗆 Two	o Story D	uplex									((60) 🏻	Excelle	ent		
Assessor's	Adjus	stment to S	ale Pri	ce (+ o	r -):											
Assessor Co	mments	and Reason	ı for Ad	justment	į.											
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DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

Good Life. Great Service.

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

· If additional space is needed, a	 triba amplicable item primber

521

The deed will not be a	ecorded unless this	statemen	t is signed and items 1-	25 are accurate	ely completed.	
1 County Name 2 County i	Number		3 Date of Sale/Transfer Mo8 Day2		Date of Deed	y 2 Yr. 2022
WEBSTER - 91)		6 Grantee's Name, Addres			y Yr
5 Grantor's Name, Address, and Telephone (Please Grantor's Name (Seller)			Grantee's Name (Buver)		o (1.10000 11)	
County of Webster, State of Nebrask	a		Harvey & Pauline Street or Other Mailing Add			
Street or Other Mailing Address 621 North Cedar Street			2009 Rosemont Ro	pad		
City State Red Cloud NE	Zip	Code 68970	City Blue Hill		State NE	Zip Code 68930
Phone Number			Phone Number		i 501(c)(3) organiz antee a 509(a) fou	
Email Address			Email Address	in res, is the gre	intee a sos(a) lea	100 [7].10
7 Property Classification Number. Check one box	in categories A and B. (Check C if	property is also a mobile h	ome.		
(A) Status			Property Type			(C)
☐ Improved ☐ Single Family ☐ Unimproved ☐ Multi-Family ☐ IOLL ☐ Commercial	☐ Industrial ☐ Agricultural ☐ Recreational		Mineral Interests-Nonprod Mineral Interests-Producir		State Assessed Exempt	
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate – Transfer of	Distribution Easement Death Executor	=	=	onal Rep.	heriff rust/Trustee /arranty	Other Commissioner
9 Was transfer part of IRS likekind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court of IV Was ownership transferred in full? (If No, explain the	Easement Decree Exchange	Foreclo	Life Estate	Revocable Tru Sale Satisfaction of estate purchased f	Tr f Contract Of for same use? (If N	ansfer on Death ustee to Beneficiary ther (Explain) <u>Vacation</u> No, state the intended use.)
Yes No			Yes	No Resi	dential	
13 Was the transfer between relatives, or if to a trustee Yes No Aunt or Uncle to Nie Brothers and Sisters Ex-spouse 14 What is the current market value of the real property	ce or Nephew	ily Corp., Pandparents a nts and Chi	artnership, or LLC S Ind Grandchild S Ild S S S S S S S S S S S S S	elf pouse tep-parent and St	•	interest rate.)
\$ 0				\$		%
16 Does this conveyance divide a current parcel of land	d?		17 Was transfer through a r of the agent or title comp	eal estate agent of cany contact.)	r a title company?] Yes	(If Yes, include the name
18 Address of Property			19 Name and Address of Pe Same as Gr		e Tax Statement S	hould be Sent
18a 🗸 No address assigned 18b 🗌 Vacant la	ınd					
20 Legal Description (Attach additional pages, if neede	d.)					
See attached "Exhibit A						
22 Total purchase price, including any liabilities	assumed				22 \$	0,00
23 Was non-real property included in the purchase					\$	
Yes No (If Yes, enter dollar amount					23	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)				24	0100
25 If this transfer is exempt from the documenta				<u> </u>		
Under penalties of law, I declare correct, and that I am duly authorized to TJ Vance, Webster County	sign this statement. Board of Commis			my knowledge a	nd belief, true, co	mplete, and
Print or Type Name of Grantee or Author	ized Benresentative					Phone Number
cian .	1250 . top: 500		OI:			0 9 9099
sign Mance				airman		8-2-2022 Date
here Signature of Grantee or Authorized Repo	esentative		ītle	airman		Date
here Signature of Grantee or Authorized Repu	resentative Register of Deed's	Use Onl	ītte y	airman		
here Signature of Grantee or Authorized Repu	esentative	Use Onl	ītle	airman 2019		Date

ALLEY RUNNING BETWEEN LOTS 5 & 6 BLOCK 14

AND

WEST 1/2 OF ALLEY LYING EAST OF LOTS 7, 8, 9 & 10 BLOCK 14

ΔΝΓ

ALLEY RUNNING THROUGH BLOCK 15

AND

NORTH 1/2 OF OAK ROAD STARTING ON THE EAST LINE OF ROAD 2000 TO THE WEST LINE OF MELROSE ROAD

MELTON STREET BETWEEN BLOCKS 14 & 15

AND

WEST 1/2 OF MELROSE ROAD EAST OF LOT 5 BLOCK 14

AND

WEST 1/2 OF ALLEY LYING EAST OF LOTS 6 & 7 BLOCK 7

AND

EAST 1/2 OF MELTON STREET LYING WEST OF LOTS 6 & 7 BLOCK 7,

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such.

State of Nebraska Ss. County of Webster	Entered on the
numerical index and filed Clerk's office of said cou of A.D., 20 o'clock A.B. Recorde	d for record in the nty this 3 day at 9:53 ed in Book 202
on Page 2009-201 Source Pot NC IndCompAssess	County Clerk Deputy

NEBRASKA DOCUMENTARY

COUNTY COMMISSIONERS DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED made this 2nd day of August 2022, by and between The Count of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate doing business by the name and style of "The County Of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of The County of Webster, State of Nebraska, authorized and directed this conveyance at the regular August 2, 2022 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, TJ Vance Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of The County of Webster, State of Nebraska, hereinafter referred to as the Party of the First Part, Harvey Thaut & Pauline Thaut, referred to as the party of the second part;

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such;

WITNESSETH, that the said Party of the First Part, in consideration of the vacation of the alley, street and county road by proper resolution by the County Board of Commissioners does by these presents grant, bargain, sell and convey unto the Party of the Second Part, Harvey Thaut & Pauline Thaut, with Joint Tenancy, and to their heirs and assigns, all of the following described real estate situated in The County of Webster, State of Nebraska, to-wit:

ALLEY RUNNING BETWEEN LOTS 5 & 6 BLOCK 14

WEST 1/2 OF ALLEY LYING EAST OF LOTS 7, 8, 9 & 10 BLOCK 14

AND

ALLEY RUNNING THROUGH BLOCK 15

AND

NORTH 1/2 OF OAK ROAD STARTING ON THE EAST LINE OF ROAD 2000 TO THE WEST LINE OF MELROSE ROAD AND

MELTON STREET BETWEEN BLOCKS 14 & 15

WEST 1/2 OF MELROSE ROAD EAST OF LOT 5 BLOCK 14

AND

WEST 1/2 OF ALLEY LYING EAST OF LOTS 6 & 7 BLOCK 7

EAST 1/2 OF MELTON STREET LYING WEST OF LOTS 6 & 7 BLOCK 7,

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

together with all the tenements, hereditaments and appurtenances to the same belonging, all the title, claim or demand whatsoever of said granter of, in and to the same or any part thereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, Harvey Thaut & Pauline Thaut and Kenneth Thaut & Diana Thaut, with Joint Tenancy, their heirs and assigns forever; that The County of Webster, State of Nebraska, Party of the First part and its successors and assigns does hereby covenant, and promise and agree to and with the said Party of the Second Part and with their heirs and assigns that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple of and in all and singular the above granted and described with the appurtenances; that said premises were lawfully acquired by The County of Webster, State of Nebraska, has lawful authority to sell said premises; that the same are free and clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances of what nature and kind so ever; that it will warrant and forever defend the same unto the grantees named herein and unto his assigns forever, against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has caused this deed to be assigned on its behalf by the Chairman of the County Board of Commissioners, thereunto duly authorized so to do, and to be attested by the County Clerk of The County of Webster, State of Nebraska, and has caused its official seal to be hereunto affixed the day and year listed above written.

ATTEST:

Louise Petsch, County Clerk, Clerk of the County Board of Commissioners of The County of Webster, State of Nebraska

THE COUNTY OF WEBSTER, STATE OF NEBRASKA

TJ Vance, duly qualified and acting Chairman of the County Board of Commissioners of The County of Webster, State of Nebraska

STATE OF NEBRASKA, COUNTY OF WEBSTER) §

On this 2nd day of August 2022, before me the undersigned Notary Public duly commissioned and qualified for and residing in said county, personally came TJ Vance, Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska, and the identical person whose name is affixed to the above deed of conveyance, and acknowledged the execution thereof to be his voluntary act and deed of The County of Webster, State of Nebraska, and the voluntary act and deed of The County of Webster, State of Nebraska, a corporation, and the County Seal of the County of Webster, State of Nebraska, was thereto affixed by its authority.

WITNESS my hand an official seal at Red Cloud, Webster County, Nebraska, in said County the day and year last above written.

My Commission Expires: December 4, 2024

Notary Public

General Notary - State of Nebraska SONJA L. KRUEGER My Comm. Exp. Dec. 4, 2024.

Cnty No.	Bool	k Page		Sale	Date	School District Code										
91	2022	2 2011		8/2/	2022	Base: 91-0074 Affiliated: Unified:										
Location	D	Sale Number	Usea	bility	& Code#	Parcel Number										
0009019	00	225	4		11	GeoCde	Twi	Rng	Se	ct Qrt	t s	Subdiv	Агеа	Blk	Parcel	
Carrier Co.	Date	e of Sale Assessed	l Value			4135			0	0 0	7	0005		007	0000	
Land		Improvements		To	otal			Date of	Sale	Proper	ty C	lassific	ation	Code		
	40	energy to the Bill to the			40	Status	P	Property Type Zoning Location City Size Parcel Size								
Assessor Loc	cation: I	ROSEMONT (RO	os)			A) 2	В)			ෆ 5		D) 3	E)	8	F) 2	
			(V) 1 (W) 1 (S		Residentia					10.000 2295	C	ommer	cial	pury to a second		
	Multin	le Improvements:	Multiple	Improv	ements.:	<u>a yezhoù kala</u>		Multiple	Impr	ovements.	. :	Australia di			<u> </u>	
		Construction Date:						Construc								
		Floor:				-		Floor Sq.	Ft. :							
		uilding Cost New:	Cost:					Cost:								
Single Family			- 1965 Comme	tial Co	ondition:		1.145	Comme	rcia	l Occupa	mcy (Code:				
(100) □ Mol		<u> </u>	(10)	Wo	om Out			Primary	:	(Other	r1:		Other2:		
(101) □ One	Story	1 1 1 1	(20) □ Badly Worn					Commercial Construction Class:								
(102) 🗆 Two			(30) Average					(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Split			(40) □ Good					(2) Reinforced Concrete Frame								
(104) 🗆 1 1/2	2 Story		(50) U Very Good					(3) Masonry Bearing Walls								
(111) 🗆 Bi-L	Level		(60)	Exc	cellent	(4) D Wood or Steel Framed Ext. Walls										
(106) □ Oth	er							(5)								
Townhouse or	Duplex S	tyle:	Residen	3.36				(6) Pole Frame								
(301) 🗆 One	Story		(10)	Lov	₩			Cost Ra	nk:			. (onditi	on:		
(302) 🗆 Two	Story		(20)	Fair	r			(10) □	Lo	w		(10) [Worn	Out	
(307) 🗆 1 1/2	2 Story		(30)	Ave	erage			(20) □	I Ay	rerage		(20) [l Badly	Worn	
(308) □ Split	t Level		(40)	Go	od			(30) □	At	ove Ave	rage	(30) 🗆	Avera	ge	
(309) 🗆 2 1/2	2 Story		(50) 🛘	Ver	y Good			(40) □			en ve. Kal		<u> </u>	Good		
(304) 🛘 One	Story Dup	olex	(60)		ellent			N. W. Salah	G.Aftern.	A Section of the section		(l Very (
(305) 🛘 Two	Story Dup	plex	25 新元 SHE									(50) L	l Excell	ent	
Assessor's	Adjust	ment to Sale P	rice (+	or -):	*											
Assessor Co	mments a	and Reason for A	djustme	nt:												
COUNTY	COMMIS	SSIONER'S D	EED													
													-			

			·,- <u></u>							177.71		. :-		P. 1600		
Comments fi						(omn	nents:								
0009019	,00											*			.,	
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NEBRASKA

FORM Real Estate Transfer Statement 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 4 Date of Deed 2 County Number 1 County Name 2022 8 Mo. 8 Day 2 Mο Day WEBSTER - 91 Yr 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sheryle Dill Grantor's Name (Seller) County of Webster, State of Nebraska Street or Other Mailing Address Street or Other Mailing Address 692 Branding Iron CT 621 North Cedar Street Zip Code 68970 Zip Code 80601 State NE State Brighton Red Cloud V No V No Phone Number Is the grantee a 501(c)(3) organization? Yes Phone Number 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. (C) (A) Status (B) Property Type Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Exempt Mineral Interests-Producing ✓ Unimproved Multi-Family Agricultural Recreational Commercial ✓ Other Commissioner Land Contract/Memo Sheriff 8 Type of Deed Conservator Distribution Trust/Trustee Easement Lease Personal Rep. Bill of Sale Corrective Mineral Quit Claim Warranty Cemetery Death Certificate - Transfer on Death Executor 9 Was transfer part of IRS like-Foreclosure ☐Irrevocable Trust ☐ Revocable Trust Transfer on Death 10 Type of Transfer Distribution kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Life Estate Sale Trustee to Beneficiary Auction Easement Satisfaction of Contract Other (Explain) Vacation Grantor Trust Partition Seller No Court Decree Exchange Buyer 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) No Residential ✓ Yes No Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$0 Yes **✓** No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ✓ Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Same as Grantee 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached "Exhibit A" 21 If agricultural, list total number of acres transferred in this transaction

22 Total purchase price, including any liabilities assumed	22	\$ 0,00						
Yes No (If Yes, enter dollar amount and attach itemized list.)								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	000						
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 st correct, and that I am duly authorized to sign this statement. TJ Vance, Webster County Board of Commission		id beli	ef, true, complete, and					
Sign Print or Type Name of Grantee or Authorized Representative	Chairman		Phone Number 8-2-2022					
here Signature of Grantee or Authorized Representative	Title		Date					
Register of Deed's U	se Only		For Dept. Use Only					

26 Date Deed Recorded

27 Value of Stamp or Exempt Number

28 Recording Data

2011

EAST 1/2 OF ALLEY WEST OF LOTS 4 & 5 BLOCK 7
AND
WEST 1/2 OF MELROSE ROAD LYING EAST OF LOTS 4 & 5 BLOCK 7,

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such.

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of (100, A.D., 202, at 9:56 o'clock am. Recorded in Book abae on Page 201/2012

Third Petroch County Clerk

NC (100, Assessor Carded)

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-3-22
\$ Exempt# 2 By (1)

COUNTY COMMISSIONERS DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED made this 2nd day of August, 2022, by and between The Count of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate doing business by the name and style of "The County Of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of The County of Webster, State of Nebraska, authorized and directed this conveyance at the regular August 2, 2022 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, TJ Vance Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of The County of Webster, State of Nebraska, hereinafter referred to as the Party of the First Part, Sheryle F (Rose) Dill, referred to as the party of the second part;

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such;

WITNESSETH, that the said Party of the First Part, in consideration of the vacation of the alley and county road by proper resolution by the County Board of Commissioners does by these presents grant, bargain, sell and convey unto the Party of the Second Part, Sheryle F (Rose) Dill, and to her heirs and assigns, all of the following described real estate situated in The County of Webster, State of Nebraska, to-wit:

EAST 1/2 OF ALLEY WEST OF LOTS 4 & 5 BLOCK 7

AND

WEST 1/2 OF MELROSE ROAD LYING EAST OF LOTS 4 & 5 BLOCK 7,

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

together with all the tenements, hereditaments and appurtenances to the same belonging, all the title, claim or demand whatsoever of said granter of, in and to the same or any part thereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, Sheryle F (Rose) Dill, her heirs and assigns forever; that The County of Webster, State of Nebraska, Party of the First part and its successors and assigns does hereby covenant, and promise and agree to and with the said Party of the Second Part and with her heirs and assigns that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple of and in all and singular the above granted and described with the appurtenances; that said premises were lawfully acquired by The County of Webster, State of Nebraska, has lawful authority to sell said premises; that the same are free and clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances of what nature and kind so ever; that it will warrant and forever defend the same unto the grantees named herein and unto his assigns forever, against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has caused this deed to be assigned on its behalf by the Chairman of the County Board of Commissioners, thereunto duly authorized so to do, and to be attested by the

County Clerk of The County of Webster, State of Nebraska, and has caused its official seal to be hereunto affixed the day and year listed above written.

ATTEST:

Louise Petsch, County Clerk, Clerk of the County Board of Commissioners, of The County of Webster, State of Nebraska

THE COUNTY OF WEBSTER, STATE OF NEBRASKA

TJ Vance, duy qualified and acting Chairman of the County Board of Commissioners of The County

of Webster, State of Nebraska

STATE OF NEBRASKA, COUNTY OF WEBSTER) §

On this 2nd day of August, 2022, before me the undersigned Notary Public duly commissioned and qualified for and residing in said county, personally came TJ Vance, Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska, and the identical person whose name is affixed to the above deed of conveyance, and acknowledged the execution thereof to be his voluntary act and deed of The County of Webster, State of Nebraska, and the voluntary act and deed of The County of Webster, State of Nebraska, a corporation, and the County Seal of the County of Webster, State of Nebraska, was thereto affixed by its authority.

WITNESS my hand an official seal at Red Cloud, Webster County, Nebraska, in said County the day and year last above written.

My Commission Expires: December 4, 2024

Notary Public

General Notary State of Nebrasia.

SONJA L. KRUEGER

My Comm. Exp. Dec. 4, 2024.

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sal	e Date				Sch	ool Dis	strict Cod	е				
91	202	22	2013		8/2	/2022	Base:	91-(0074	Affili	ated:		Uni	fied:			
Location	D	Sale	Number	Useal	oility	& Code#				j	Parcel I	Number					
000901	700	<u> </u>	226	4		11	GeoCde	Tw	n Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
	Da	ite of S	ale Assessec	l Value			4135			00	0	70005	The state for the	003	0000		
Land		-	rovements		T	otal	20.000		Date of	Sale P	ropert	y Classific	ation (Code			
Ba	840					840	Status	F	roperty Ty	ре	Zoning	Location	ı Cit	y Size	Parcel Size		
Assessor Lo	cation:	ROSE	MONT (R	os)		W	A) 2	В	01	() 5	D) 3	E)	8	F) 6		
					15 (5) (1)	Residentia	1	*Y-750-		/ N. 11	right (Y	Commer	cial				
	Mult	iple Im	provements:	Multiple.	Improv	rements.:	· · · · · · · · · · · · · · · · · · ·		Multiple.	Improv	ements.:						
		7 7 7	uction Date:	Construct					Construc	tion Dat	e :						
			Floor:	Floor Sq.	Ft. :				Floor Sq.	Ft.:							
		Buildin	g Cost New:	Cost:					Cost:								
Single Family				Residen	tial C	ondition:			Comme	rcial C	ccupan	cy Code:					
(100) □ Mo	······································	e		(10)	W	om Out			Primary			therl:		Other2:			
(101) □ On	e Story			(20)	Ba	dly Worn			Comme	rcial C	onstruc	tion Class:	a tracing sections	nestroja ja ja en te Tilonomia			
(102) 🗆 Tw				(30)	Av	erage						uctural Stee		:	· · · · · · · · · · · · · · · · · · ·		
(103) □ Spl	it Level			(40) 🗆	Go	od			(2)	l Rein	forced C	Concrete Fra	me				
(104) 🗆 11.	/2 Story			(50)	Ve	ry Good			(3) □	Maso	элгу Веа	ring Walls					
(111) 🗆 Bi-	Level	-		(60)	Ex	cellent			(4)	Woo	d or Ste	el Framed I	xt. Wal	ls			
(106) □ Ott	пет			er regeration in Language	gerande gerande gera Grande ander de gerande gerande	(5) 🗆	Meta	l Frame	and Walls								
Townhouse o	r Duplex	Style:	278 - 7 - 1	Residen	tial Q	uality:			(6) 🗆	Pole	Frame						
(301) 🗆 On	e Story			(10)	Lo	w			Cost Ra	nk:		(Conditio	on:			
(302) 🗆 Tw	o Story			(20) 🗆	Fa	т			(10)	Low		(10) 🗆	Wom	Out		
(307) 🗆 114	/2 Story			(30)	Av	erage			(20)	Aver	age	(20) 🗆	Badly	Worn		
(308) 🗆 Spl	it Level			(40)	Go	od			(30)	Aboy	e Avera	ge (30) 🗆	Avera	ge		
(309) 🗆 21/	2 Story			(50)	Ve	ry Good			(40) 🛘	High		(40) 🗆	Good			
(304) 🗆 On	e Story Di	uplex		(60) 🗆	Ex	cellent						(50) 🗆	Very (Good		
(305) 🗆 Tw	o Story D	uplex										(60) 🛘	Excell	ent		
Assessor's	Adjus	tment	to Sale P	rice (+	or -)	:	·										
Assessor Co						;											
			NER'S DI														

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Comments i			*****					Comr	nents:								
000901	700																
		-												- •			
													10.20				
														(Conti	nue on back)		

NEBRASKA

Real Estate Transfer Statement 24. • 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

Good Life. Great Service. DEPARTMENT OF REVENUE

521

The deed will not be recorded unless this statemen	it is signed and nems 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer	y 2 Yr. 2022
WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	у үг
Grantor's Name (Seller)	Grantee's Name (Buyer)	
County of Webster, State of Nebraska Street or Other Mailing Address	Harvey & Pauline Thaut Street or Other Mailing Address	
621 North Cedar Street	2099 Rosemont Road	Zip Code
City State Zip Code Red Cloud NE 68970	City State NE	68930
Phone Number	Phone Number Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four	
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
	Property Type	(C)
☐ Improved ☐ Single Family ☐ Industrial ☐ ☑ Unimproved ☐ Multi-Family ☐ Agricultural ☐ ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing ☐ State Assessed ☐ Mineral Interests-Producing ☐ Exempt	
Bill of Sale Corrective Easement Lea	ase Personal Rep. Trust/Trustee	Other Commissioner
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecle Auction Easement Gift	Life Estate Sale Tr or Trust Partition Satisfaction of Contract O 12 Was real estate purchased for same use? (If I Yes No Residential	ansfer on Death ustee to Beneficiary ther (Explain) <u>Vacation</u> No, state the intended use.)
Brothers and Sisters Grandparents a Ex-spouse Parents and Ch	,	
14 What is the current market value of the real property? \$ 0	Yes No \$	%
16 Does this conveyance divide a current parcel of land? V Yes	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	(If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	
	Same as Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
See attached "Exhibit A" 21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed	nstructions) 23	0 <mark>'</mark> 00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 3	0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement. TJ Vance, Webster County Board of Commissioners		
Print or Type Name of Grantee or Authorized Representative	Chairman	Phone Number 8-2-2022
	Title	Date
Register of Deed's Use Onl	у	For Dept. Use Only
4 2 03 6 Ev 140	28 Recording Data	
Mo. Day Yr. Ab P Xempt A lebraska Department of Revenue	BK2022, 1/2 2013 Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)

EXHIBIT A

ALLEY'S RUNNING THROUGH BLOCKS 3, 4, 5, & 6 LESS ROSEMONT ROAD CURVING TO THE NORTH THROUGH BLOCK 6

AND

ELM ROAD STARTING ON THE EAST OF LINE OF ROAD 2000 TO THE CENTER LINE OF WINCHESTER ROAD

DEADCRITTER ROAD STARTING ON THE EAST LINE OF ROAD 2000 WEST TO THE CENTER LINE OF MELTON STREET AND

NORTH 1/2 OF DEADCRITTER ROAD STARTING AT THE CENTER LINE OF MELTON STREET TO THE WEST LINE OF WINCHESTER ROAD

AND

MELTON STREET STARTING ON THE SOUTH LINE OF ELM ROAD TO THE NORTH LINE OF DEADCRITTER ROAD AND

WEST 1/2 OF MELTON STREET STARTING ON THE SOUTH LINE OF DEADCRITTER ROAD TO THE NORTH LINE OF ROSEMONT ROAD LESS ROSEMONT ROAD CURVING TO THE NORTH THROUGH BLOCK 6

AND

MELROSE ROAD STARTING ON THE SOUTH LINE OF ELM ROAD TO THE NORTH LINE OF DEADCRITTER ROAD AND

WEST 1/2 OF WINCHESTER ROAD STARTING ON THE SOUTH LINE OF ELM ROAD TO THE NORTH LINE OF DEADCRITTER ROAD,

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such.

State of Nebraska 7 County of Webster.

Entered on the numerical index and filed for record in the Clerk's office of said county this_3 Qua A.D., 2032 M. Recorded in Book 2013-2014 County Clerk

Deputy Carded_ Comp___Assessor_ Ind.

COLINTY COMMISSIONERS DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED made this 2nd day of August, 2022, by and between The Count of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate doing business by the name and style of "The County Of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of The County of Webster, State of Nebraska, authorized and directed this conveyance at the regular August 2, 2022 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, TJ Vance Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of The County of Webster, State of Nebraska, hereinafter referred to as the Party of the First Part, Harvey Thaut & Pauline Thaut and Kenneth Thaut & Diana Thaut, referred to as the party of the second part;

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such;

WITNESSETH, that the said Party of the First Part, in consideration of the vacation of the alley, street and county road by proper resolution by the County Board of Commissioners does by these presents grant, bargain, sell and convey unto the Party of the Second Part, Harvey Thaut & Pauline Thaut and Kenneth Thaut & Diana Thaut, and to their heirs and assigns, all of the following described real estate situated in The County of Webster, State of Nebraska, to-wit:

ALLEY'S RUNNING THROUGH BLOCKS 3, 4, 5, & 6 LESS ROSEMONT ROAD CURVING TO THE NORTH THROUGH BLOCK 6

AND

ELM ROAD STARTING ON THE EAST OF LINE OF ROAD 2000 TO THE CENTER LINE OF WINCHESTER ROAD

AND DEADCRITTER ROAD STARTING ON THE EAST LINE OF ROAD 2000 WEST TO THE CENTER LINE OF MELTON STREET

AND

NORTH 1/2 OF DEADCRITTER ROAD STARTING AT THE CENTER LINE OF MELTON STREET TO THE WEST LINE OF WINCHESTER ROAD

MELTON STREET STARTING ON THE SOUTH LINE OF ELM ROAD TO THE NORTH LINE OF DEADCRITTER **ROAD**

WEST 1/2 OF MELTON STREET STARTING ON THE SOUTH LINE OF DEADCRITTER ROAD TO THE NORTH LINE OF ROSEMONT ROAD LESS ROSEMONT ROAD CURVING TO THE NORTH THROUGH BLOCK 6

AND

MELROSE ROAD STARTING ON THE SOUTH LINE OF ELM ROAD TO THE NORTH LINE OF DEADCRITTER **ROAD**

AND

WEST 1/2 OF WINCHESTER ROAD STARTING ON THE SOUTH LINE OF ELM ROAD TO THE NORTH LINE OF DEADCRITTER ROAD,

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

together with all the tenements, hereditaments and appurtenances to the same belonging, all the title, claim or demand whatsoever of said granter of, in and to the same or any part thereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, Harvey Thaut & Pauline Thaut and Kenneth Thaut & Diana Thaut, their heirs and assigns forever; that The County of Webster, State of Nebraska, Party of the First part and its successors and assigns does hereby covenant, and promise and agree to and with the said Party of the Second Part and with their heirs and assigns that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple of and in all and singular the above granted and described with the appurtenances; that said premises were lawfully acquired by The County of Webster, State of Nebraska, has lawful authority to sell said premises; that the same are free and clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances of what nature and kind so ever; that it will warrant and forever defend the same unto the grantees named herein and unto his assigns forever, against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has caused this deed to be assigned on its behalf by the Chairman of the County Board of Commissioners, thereunto duly authorized so to do, and to be attested by the County Clerk of The County of Webster, State of Nebraska, and has caused its official seal to be hereunto affixed the day and year listed above written.

ATTEST:

Louise Petsch, County Clerk, Clerk of the County Board of Commissioners, of The County of Webster, State of Nebraska

E COUNTY OF WEBSTER, STATE OF NEBRASKA

TJ Vance, duly qualified and acting Chairman of the County Board of Commissioners of The County

of Webster, State of Nebraska

STATE OF NEBRASKA, COUNTY OF WEBSTER) §

On this 2nd day of August, 2022, before me the undersigned Notary Public duly commissioned and qualified for and residing in said county, personally came TJ Vance, Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska, and the identical person whose name is affixed to the above deed of conveyance, and acknowledged the execution thereof to be his voluntary act and deed of The County of Webster, State of Nebraska, and the voluntary act and deed of The County of Webster, State of Nebraska, a corporation, and the County Seal of the County of Webster, State of Nebraska, was thereto affixed by its authority.

WITNESS my hand an official seal at Red Cloud, Webster County, Nebraska, in said County the day and year last above written.

My Commission Expires: December 4, 2024

General Notary - State of Nebraska SONJA L. KRUEGER My Comm. Exp. Dec. 4, 2024

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		5	Sale	Date					S	chool	Dis	trict Co	de		V1813/1984		
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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 red	orded unless th	is statemer			e accurately comp		
1 County Name		2 County Nu	mber	7	3 Date of Sale/Tra		4 Date of E		2 _{Yr.} 2022
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5 Grantor's Name, A		phone (Please F	rint)	 	Grantee's Name (d Telephone (Please		
County of Web	ster, State c	f Nebraska			David Kohm	etscher			
Street or Other Mailing 621 North Ced	g Address ar Street	_			Street or Other Ma 2066 Winche	ailing Address ester Roac			Zip Code
City Red Cloud		State N E	-	Zip Code 68970	City Blue Hill		State N E		68930
Phone Number					Phone Number		he grantee a 501(c)(3) es, is the grantee a 50		
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7 Property Classific	ation Number. C	heck one box in	categories A and	B. Check C if	property is also a	mobile home.			
(A) Status				(B) Property Type				(C)
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Unimproved	☐ Multi-Fai	-	Agricultural	L	Mineral Interests	-Producing	∠ Exempt	·	
IOLL	Conservator	ciai	Recreational Distribu	tion [] la	nd Contract/Memo	Partition	Sheriff		er Commissioner
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Cemetery [=	ate - Transfer on	Death Executo	or Mi	neral	Quit Claim	Warranty		
9 Was transfer par kind exchange (I	t of IRS like-	10 Type of Tran	sfer Distribution	n Forec	osure Irrevocai	ble Trust R	evocable Trust	Transfe	r on Death
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	Seller No	Court De		Granto	or Trust Partition		atisfaction of Contract		Explain) Vacation ate the intended use.)
11 Was ownership tran	No	ivo, explain the c	ivision.)				No Residential	156: (II 140, 5t	ate the intended use./
13 Was the transfer be	_	r if to a trustee, a					e box.)		
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14 What is the current in \$ 0	market value of th	e real property?			Yes		(ii res, state the amot		%
φυ 16 Does this conveyand	ce divide a curren	t parcel of land?					state agent or a title co		
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18 Address of Property					19 Name and Add	ress of Person	to Whom the Tax State	ement Should	d be Sent
			•		Same as	s Gran	tee		
18a 🗹 No address as	signed 18b	Vacant land							
20 Legal Description (A	ttach additional p	ages, if needed.)							
See attac	hed "Ex	chibit A"							
21 If agricultural, list tota	al number of acre	s transferred in th	is transaction		·				
22 Total purchase pr	rico includina a	ny liahilitiae ae	eumad				22 \$		0,00
23 Was non-real prop		•	sumed				\$		0.00
	•	•	nd attach itemized	l list.) (<u>see i</u>	nstructions)		23		
24 Adjusted purchas	e price paid for	real estate (lin	e 22 minus line 2	3)			24 S		0 00
25 If this transfer is e	exempt from the	documentary	stamp tax. list the	exemption	number				
Un	der penalties of	law, I declare th	at I have examined			e best of my k	nowledge and belief,	true, comple	te, and
	and that I am duly ance, Webst		n this statement. pard of Comm	issioners	Chairman				
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EXHIBIT A

EAST 1/2 OF ALLEY LYING WEST OF LOTS 4 & 5 BLOCK 2,

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WEST 1/2 OF ALLEY RUNNING THROUGH BLOCK 2

AND

EAST 1/2 OF WINCHESTER ROAD LYING BETWEEN BLOCKS 2 & 3

AND

ELM ROAD STARTING AT THE CENTER LINE OF WINCHESTER ROAD EAST TO THE CENTER LINE OF ALLEY IN BLOCK 2,

ALLEY RUNNING BETWEEN LOTS 1, 2, & 3 AND LOTS 8, 9, & 10 BLOCK 7

AND

SOUTH 1/2 OF DEADCRITTER ROAD STARTING ON THE CENTER LINE OF MELROSE ROAD TO THE CENTER LINE OF MELTON STREET

AND

EAST 1/2 OF MELTON STREET LYING WEST OF LOTS 8, 9, & 10 BLOCK 7

AND

WEST 1/2 OF MELROSE ROAD LYING EAST OF LOTS 1, 2 & 3 BLOCK 7,

AND

EAST 1/2 OF ALLEY RUNNING THROUGH BLOCK 8

AND

SOUTH 1/2 OF DEADCRITTER ROAD STARTING ON THE WEST LINE OF WINCHESTER ROAD WEST TO THE CENTER LINE OF ALLEY IN BLOCK 8

AND

WEST 1/2 OF ALLEY LYING EAST OF LOTS 8 THROUGH 15 BLOCK 9,

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such.

BOOK <u>2022</u> PAGE 2015

State of Nebraska 3ss.

Comp_

County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day Qua A.D., 2022, at 10:00 **なM.** Recorded in Book 202 o'clock on Page 2015-2016 Truse Peter 15 County Clerk Deputy

Assessor_

Carded_

NEBRASKA DOCUMENTARY

COUNTY COMMISSIONERS DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED made this 2nd day of August, 2022, by and between The Count of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate doing business by the name and style of "The County Of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of The County of Webster, State of Nebraska, authorized and directed this conveyance at the regular August 2, 2022 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, TJ Vance Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of The County of Webster, State of Nebraska, hereinafter referred to as the Party of the First Part, David A. Kohmetscher, referred to as the party of the second part;

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such;

WITNESSETH, that the said Party of the First Part, in consideration of the vacation of the alley, street and county road by proper resolution by the County Board of Commissioners does by these presents grant, bargain, sell and convey unto the Party of the Second Part, David A. Kohmetscher, and to his heirs and assigns, all of the following described real estate situated in The County of Webster, State of Nebraska, to-wit:

EAST 1/2 OF ALLEY LYING WEST OF LOTS 4 & 5 BLOCK 2,

WEST 1/2 OF ALLEY RUNNING THROUGH BLOCK 2

EAST 1/2 OF WINCHESTER ROAD LYING BETWEEN BLOCKS 2 & 3

ELM ROAD STARTING AT THE CENTER LINE OF WINCHESTER ROAD EAST TO THE CENTER LINE OF ALLEY IN BLOCK 2

AND

ALLEY RUNNING BETWEEN LOTS 1, 2, & 3 AND LOTS 8, 9, & 10 BLOCK 7

SOUTH 1/2 OF DEADCRITTER ROAD STARTING ON THE CENTER LINE OF MELROSE ROAD TO THE CENTER LINE OF MELTON STREET

AND

EAST 1/2 OF MELTON STREET LYING WEST OF LOTS 8, 9, & 10 BLOCK 7

WEST 1/2 OF MELROSE ROAD LYING EAST OF LOTS 1, 2 & 3 BLOCK 7,

EAST 1/2 OF ALLEY RUNNING THROUGH BLOCK 8

BOOK 2022 PAGE 2016

SOUTH 1/2 OF DEADCRITTER ROAD STARTING ON THE WEST LINE OF WINCHESTER ROAD WEST TO THE CENTER LINE OF ALLEY IN BLOCK 8

AND

WEST 1/2 OF ALLEY LYING EAST OF LOTS 8 THROUGH 15 BLOCK 9,

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

together with all the tenements, hereditaments and appurtenances to the same belonging, all the title, claim or demand whatsoever of said granter of, in and to the same or any part thereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, David A. Kohmetscher, his heirs and assigns forever; that The County of Webster, State of Nebraska, Party of the First part and its successors and assigns does hereby covenant, and promise and agree to and with the said Party of the Second Part and with his heirs and assigns that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple of and in all and singular the above granted and described with the appurtenances; that said premises were lawfully acquired by The County of Webster, State of Nebraska, has lawful authority to sell said premises; that the same are free and clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances of what nature and kind so ever; that it will warrant and forever defend the same unto the grantees named herein and unto his assigns forever, against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has caused this deed to be assigned on its behalf by the Chairman of the County Board of Commissioners, thereunto duly authorized so to do, and to be attested by the County Clerk of The County of Webster, State of Nebraska, and has caused its official seal to be hereunto affixed the day and year listed above written.

ATTEST:

Louise Petsch, County Clerk, Clerk of the County Board of Commissioners of The County of Webster, State of Nebraska TJ Vance, daily qualified and acting Chairman of the County Board of Commissioners of The County

THE COUNTY OF WEBSTER, STATE OF NEBRASKA

of Webster, State of Nebraska

STATE OF NEBRASKA, COUNTY OF WEBSTER) §

On this 2nd day of August, 2022, before me the undersigned Notary Public duly commissioned and qualified for and residing in said county, personally came TJ Vance, Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska, and the identical person whose name is affixed to the above deed of conveyance, and acknowledged the execution thereof to be his voluntary act and deed of The County of Webster, State of Nebraska, and the voluntary act and deed of The County of Webster, State of Nebraska, a corporation, and the County Seal of the County of Webster, State of Nebraska, was thereto affixed by its authority.

WITNESS my hand an official seal at Red Cloud, Webster County, Nebraska, in said County the day and year last above written.

My Commission Expires: December 4, 2024

John Alles

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	le Date				S	chool D	istric	t Code		MARKETE A	1 분기분의 함수 1 11 11 12 <u>12 12 1</u> 1
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(307) 🗆 11/	2 Story			(30)	□ A	verage			(20) □	l Av	rerage		(2	20) 🗆	Badly	Worn
(308) 🗆 Spl	it Level			(40)	⊞ G	lood			(30)	Ab	ove Ave	rage	(3	30) 🗆	Avera	ge
(309) 🗆 21/	2 Story			(50)	□ V	ery Good			(40) □	l Hig	gh		(4	10) 🛚	Good	
(304) 🛘 One	e Story D	uplex		(60)	□ E	xcellent									Very (
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Comments 1		··				 		Comn	nents:							
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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. Good Life. Great Service. DEPARTMENT OF REVENUE

•	_ "		
5		•	1

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. 8 Day 2 Yr. 2022 Mo. 8 Day 2 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) County of Webster, State of Nebraska	Grantee's Name (Buyer) Trent & Trevor Kohmetscher
Street or Other Mailing Address	Street or Other Mailing Address 2073 Martin Road
621 North Cedar Street City 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
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	
(A) Status (E	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	Williera Interests Froducing
	and Contract/Memo Partition Sheriff Other Commissioner
3 1,750 01 250 1	ase Personal Rep. Trust/Trustee
Cemetery Death Certificate - Transfer on Death Executor M	neral Quit Claim Warranty
	losure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031 Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain) Vacation 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.) V Yes No	Yes Vo Residential
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	Partnership, or LLC Self Other Other
	and Grandchild Spouse
Ex-spouse Parents and C	hild 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?	Yes Vo \$%
\$ 0 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 No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Same as Grantee
<u>.</u>	Same as Grantee
18a 🗸 No address assigned 18b 💹 Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
See attached "Exhibit A"	
	•
21 If agricultural, list total number of acres transferred in this transaction	
21 il agricultulal, list total number of acles transferred in this transaction	
22 Total purchase price, including any liabilities assumed	22 ^{\pi} 0,00
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	(A) (B) (S)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number
Under penalties of law, I declare that I have examined this statement	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. TJ Vance, Webster County Board of Commissioners	s Chairman
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign // /aww	Chairman 8-2-2022
here Signature Grantee or Authorized Representative	Title Date
Register of Deed's Use Or	ily For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 8 Day 3 Yr. 22 \$ Exempt #2	BR2022, 1/2 2017
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)

EXHIBIT A

EAST 1/2 OF ALLEY LYING WEST OF LOTS 1, 2, & 3 BLOCK 2 AND

ELM ROAD STARTING ON THE CENTER LINE OF ALLEY IN BLOCK 2 TO THE WEST LINE OF NEW MARTIN ROAD,

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such.

Assessor___Carded_

Date STAMP TAX B-3-22 \$ Exampt # 2 By (1)

COUNTY COMMISSIONERS DEED

KNOW ALL MEN BY THESE PRESENTS:

Comp __

THIS DEED made this 2ND day of August, 2022, by and between The Count of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate doing business by the name and style of "The County Of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of The County of Webster, State of Nebraska, authorized and directed this conveyance at the regular August 2, 2022 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, TJ Vance Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of The County of Webster, State of Nebraska, hereinafter referred to as the Party of the First Part, Trent Joseph Kohmetscher and Trevor John Kohmetscher, referred to as the party of the second part;

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such;

WITNESSETH, that the said Party of the First Part, in consideration of the vacation of the alley and county road by proper resolution by the County Board of Commissioners does by these presents grant, bargain, sell and convey unto the Party of the Second Part, Trent Joseph Kohmetscher and Trevor John Kohmetscher, as joint tenants and not tenants in common, and to their heirs and assigns, all of the following described real estate situated in The County of Webster, State of Nebraska, to-wit:

EAST 1/2 OF ALLEY LYING WEST OF LOTS 1, 2, & 3 BLOCK 2

ELM ROAD STARTING ON THE CENTER LINE OF ALLEY IN BLOCK 2 TO THE WEST LINE OF NEW MARTIN ROAD,

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

together with all the tenements, hereditaments and appurtenances to the same belonging, all the title, claim or demand whatsoever of said granter of, in and to the same or any part thereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, Trent Joseph Kohmetscher and Trevor John Kohmetscher, their heirs and assigns forever; that The County of Webster, State of Nebraska, Party of the First part and its successors and assigns does hereby covenant, and promise and agree to and with the said Party of the Second Part and with their heirs and assigns that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	Mark and	Sa	e Date					S	choc	ol Dis	strict Co	de	Agrafia A T			
91	20	22	2019		8/2	/2022	Base	e: 9	1-0	OO74 Affiliated:						Unified:			
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		Building (1,1-4,100,14-46	Cost:						Cost:			43	3,850					
Single Famil				Resider	ıtial C	ondition:				Comme	rcial	Occ	upan	cy Code:					
(100) □ Mo				(10)	1 W	om Out				Primary	: 52	28	0	ther1: 3	80	С	ther2:		
(101) 🗆 On	e Story			(20)] B	adly Worn				Comme	rcial	Con	struc	tion Clas	s: 3	10.32	a income services		
(102) □ Tw	o Story			(30)	1 A:	verage				(1)] Fir	epro	of Str	uctural St	eel Fra	me			
(103) 🗆 Spl	lit Level			(40) □	l G	ood				(2)	l Re	infor	rced C	Concrete F	rame				
(104) 🗆 11	/2 Story			(50)	I V	ету Good				(3) 🗷	Ma	asoni	гу Веа	aring Wall	5				
(111) 🗆 Bi-	Level	· ••		(60) E	I Ez	ccellent				(4) E	1 W	ood	or Ste	el Framed	Ext. V	Wall	s		
(106) 🗆 Ott	ner										l Me	etal F	rame	and Walls	3				
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(302) 🗆 Tw	o Story		<u> </u>	(20)	Fa	ir				(10)	Lo	w			<u>`</u>		Worn		
(307) 🗆 11.	/2 Story			(30) □	l A	verage				(20) ₺	Av	егад	e		(20)		Badly		
(308) 🗆 Spl	lit Level			(40) □	l G	ood				(30) □	l Ab	ove.	Avera	ige .	(30)		Averag	ge	
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(305) 🗆 Tw	o Story D	Ouplex											Television .		(60)		Excelle	ent	
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NEBRASKA

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

Good Life. Great Service.

The deed will not be recorded unless this statement	it is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 8 Day 2 Yr. 2022 4 Date of Deed Mo. 8 Day Day 2 Day	ay 2 Yr. 2022
WEBSTER - 91	6 Grantee's Name, Address, and Telephone (Please Print)	y
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buver)	
County of Webster, State of Nebraska	Calvary Lutheran Church, Rosemont Street or Other Mailing Address	
Street or Other Mailing Address 621 North Cedar Street	2285 Road S	
City State Zip Code Red Cloud NE 68970	City State NE NE	Zip Code 68930
Phone Number	Phone Number Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) fou	zation? Yes No
Email Address	Email Address	······································
7 Property Classification Number. Check one box in categories A and B. Check C it	property is also a mobile home.	
) Property Type	(C)
✓ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Producing State Assessed Mineral Interests-Producing Exempt	
8 Type of Deed Conservator		Other Commissioner
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
Democry Death continue		ansfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift		rustee to Beneficiary
Buyer Seller No Court Decree Exchange Grant	or Trust Partition Satisfaction of Contract	ther (Explain) Vacation
11 Was ownership transferred in full? (If No, explain the division.) V Yes No	12 Was real estate purchased for same use? (If N	No, state the intended use.
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives	tives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self South	er
	and Grandchild Spouse Step-parent and Step-child	
Ex-spouse Parents and Cl	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
14 What is the current market value of the real property? \$ 0	Yes No \$	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	
✓ Yes No	of the agent or title company contact.) Yes	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
	Same as Grantee	
18a 🗸 No address assigned 18b 🔲 Vacant land	:	
20 Legal Description (Attach additional pages, if needed.)		
See attached "Exhibit A"		
21 If agricultural, list total number of acres transferred in this transaction		
	22 \$	oloo
22 Total purchase price, including any liabilities assumed	22	0,00
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	Φ	000
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	number t and that it is to the best of my knowledge and belief, true, co	omplete, and
correct, and that I am duly authorized to sign this statement. TJ Vance, Webster County Board of Commissioners		
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign Varre	Chariman	8-2-2022
here Signature of Grangee or Authorized Representative	Title	Date
Register of Deed's Use On	ly	For Dept. Use Only
20 Bate Beed (1000) and	28 Recording Data	
Mo. B Day 3 Yr. 22 \$ Extend #2	BK2022, Kg 2019	ev. Stat. §§ 76-214, 77-1327(2)
Nebraska Department of Revenue	Authorized by Neb. He	5v. J.al. 33 10-21-, 11-1021(2)

EXHIBIT A

WEST 1/2 OF ALLEY RUNNING THROUGH BLOCK 13

AND

EAST 1/2 OF ALLEY LYING WEST OF LOTS 1, 2, 3, & 4 BLOCK 14,

AND

EAST 1/2 OF MELSROSE ROAD BETWEEN BLOCKS 13 AND 14

AND

WEST 1/2 OF MELROSE ROAD FROM THE SOUTH LINE ROSEMONT ROAD TO THE SOUTH LINE LOT 4 BLOCK 14

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such.

BOOK 2022 PAGE 2019

State of Nebraska County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of A.D., 2022, at 10:05 o'clock AM. Recorded in Book 2022 on Page 2019-2020 Patrol Patrol County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-3-22
\$ Fxenott2 by as

COUNTY COMMISSIONERS DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED made this 2nd day of August 2022, by and between The Count of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate doing business by the name and style of "The County Of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of The County of Webster, State of Nebraska, authorized and directed this conveyance at the regular August 2, 2022 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, TJ Vance Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of The County of Webster, State of Nebraska, hereinafter referred to as the Party of the First Part, Calvary Lutheran Church, Rosemont, referred to as the party of the second part;

All existing infrastructure such as water, sewer, telephone lines, fiber optic cables, and television cables an easement to owner of such;

WITNESSETH, that the said Party of the First Part, in consideration of the vacation of the alley by proper resolution by the County Board of Commissioners does by these presents grant, bargain, sell and convey unto the Party of the Second Part, Calvary Lutheran Church, Rosemont, and to their heirs and assigns, all of the following described real estate situated in The County of Webster, State of Nebraska, to-wit:

WEST 1/2 OF ALLEY RUNNING THROUGH BLOCK 13

ΔND

EAST 1/2 OF ALLEY LYING WEST OF LOTS 1, 2, 3, & 4 BLOCK 14,

AND

EAST 1/2 OF MELSROSE ROAD BETWEEN BLOCKS 13 AND 14

AND

WEST 1/2 OF MELROSE ROAD FROM THE SOUTH LINE ROSEMONT ROAD TO THE SOUTH LINE LOT 4 BLOCK 14

ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

together with all the tenements, hereditaments and appurtenances to the same belonging, all the title, claim or demand whatsoever of said granter of, in and to the same or any part thereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Party of the Second Part, Calvary Lutheran Church, their heirs and assigns forever; that The County of Webster, State of Nebraska, Party of the First part and its successors and assigns does hereby covenant, and promise and agree to and with the said Party of the Second Part and with their heirs and assigns that at the delivery of these presents it is lawfully

seized in its own right of an absolute and indefeasible estate of inheritance in fee simple of and in all and singular the above granted and described with the appurtenances; that said premises were lawfully acquired by The County of Webster, State of Nebraska, has lawful authority to sell said premises; that the same are free and clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances of what nature and kind so ever; that it will warrant and forever defend the same unto the grantees named herein and unto his assigns forever, against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has caused this deed to be assigned on its behalf by the Chairman of the County Board of Commissioners, thereunto duly authorized so to do, and to be attested by the County Clerk of The County of Webster, State of Nebraska, and has caused its official seal to be hereunto affixed the day and year listed above written.

ATTEST:

Louise Petsch, County Clerk, Clerk

of the County Board of Commissioners of The County of Webster, State of Nebraska

THE COUNTY OF WEBSTER, STATE OF NEBRASKA

TJ Vance, dul qualified and acting Chairman of the County Board of Commissioners of The County of Webster, State of Nebraska

STATE OF NEBRASKA, COUNTY OF WEBSTER) §

On this 2nd day of August 2022, before me the undersigned Notary Public duly commissioned and qualified for and residing in said county, personally came TJ Vance, Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska, and the identical person whose name is affixed to the above deed of conveyance, and acknowledged the execution thereof to be his voluntary act and deed of The County of Webster, State of Nebraska, and the voluntary act and deed of The County of Webster, State of Nebraska, a corporation, and the County Seal of the County of Webster, State of Nebraska, was thereto affixed by its authority.

WITNESS my hand an official seal at Red Cloud, Webster County, Nebraska, in said County the day and year last above written.

My Commission Expires: December 4, 2024

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			School District Code														
91	20	22	2031		7/	27/2022	Base: ()1-(123		Affi	liated:		Uni	fied:					
Location	Ю	Sale	Number	U:	seabil	ity & Code #						Parcel 1	Number							
0005112	200		230		4	05	GeoCde	Tw	n Ri	ng	Sec	t Qrt	Subdiv	Area	Blk	Parcel				
	D	ate of S	ale Assessec	l Val	ue		4131				00	0	30010		002	0000				
Land		Imp	rovements			Total		Date of Sale Property Classification Code												
1	, 455	· · · · · ·	24,40	5		25,860	Status	F	Property Type Zoning Lo					ı Cit	Parcel Size					
Assessor Lo	cation:	BLAD	EN (BLA)	/)			A) 1	B) 0	1		C) 1	D) 1	E)	7	F) 3				
						Residential							Commer	cial						
	Mul	tiple Imj	provements:	Multi	iple. Im				Multi	ple.	Impro	vements.:								
		Constr	uction Date:	Construction Date: 1996					Cons	ruct	ion D	ate:								
			Floor:	Floor	Sq. Ft.				Floor	Sq.	Ft. :									
		Buildin	g Cost New:	Cost	:	62,1	45		Cost:											
Single Family	Style:	100		Residential Condition: 30						Commercial Occupancy Code:										
(100) 🗷 Mo	bile Hon	ie		(10)		Worn Out			Prim	ary:		0	ther1:	, me	Other2:					
(101) 🗆 One	e Story			(20)		Badly Worn			Com				tion Class:			*				
(102) 🗆 Two	o Story			(30)	*	Average			(1)				uctural Stee							
(103) 🗆 Spli	it Level			(40)		Good			(2)		Rei	inforced C	Concrete Fra	me						
(104) 🗆 11/	2 Story			(50)		Very Good			(3)				ring Walls							
(111) □ Bi-I	Level			(60)	Excellent	(4)		Wo	ood or Ste	el Framed E	ext. Wa	ls								
(106) □ Oth	er												and Walls							
Townhouse or	Duplex	Style:		Resi	dentia	Quality: 30	<u> </u>		(6)		Pol	e Frame								
(301) 🗆 One	e Story			(10)		Low			Cost	Ra	nk:	<u> </u>		Conditi		<u> </u>				
(302) 🗆 Two	Story			(20)		Fair			├ `		Lov				Worn					
(307) 🗆 11/	2 Story	· ,		(30)		Average						erage		•	Badly					
(308) 🗆 Spli	t Level			(40)		Good						ove Avera			Averag	ge				
(309) 🗆 21/				(50)		Very Good			(40)	Ц	Hıg	;h	 		Good					
(304) □ One				(60)		Excellent			-						Very (
(305) 🗆 Two	Story D	uplex						1						60) 🗆	Excelle	ent				
Assessor's	Adjus	stment	to Sale P	rice	(+ or	·-):								··						
Assessor Co																				
QCD; AI	DDING	SPOU	SE AS J	MIC	r TE	NANT														
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Good Life, Great Service.

FORM

Real Estate Transfer Statement

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

521

The deed will not be recorded unless this statemen	it is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91 ▼	1910 Day Yr Mo Day Tr.
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Debra L. Thayer and Arlo R. Thayer	Grantee's Name (Buyer) Debra L. Thayer and Arlo R. Thayer
Street or Other Mailing Address 315 N. Thorne St.	Street or Other Mailing Address 315 N. Thorne St.
City State Zip Code Bladen NE 68928	City State Zip Code Bladen NE 68928
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
	Email Address
<u> </u>	N/a
7 Property Classification Number, Check one box in categories A and B. Check C If	1.01
	Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home
Improved	Mineral Interests-Producing Exempt
IOLL Commercial Recreational	
	nti Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Les	Tanada
	eral Quit Claim Warranty
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forech	osure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (LR.C. § 1031 Auction Easement 🗹 Gift	Life Estate Sale Trustee to Beneficiary
Cociange) by sulfer of senter	r 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	V Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	
Ex-spouse Parents and Ch	The state of the s
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$25,860	
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, Include the name of the agent or title company contact.)
Yes V No	19 Name and Address of Person to Whom the Tax Statement Should be Sent
18 Address of Property 205 West Helen Street	Same as grantor
Bladen, NE 68928	Carro de grantor
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
West 40' of Lot Eight (8), All Lot Nine (9). East 25' of	Lot Ten (10) Block Two (2) Bladen First Addition
West 40 of Lot Eight (o), All Lot Nine (s). Last 20 of	Lot Tell (10), block Two (2), bladeli i list Addition,
all located in Bladen, Webster County, Nebraska.	
21 If action the real list total number of acres transferred in this transaction N/a	
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 Vo (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)	24 \$ 1 <u>L</u> 00
	. 76-902 (5a)
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.	it and that it is, to the best of my knowledge and belief, true, complete, and
Pierce D. Fiala	(402) 834-3300
Print on Type Name of Grantee or Authorized Representative	Phone Number
sign L	Attorney 5 - 4-8082
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On	ly For Dept. Use Only
	28 Recording Data
Mo. 8 Day 5 Yr. 22 \$ Exempt # 5a	BK 2022 /2 2031
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 10, 200, 200, 10, 2020, Day Symprosipe 08, 260, 2009, Reg 6, 2000	/

Index	
Computer	
Assessor	_ `
Carded	 <u>·</u>

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/05/22

\$ Ex05a

by A3

Bk 2022, Pg 2031

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 05 day of August A.D., 2022, at 09:01 o'clock AM. Recorded in Book 2022 on Pages 2031-2032

Fee: \$16.00 By: AS Deputy

Electronically Recorded

Return to: Skaika & Baack Law Firm, LLC, PO Box 907, Hastings, NE 68902-0907

PIERCE FIALA My Comm. Exp. July 11, 2025

QUITCLAIM DEED

Debra L. Thayer and Arlo R. Thayer, wife and husband, *Grantor*, whether one or more, in consideration of love and affection, quitclaims and conveys to Debra L. Thayer and Arlo R. Thayer, wife and husband, *Grantee*, as joint tenants with rights of survivorship, and not as tenants in common, the following described real estate, as defined in Neb. Rev. Stat. §76-201, in Webster County, Nebraska:

See Exhibit A

Lebra for Debra L. Thayer, C	Thayer	Arlo R. Thayer, Grantor
State of Nebraska)	
) ss.	
County of Adams)	
·		and the
The foregoing instru	ıment was acknowledge	ed before me on the 27 day of July 2022, by Debra L
	Thayer, wife and husba	
à GENERAL	NOTARY - State of Nebraska	Notary Public

Printed Name

EXHIBIT A

West 40' of Lot Eight (8), All Lot Nine (9). East 25' of Lot Ten (10), Block Two (2), Bladen First Addition, all located in Bladen, Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Вос		Page	414 11 11 11 11 11 11 11	le Date				14 or 17 (1875)	Control of the State of the Sta	strict Co		<u> </u>		
91 2022 2042 6/30/2022							01-01	.23	Affili	ated:		Uni	fied:		
Location	ID	Sale	Number	Useabilit	y & Code#]	Parcel .	Number		AAA SAA		
0021005	00		231	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
	Da	ite of S	ale Assessed	Value		4131	4	11	4	0	0000	0 1	000	0070	
Land Improvements Total					otal	Date of Sale Property Classification Code									
707	,070				707,070	Status	Pro	perty Ty	уре	Zoning	Locat	ion C	ty Size	Parcel Size	
		Irrigat	ion Type:		,	A) 2	B)	05	() 5	D) 3	B E)	0	F) 10	
LCG			ACRES:	VA	LUE:		LCG			ACI	RES:		VAL	UE:	
IRRIGATE			77.800		356,325	GR	ASSLA	ND 1	G1		2.160			3,025	
	1A		25.800		118,165				1G		45				
	2A1							2	G1						
	2A		13.700		59,870				2G						
	3A1							3	G1						
	3A		4.800		20,450				3G						
	4A1		22.900		96,865			4	G1						
	4A.								4G				<u>-</u>		
DRYLAND	1D1						Shelterb	elt/Timl	ber						
	1D		18.970		47,900			Accreti	on.						
	2D1							Wa				_			
	2D							Otl						07.070	
	3D1	-	1.800		3,995	AGL	AND '	_	_	16	8.230			07,070	
	3D							Roa			4.000				
	4D1		0.300		475			arm Si							
	4D					-		ome Si				-	-		
							<u></u>	Recreati	_			_			
	wellings					No	n-AG	Otl			4.000				
Outb	uildings					1/101	I-AU.	LULA	<u>u</u>		±.000				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD; TRANSFER INTO A LLC		
The state of the s		
Comments from	Comments:	
002100500		
		(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.

FORM

DEPARTMENT OF REVEN								e nem namber.	leted	
	The deed will n		uniess this	statemen				4 Date of D		
1 County Name	WEBSTER	County Number	Z		3 Date of S		y <u>30</u> Yr. 20			30 _{Yr.} 2022
1.0								elephone (Please		
Grantor's Name (Selle	idress, and Telephone	(Please Fillit)			Grantee's N	Vame (I	Buver)	onephono (1 house	,	
Eilene K. Hynes	s & John M. Hyne	es			J&E Hy	nes F	arms, LLC			
Street or Other Mailing 12105 S. Holste	Address Bin Ave.		-		12105 8	ther Ma S. Ho	alling Address Istein Ave.	Ctata		Zip Code
City Holstein		State NE	Zip	Code 68950	City Holstein		l to the	State NE grantee a 501(c)(3)	erconizati	68950
Phone Number (402) 756-5023		. dug			Phone Nun (402) 7	56-50	123 If Yes,	is the grantee a 501		
Email Address n/a					Email Addr n/a					
7 Property Classifica	ation Number. Check o	ne box in catego	ories A and B. (Check C if	property is	also a	mobile home.			
(A) Status				(B)	Property					(C)
Improved Unimproved	Single Family Multi-Family		ustrial icultural	L			-Nonproducing -Producing	State As		Mobile Home
☐ IOLL	Commercial	Rec	creational							<u> </u>
8 Type of Deed	Conservator		Distribution	n 🔲 Lar	nd Contract/N	/lemo	Partition	Sheriff		Other
Bill of Sale	Corrective		Easement	Lea			Personal Rep		e	
Cemetery [Death Certificate - Tr		Executor	Mir			Quit Claim	✓ Warranty		
9 Was transfer par	t of IRS like- 10 Ty B.C. § 1031	pe of Transfer	Distribution	Forect			ble Trust Revo			sfer on Death
kind exchange (I. Exchange) by buye		Auction [Easement	Gift		ife Esta		faction of Contract		tee to Beneficiary er (Explain) INTO LLC
Buyer 11 Was ownership tran		Court Decree	Exchange	Granto	or Trust P	Partition				, state the intended use.)
	No	plant the division	,			1		lo		
13 Was the transfer bet	tween relatives, or if to a	trustee, are the t	rustor and bene	ficiary rela	tives? (If Yes	, check	the appropriate b	ox.)		**************************************
✓ Yes I	—	e to Niece or Nepi			ertnership, o		Self		Other	
	Brothers and	l Sisters	Gran	ndparents a	and Grandchi	īld	Spouse			
	Ex-spouse		Pare	nts and Ch				nt and Step-child		
14 What is the current r	market value of the real	property?				_	-	Yes, state the amou		
\$705,705					Ye					%
16 Does this conveyand		el of land?			of the a	gent or	title company con	rtact.) 🗌 Yes		If Yes, include the name
18 Address of Property				-				Whom the Tax State	ement Sho	ould be Sent
							arms, LLC stein Ave.			
	Samuel des EDS	for a second located			Holstein					
18a V No address as	-					,				
20 Legal Description (A	ttach additional pages,	it needed.)	NODTU	DANIC	C 44 \A	/EC	T OE THE	ATH D M	\//EDC	STED
	CTION 4, TOV	VINSTIP 4	NOKIA,	MAING	3E V	VE3	OFTHE	OTT F.JVI.,	VVLDC) 1 L.I \
COUNTY, N	E									
21 If agricultural, list total	al number of acres trans	sterred in this trans	saction							
21 il agricultural, list ton	as number of coros auto				·					
22 Total purchase pr	rice, including any lia	bilities assumed	i					22 ⁰		0,00
	erty included in the pu			-1.\ (- >		\$		0,00
∐ Yes ☑ N	o (if Yes, enter dollar	amount and atta	ich itemized lis	st.) (<u>see i</u>	nstruction	<u>s</u>)	• • • • • • • • • • • • • • • • • • • •	23		
• •	se price paid for real					_		\$ 24	· · · · · ·	0 00
25 If this transfer is	exempt from the doc	ımentary stamp	tax, list the e	xemption	number 5	Ð				
Un	der penalties of law, I and that I am duly autho	declare that I have	ve examined thi	is statemer	nt and that it	is, to t	ne best of my kno	wieage and belief,	true, com	piete, and
JAME	S T BLAZEK									(402) 496-3432
sign	Type Name of Grantee of	or Authorized Repr	resentative				ATTORN	EY		Phone Number 8.10.2022
-	e of Grantee or Authoriz	zed Representative	e		Title					Date
		Regis	ster of Deed's	s Use On	ły					For Dept. Use Only
26 Date Deed Recorded		alue of Stamp or E			28 Recordin	ng Data	\cap	. 3		
Mo. 8 Day 1	1 Yr.22 \$	Exemp	t#56			<i>Sat</i>	122, ta 2	042	hu N-b C	. Stat. §§ 76-214, 77-1327(2)
Nebraska Department of Rev Form No. 96-269-2008 10-20	venue 120 Rev. Supersedes 96-269	7-2008 Rev. 6-2019	Datain -		ia ala	2022	Aug 11 08:4	Authorized 7 AM Ex05t	DY NOD. ROV D BOOK	c Stat. §§ 76-214, 77-1327(2) c 2022 Page 2042
		Grantee-	-retain a co	upy of th	is aocum'					•

NEBRASKA Good Life, Great Service. DEPARTMENT OF REVENUE

Certificate of Exemption – Documentary Stamp Tax

Documentary Stamp Tax - Neb. Rev. Stat. § 76-902(5)(b)

Is the conveyance between members of a family and members of the same family or a partnership or limit owned by members of the same family family, and all of the partnership or limited liability company are father fourth degree of kindred?	ted liability company where all interest is I shareholders of the corporation or membe mily members related to one another within	ers 1 Yes No
If No, is conveyance between two family entities whe owned by members of the same family and all owner within the fourth degree of kindred?	s are family members related to one another	Yes No
Note: An entity, as Grantor or Grantee, whose stoc another entity is not eligible for this exemption.	k or interest is owned in whole or in part	by
Grantors (If entity, provide name of entity and list all members in table I	pelow. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Liste (see Table of	
EILENE K. HYNES	SELF	
JOHN M. HYNES	SPOUSE	
Grantees (If entity, provide name of entity and list all members in table	below. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Liste (see Table of	
JOHN M. HYNES	SPOUSE	
EILENE K. HYNES	SELF	
KEVIN M. HYNES	CHILD	
GREGORY L. HYNES	CHILD	
AMY D. BRANDT	CHILD	
details of the conveyance information described above.	ovided above is true, complete, and correct and that I am fai emption is available for inspection at any time by the Nebra	
sign	ATTORNEY	8.10.2022
here Grantor or Grants Representative	Title ATTORNEY	Date 8.10.2022
Cranton or Chanton Panracontativa	Title	Dete

This Certificate of Exemption is to be filed with the Real Estate Transfer Statement, Form 521, when exemption #5b is claimed in Item 25 on the Form 521.

Index Computer	NEBRASKA D STA
Assessor	Date
Carded	Date

NEBRASKA DOCUMENTARY STAMP TAX Date: 08/11/22

\$ Ex05b By AS

Bk 2022, Pg 2042

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of August A.D., 2022, at 08:47 o'clock AM. Recorded in Book 2022 on Page 2042

Fee: \$10.00 By: AS Deputy

Electronically Recorded

WARRANTY DEED

EILENE K. HYNES (aka Eilene Hynes) and JOHN M. HYNES, wife and husband, GRANTORS, in consideration of One Dollar (\$1.00) and other consideration received from J&E HYNES FARMS, LLC, a Nebraska Limited Liability Company, GRANTEE, convey to Grantee, the following described real estate:

The Northeast Quarter (NE½) of Section Four (4), Township Four (4) North, Range Eleven (11) West of the 6th P.M. Webster County, Nebraska.

GRANTORS covenant, jointly and severally (if more than one), with GRANTEE that GRANTORS are lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 30^{+6} day of $\sqrt{\text{UNE}}$, 2022.
GENERAL NOTARY - State of Nebraska SAMANTHA WEBER My Comm. Exp. April 22, 2026	Edene K. Hynes, Grantor John M. Hynes, Grantor John M. Hynes, Grantor
STATE OF NEBRASKA)	
COUNTY OF Adams) ss.	
The foregoing instrument was acknowl	ledged before me on this 20^{10} day of ES and JOHN M. HYNES, Grantors.
	Janualle Weber
	Notary Public

Return to: James T. Blazek BLAZEK & GREGG, P.C., L.L.O. 1405 N. 205th St., Ste. 120 Elkhorn, Nebraska 68022 (402) 496-3432

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sa	le Date				S	chool Di	strict	Code							
	2022	2043	8/8	/2022	Base: (01-01	.23	Aff	iliated:		Unit	Unified:						
Location ID	S	ale Number	Useabilit	y & Code #														
002402100 232		4	GeoCde Twn Rng Se				ct Qrt	Su	bdiv	Area Blk		Parcel						
	Date o	of Sale Assessed	Value		4247	3	12	1	8 3	00	000	1	000	0000				
Land Improvements Total				[otal	Date of Sale Property Classification Code													
559,43	5			559,435	Status	Pro	perty Ty	pe	Zoning	L	ocation	Ci	y Size	Parcel Size				
	Irr	igation Type:			A) 2	B)	05		c) 5	D)	3	E)	0	F) 9				
LCG		ACRES:	VA	LUE:		LCG			ÁC	RES:			VAL	IJ Ē ;				
	1A1	<u> </u>				LASSLA	ND 1	G1										
	1A	8.200		37,555				1G										
	2A1	4.500		20,610			2	G1						<u> </u>				
	2A	30.200		131,975				2G					***					
	3A1						3	G1										
	3A							3G										
	4A1	24.700		104,480			4	Gl	\									
	4A	48.400		204,730				4G				_						
DRYLAND	ID1	1.600		4,040	5	Shelterb	elt/Timl	рег										
	1D	3.900		9,850			Accreti	on										
	2D1	7.000		17,675			Wa	ste		1.0	000			280				
	2D	3.400		7,545			Otl							FA 405				
	3D1				AG L	AND '		-	1.	46.0		a eg ngan		59,435				
	3D		-	.,			Roa			2.0	000			- 11 11 11 11 11 11 11 1				
	4D1	2.700		4,265	-12-7-		Farm Si	-										
	4D	10.400	240000000000000000000000000000000000000	16,430			ome Si	_										
						F	Recreati	-	 .									
Dwelli					**	107	Oth			2.0	200							
Outbuildi	ngs				Noi	n-AG	IUIA	Щ.		2.0	100							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD; TRANSFER INTO REVOCABLE TRUST		
Comments from	Comments:	
002402100		
		(Continue on back)

NEBRASKA

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 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
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) David D, Hall and Jacqueline J. Hall	Grantee's Name (Buyer) David D, Hall and Jacqueline J. Hall, Trustees - See Attached
Street or Other Mailing Address	Street or Other Mailing Address 207 Broad Street
207 Broad Street City State Zip Code	City State Zip Code
Campbell Ne 68932	Campbell Ne 68932 Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No
Phone Number (402) 460-1101	(402) 460-1101 If Yes, is the grantee a 509(a) foundation? Yes No
Email Address NA	Email Address NA
7 Property Classification Number. Check one box in categories A and B. Check C if	
	Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home
☐ Improved ☐ Single Family ☐ Industrial ☐ ☑ Unimproved ☐ Multi-Family ☑ Agricultural ☐ ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir	一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecle Auction Gift	Desure ☐ 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.)
✓ Yes No	Yes
Brothers and Sisters Grandparents a Ex-spouse Parents and Ch	tartnership, or LLC Self Other and Grandchild 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.) Yes No \$%
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Situs Address: 18-3-12	David D. Hall and Jacqueline J. Hall, Trustees 207 Broad Street
18a 🗸 No address assigned 18b 🗌 Vacant land	Campbell, NE 68932
20 Legal Description (Attach additional pages, if needed.)	
The Southwest Quarter (SW1/4) of Section Eighteen (12), West of the 6th P.M. in Webster County, Nebra	
21 If agricultural, list total number of acres transferred in this transaction160	·
22 Total purchase price, including any liabilities assumed	22 ^{\$} 10 00
23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see it	nstructions)
24 Adjusted purchase psice paid for real estate (line 22 minus line 23)	\$
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 4
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. David Doridacqueline Hall	at and that it is, to the best of my knowledge and belief, true, complete, and (402) 460-1101
Print of Type Name of Grantee or Althogrized Representative	Phone Number
here Signature of Grantee or Authorized Representative	Grantee Z///2022
nere	
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
MO. 8 Day 11 Yr. 22 \$ Exempt #4	BKa0a2 # 2043 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	AUDIOIZEG DY NED. NEV. Stat. 93 70-214, 77-1327(2)

Nebraska Real Estate Transfer Statement – Form 521 Attachment

David D. Hall and Jacqueline J. Hall 207 Broad Street Campbell, NE 68932

Item Number 6. Grantee's Name, Address and Telephone Number

Grantee's Name:

David D. Hall and Jacqueline J. Hall, Trustees of the DJ Hall Revocable

Trust dated July 1, 2022

Grantee's Address:

207 Broad Street

Campbell, NE 68932

Grantee's Phone:

402-460-1101

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of A.D., 2022, at 2:42 o'clock M. Recorded in Book 2022 on Page 2013 2014 County Clerk 16.00 Deputy Ind Comp Assessor Carded



Once recorded, please return to: Allen Capital Group, LLC, 3032 W Stolley Park Rd, Grand Island, NE 68801

WARRANTY DEED

David D. Hall and Jacqueline J. Hall, husband and wife, GRANTORS, in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, conveys to GRANTEES, David D. Hall and Jacqueline J. Hall, Trustees of the DJ Hall Revocable Trust dated July 1, 2022, as amended and/or restated, Grantees, whether one or more, the real estate (as defined in Nebraska Rev. Stat. §76-201) in Webster County, Nebraska, described as follows:

The Southwest Quarter (SW½) of Section Eighteen (18), Township Three (3), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska.

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

- (1) are lawfully seized of such real estate and that it is free from all encumbrances other than those easements, restrictions, covenants, liens, mortgages, mineral interests and other encumbrances of record;
- (2) have legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

EXECUTED: <u>Qugust 8</u>, 2022.

DAVID D. HALL	John John Hall Hall
STATE OF NEBRASKA)) ss.
COUNTY OF HALL)

The foregoing instrument was acknowledged before me on Ougust 8, 2022 by David D. Hall and Jacqueline J. Hall, husband and wife.

GENERAL MOTARY - State of Nebraska
LAURA L. DILL
My Comm. Exp. June 9, 2025

NOTARY PUBLIC

Agricultural Land Sales Worksheet

Cnty No.	Bool	Z.	Page	Sal	e Date	7.72.32.4.40		51403	5	Schoo	I Dis	strict Code	.				
91	2022	2	2045	8/11	L/2022	Base:	65-00	011	Αfl	filiate	1 :	, <u>, , , , , , , , , , , , , , , , , , </u>	Unified:				
Location ID		Sale	Number	Useability	& Code#												
001205300)	2	233	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area Blk		Parcel		
	Dat	e of Sa	le Assessed	Value		4241	3	9	1	3	4	00000	1	000	2035		
Land		Imp	rovements	1	'otal	Date of Sale Property Classification Code											
51,7	40		49,335		101,075	Status	Pro	perty T	ype	Zo	ning	Location	ı Cit	y Size	Parcel Siz		
	I	rrigati	on Type:		-	A) 1	В)	05		C)	5	D) 3	E)	0	F) 7		
LCG		A	CRES:	VA	LUE:	er a jaker er er	LCG			N/Miccon The Air	ACF	RES:		VAL	UE:		
IRRIGATED	1A1					GR	ASSL	AND 1	G1			4.840			6,775		
	1A								1G			1.690			2,365		
	2A1							2	G1								
	2A								2G								
	3A1							3	G1								
	3A								3G								
	4A1	. •						4	G1								
	4A								4G								
DRYLAND	1D1		1.300		3,285	Ş	Shelterb	elt/Timl	ber								
	1D							Accreti	on								
	2D1							Wa	ste								
	2D							Otl	ner								
	3D1					AG L	AND	TOTA	\mathbf{L}			8.130			12,900		
	3D							Roa	ıds			0.420					
	4D1							Farm Si	tes			1.000			13,840		
	4D		0.300		475		I.	Iome Si	tes			1.000			25,000		
		ar ar ar]	Recreati	on				_				
Dwel	lings				24,860			Otl									
Outbuild					24,475	Noi	n-AG	TOTA	\mathbf{L}			2.420	-		38,840		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001205300	
	(Continue on back)
	D.T.00.400.00

NEBRASKA Good Life. Great Service.

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

233

FORM **521**

DEPARTMENT OF REVENUE	• If ad	lditional space is	s needed, add	l an attach	ment and i	dentify the ap	plicable item n	umber.		
	The deed w	rill not be record	ed unless thi	s statemer	it is signed	l and items 1-				
						Date of De		10 2022		
WEBSTER - 91				Mo. 8 Day 11 Yr. 22 Mo. 08 Day 10 Yr. 2022						
5 Grantor's Name, Add	ress, and Telepi	none (Please Print)				ss, and Telephone	(Please F	Print)	
Grantor's Name (Seller) David E Alber an		S Alber, Truste	es		Wilson		d Afton Alber			
Street or Other Mailing A 2483 Road R	ddress				2460 R	ther Mailing Add oad R	iress			
City		State NE	Z	ip Code	City			State NE		Zip Code 68942
Guide Rock		NE		68942	Guide F		Is the grantee a		omanization	
Phone Number (402) 756-7741					(402) 4	69-4889	If Yes, is the gran			
Email Address					Email Addre					
7 Property Classificati	on Number. Che	eck one box in cat	egories A and E	3. Check C if	property is	also a mobile h	iome.			
(A) Status					Property 7					(C)
√ Improved	✓ Single Far	nily 🔲	Industrial		Mineral In	iterests-Nonproc	ducing	State Ass	sessed	Mobile Home
Unimproved	Multi-Fami	ily .	Agricultural		Mineral In	nterests-Producir	ng 🗀	Exempt		
☐ IOLL	Commerci	al 🔲	Recreational							<u> </u>
	Conservator Corrective		Distribut Easeme	nt Lea		Pers	<u> </u>	eriff st/Trustee urranty	∐ Otl	ner
		e - Transfer on Dea			neral	revocable Trust			Transfe	er on Death
9 Was transfer part of kind exchange (I.R. Exchange) by buyer of	C. § 1031	10 Type of Transfer	=	=	=	ife Estate	Sale	••		e to Beneficiary
		Auction	Easement Exchange		=	artition	Satisfaction of	Contract	=	(Explain)
Buyer Se	eller V No	Court Decree			7 11031					state the intended use.)
✓ Yes No						√ Yes	No			
13 Was the transfer between	een relatives, or	if to a trustee, are th	ne trustor and be	neficiary rela	tives? (If Yes,	, check the appre	opriate box.)			
✓ Yes No		Uncle to Niece or N			artnership, o		Self	\checkmark	Other S	econd Cousins
<u> </u>	Brother	s and Sisters	☐ G	randparents a	and Grandchi	id 🗌 S	spouse			
	Ex-spou	ıse	☐ Pa	arents and Ch		_	tep-parent and Ste			
14 What is the current ma	rket value of the	real property?		****	15 Was the	mortgage assu	med? (If Yes, state	the amou	nt and inter	est rate.)
\$250,000					☐ Yes		\$			%
16 Does this conveyance ✓ Yes No		parcel of land?				nsfer through a r gent or title com			mpany? (If \	Yes, include the name
18 Address of Property					19 Name a	nd Address of P	erson to Whom the	Tax State	ment Shoul	id be Sent
2460 Road R Same as Grantee										
Guide Rock, NE 68	3942									
18a No address assign	gned 18b	Vacant land				*				
20 Legal Description (Atta	ch additional pa	ges, if needed.)								
See Attached										
21 If agricultural, list total	number of acres	transferred in this to	ransaction		·					
								S \$		272 222 22
22 Total purchase pric			ned			• • • • • • • • • • • • • • • • • • • •		22		250,000 ¹ 00
23 Was non-real proper	rty included in th	ne purchase? ollar amount and a	towing d	l list \ /sss i	notruotion	c)		23 \$		0,00
Yes _ No e								\$ 24		250,000 00
									<u> </u>	
25 If this transfer is ex	empt from the	aw, I declare that I	have examined	this statemen	nt and that it	is to the best o	f my knowledge ar	nd belief, t	true, comple	ete, and
correct, and	d that I am duly a	authorized to sign th		Junioni Gi	aa silatili	, 20010	.,	. =-,	. 1	
	McCracken									(402) 746-3613 Phone Number
	oe Name of Gran	ntee or Authorized F	Representative			Λ.	ttornov		F.	Tione Number
sign	¥	1/		<u> </u>	-	A	ttorney			0/1/10
here Signature	of Grantee or Au	thorized Represent	ative	1	Title					raig
			gister of De		ly				F	For Dept. Use Only
26 Date Deed Recorded		7 Value of Stamp	or Exempt Numb	er	28 Recordin	ng Data	0 -			
Mo. 8 Day 12	_ _{Yr.} <u>ටට</u>	\$ 562	.50		BK 2	2622	KQ 201	15_		
Nebraska Department of Rever	nue						O . O . A	uthorized by	y Neb. Rev. S	tat. §§ 76-214, 77-1327(2)

A tract of land located in the Southeast Quarter (SE1/4) of Section Thirteen (13), Township Three (3) North, Range Nine (9) West Of The 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 13; thence S88°42'10"W (assumed bearing) on the South line of said Southeast Quarter, a distance of 1530.00 feet to the point of beginning; thence N06°15'30"E, a distance of 945.00 feet; thence S88°42'10"W, parallel with the South line of said Southeast Quarter, a distance of 485.00 feet; thence S06°15'30"W, parallel with the East line of said tract, a distance of 820.00 feet; thence S38°00'18"W, a distance of 160.14 feet to the South line of said Southeast Quarter; thence N88°42'10"W, on said South line, a distance of 570.00 feet to the point of beginning, containing 10.55 acres, more or less, including 0.42 acres, more or less, of County road right-of-way.

State of Nebraska ss.

County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of ADA A.D., 20 22, at 9:24 o'clock A.M. Recorded in Book 2020 on Page 2045-2046 County Clerk

10.00 V. Deputy Ind. Comp. Assessor Carded



JOINT TENANCY WARRANTY DEED

David E. Alber, Trustee of the David E. Alber Revocable Trust, dated June 29, 2021, and Tamara S. Alber, Trustee of the Tamara S. Alber Revocable Trust, dated June 29, 2021, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Wilson K. Alber and Afton Alber, husband and wife, as joint tenants, GRANTEES, 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 Thirteen (13), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 13; thence S88°42'10"W (assumed bearing) on the South line of said Southeast Quarter, a distance of 1530.00 feet to the point of beginning; thence N06°15'30"E, a distance of 945.00 feet; thence S88°42'10"W, parallel with the South line of said Southeast Quarter, a distance of 485.00 feet; thence S06°15'30"W, parallel with the East line of said tract, a distance of 820.00 feet; thence S38°00'18"W, a distance of 160.14 feet to the South line of said Southeast Quarter; thence N88°42'10"W, on said South line, a distance of 570.00 feet to the point of beginning, containing 10.55 acres, more or less, including 0.42 acres, more or less, of County road right-of-way.

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, AND EXCEPT the Deed of Trust made by GRANTOR and filed April 26, 2022, in Book 2022, page 1056, which GRANTOR promises to pay;

(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 August 10, 2022.

David E. Alber Revocable Trust

Tamara S. Alber Revocable Trust

David E. Alber, Trustee

Tamara S. Alber Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Comm. expires

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Boo	k	Page	Sa	le Date	School District Code												
91	202	22	2052	8/1	1/2022	Base: 65-0011 Affiliated:							Unified:					
Location	ID	Sale	Number	Useabilit	y & Code #	To the second				Pa	rcel l	Tumber		en energiñ farg.				
0012053			234	4	08	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Pa	rcel		
		te of S	ale Assessed	Value		4241	3	9	1	3	4	00000	1 000		20	35		
Land	1	Imp	rovements		Cotal Cotal		D	ate of	Sale	Pro	perty	Classific	ation (tion Code				
	,740		49,335	<u> </u>	101,075	Status	Pro	perty Ty	ре	Zo	oning	Location	on City Size		on City Size		Parcel Size	
		Irrigat	ion Type:			A) 1	B)	05		C)	5	D) 3	E)	0	F)	7		
LCG			ACRES:	٧A	LUE:		LCG				ACR	ES:		VAL	UE:			
IRRIGATE			ICREO.		4.015.	GR	ASSLA	ND 1	GI			4.840				775		
	1A								1G			1.690			2,	365		
	2A1				-			2	G1									
	2A								2G		_							
	3A1		<u>-</u>					3	GI									
	3A								3G									
	4A1							4	G1									
	4A								4G									
DRYLAND) 1D1		1.300		3,285	5	Shelterb	elt/Timl	рег				·					
	1D							Accreti	on									
	2D1							Wa										
	2D		<u> </u>					Otl				0 100			12,9	200		
	3D1					AG L	AND '		_			8.130 0.420	Section states in	allegario aprilei de	;	-00		
	3D							Roa						<u> </u>	13,8	2/10		
4D1		0.000		475			Farm Si	-			1.000			25,0				
	4D	7.00.00	0.300		4/5			ome Si Recreati	_			1.000		,	,			
					24,860		Г	Otl	-				 ,	·				
	wellings nuildings				24,475	No	n-AG '					2.420	<u></u> ,		38,8	340		
		. 1564 <u>15.</u>											0.000	****	*****			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
EASEMENT FOR DRIVEWAY		
Comments from	Comments:	
001205300		
	(Continue on be	ack)

Real Estate Transfer Statement 23 •To be filed with the Register of Deeds. •Read instructions on reverse side. •If additional space is needed, add an attachment and identify the applicable item number.

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

The deed will not be recorded unless this 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. 8 Day 11 Yr. 22 Mo. 8 Day	11 Yr. 22
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)	
Wilson K Alber and Afton Alber	David E Alber and Tamara S Alber, Trustees Street or Other Mailing Address	5
Street or Other Mailing Address 2460 Road R	2483 Road R	Zip Code
City State Zip Code Guide Rock NE 68942	Guide Rock NE	68942
Phone Number (402) 469-4889	Phone Number Is the grantee a 501(c)(3) organiza (402) 756-7741 If Yes, is the grantee a 509(a) foun	
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)
(A) otatuo	Mineral Interests-Nonproducing State Assessed	Mobile Home
☐ Improved ☐ ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural	Mineral Interests-Producing Exempt	
IOLL Commercial Recreational		f
	and Contract/Memo Partition Sheriff	Other
o type of beed	ease Personal Rep. Trust/Trustee	
	ineral Quit Claim Warranty	
	closure Irrevocable Trust Revocable Trust Tra	nsfer on Death
kind exchange (I.R.C. § 1031 Auction Easement Gift	Life Estate Sale Tru.	stee to Beneficiary
		er (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No	o, state the intended use.)
Yes No Easement	Yes No Driveway	-
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re		Second Cousins
		Second Coddins
	and Grandchild Spouse	
Ex-spouse Parents and 0		torget rate)
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nerest rate.)
\$0	Yes ✓ No \$	/If Ves_include the name
16 Does this conveyance divide a current parcel of land? ☐ Yes	of the agent or title company contact.)	√ No
	19 Name and Address of Person to Whom the Tax Statement Sh	
18 Address of Property 2460 Road R	Same as Grantor	
Guide Rock, NE 68942	Camb de Granier	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
See attached		
occ attached		
21 If agricultural, list total number of acres transferred in this transaction	 •	
	90 \$	مام
22 Total purchase price, including any liabilities assumed	22 💆	0 <mark>,</mark> 00
22 Was non-real property included in the nurchase?		
23 Was non-real property included in the purchase?	inetructions)	
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	\$	0100
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 24	0 00
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	n number 23	
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)	n number 23	
Yes V No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	n number 23	
Yes V 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 statem correct, and that I am duly authorized to sign this statement. Kory J McCracken Print or Type Name of Grantee or Authorized Representative	n number 23	nplete, and
Yes V No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	n number 23	nplete, and (402) 746-3613
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 statem correct, and that I am duly authorized to sign this statement. Kory J McCracken Print or Type Name of Grantee or Authorized Representative	n number <u>23</u> .ent and that it is, to the best of my knowledge and belief, true, cor	nplete, and (402) 746-3613
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 statem correct, and that I am duly authorized to sign this statement. Kory J McCracken Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	n number 23	nplete, and (402) 746-3613 Phone Number
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 statem correct, and that I am duly authorized to sign this statement. Kory J McCracken Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use O	n number 23 ent and that it is, to the best of my knowledge and belief, true, cor Attorney Title	nplete, and (402) 746-3613
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 statem correct, and that I am duly authorized to sign this statement. Kory J McCracken Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	n number 23	nplete, and (402) 746-3613 Phone Number

A tract of land located in the Southeast Quarter (SE1/4) of Section Thirteen (13), Township Three (3) North, Range Nine (9) West Of The 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 13; thence S88°42'10"W (assumed bearing) on the South line of said Southeast Quarter, a distance of 1530.00 feet to the point of beginning; thence N06°15'30"E, a distance of 945.00 feet; thence S88°42'10"W, parallel with the South line of said Southeast Quarter, a distance of 485.00 feet; thence S06°15'30"W, parallel with the East line of said tract, a distance of 820.00 feet; thence S38°00'18"W, a distance of 160.14 feet to the South line of said Southeast Quarter; thence N88°42'10"W, on said South line, a distance of 570.00 feet to the point of beginning, containing 10.55 acres, more or less, including 0.42 acres, more or less, of County road right-of-way.

AND:

The Southeast Quarter (SE1/4) of Section Thirteen (13), Township Three (3) North, Range Nine (9) West Of The 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southeast Quarter (SE1/4) of Section Thirteen (13), Township Three (3) North, Range Nine (9) West Of The 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 13; thence S88°42'10"W (assumed bearing) on the South line of said Southeast Quarter, a distance of 1530.00 feet to the point of beginning; thence N06°15'30"E, a distance of 945.00 feet; thence S88°42'10"W, parallel with the South line of said Southeast Quarter, a distance of 485.00 feet; thence S06°15'30"W, parallel with the East line of said tract, a distance of 820.00 feet; thence S38°00'18"W, a distance of 160.14 feet to the South line of said Southeast Quarter; thence N88°42'10"W, on said South line, a distance of 570.00 feet to the point of beginning, containing 10.55 acres, more or less, including 0.42 acres, more or less, of County road right-of-way.

State of Nebraska Ss.
County of Webster Ss.
Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of A.D., 20 22, at 9:31 o'clock 4 M. Recorded in Book 2022

on Page 2052 - 2053

Louist Retain County Clerk

10.00 Vo Deputy

ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date S-12-22
\$Exerch +23 By Yo

EASEMENT FOR DRIVEWAY

This Agreement is made and entered into this _____ day of _____, 2022, by and between Wilson K. Alber and Afton Alber, husband and wife, OWNER #1, and David E. Alber, Trustee of the David E. Alber Revocable Trust, dated June 29, 2021, and Tamara S. Alber, Trustee of the Tamara S. Alber Revocable Trust, dated June 29, 2021, OWNER #2, WITNESSETH:

WHEREAS OWNER #1 are the owners of the following described real estate, to wit:

TRACT 1: A tract of land located in the Southeast Quarter (SE1/4) of Section Thirteen (13), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 13; thence S88°42'10"W (assumed bearing) on the South line of said Southeast Quarter, a distance of 1530.00 feet to the point of beginning; thence N06°15'30"E, a distance of 945.00 feet; thence S88°42'10"W, parallel with the South line of said Southeast Quarter, a distance of 485.00 feet; thence S06°15'30"W, parallel with the East line of said tract, a distance of 820.00 feet; thence S38°00'18"W, a distance of 160.14 feet to the South line of said Southeast Quarter; thence N88°42'10"W, on said South line, a distance of 570.00 feet to the point of beginning, containing 10.55 acres, more or less, including 0.42 acres, more or less, of County road right-of-way; and

WHEREAS OWNER #2, are the owners of the following described real estate, to wit:

TRACT 2: The Southeast Quarter (SE1/4) of Section Thirteen (13), Township Three (3) North, Range Nine (9) West Of The 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southeast Quarter (SE1/4) of Section Thirteen (13), Township Three (3) North, Range Nine (9) West Of The 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 13; thence S88°42'10"W (assumed bearing) on the South line of said Southeast Quarter, a distance of 1530.00 feet to the point of beginning; thence N06°15'30"E, a distance of 945.00 feet; thence S88°42'10"W, parallel with the South line of said Southeast Quarter, a distance of 485.00 feet; thence S06°15'30"W, parallel with the East line of said tract, a distance of 820.00 feet; thence S38°00'18"W, a distance of 160.14 feet to the South line of said Southeast Quarter; thence N88°42'10"W, on said South line, a distance of 570.00 feet to the point of beginning, containing 10.55 acres, more or less, including 0.42 acres, more or less, of County road right-of-way; and

WHEREAS there is a driveway from Road R that serves all of the Southeast Quarter (SE1/4), and TRACT 1 has to be crossed to gain access to TRACT 2;

WHEREAS the parties intend and agree that said driveway may be used by OWNER #2 to access TRACT 2, in perpetuity, for the benefit of OWNER #2;

NOW THIS INDENTURE WITNESSETH that in consideration of the mutual agreements

herein contained, OWNER #1 hereby grants and conveys to OWNER #2 their heirs, successors and assigns, for the purposes above set forth, full and free right and passage over and across such driveway for ingress and egress to TRACT 2.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year set forth in their respective acknowledgments hereof.

David E. Alber Revocable Trust

Tamara S. Alber Revocable Trust

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on Hwust Alber, Trustee of the David E. Alber Revocable Trust, and Tamara S. Alber, Trustee of the Tamara S. Alber Revocable Trust.

Comm. expires

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

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on K. Alber and Afton Alber, husband and wife.

Comm. expir

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

Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page	Sa	le Date	School District Code										
91	202	22	2062	8/1	5/2022	Base: 9	91-00	74	Aff	iliated:		Unified:				
Location II	, [Sale	Number	Useabilit	y & Code #											
00171920		2	:35	4	08	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel		
	Da	ite of Sa	le Assessed	Value		4133	4	10	2	2 1	00000	1	000	0000		
Land		Imp	rovements		Total		Date of Sale Property Classi				y Classific	cation Code				
178,0	45	The William of	25,520		203,565 Stains Property Type Zoning Loca				Location	Cii	Parcel Size					
		Irrigati	on Type:			A) 1	B)	05		c) 5	D) 3	E)	0	F) 10		
LCG		A	CRES:	V/	LUE:	CHESCOS.	LCG			ACF	ES:		VAL	JE:		
IRRIGATED	1A1					GR	ASSLA	ND 1	G1		9.760			27,665		
	1A								IG		6.490	9,08				
	2A1							20	G1		1.810		2,535			
	2A							,	2G	-		-				
	3A1							30	G1			·				
	3A							3	3G				_			
	4A1							40	G1							
<u>, , , , , , , , , , , , , , , , , , , </u>	4A		.,						4G				_			
DRYLAND	1D1		48.690		122,940	5	Shelterbe	elt/Timb	ег							
	1D							Accreti	on							
	2D1							Was	ste							
	2D		0.800		1,775			Otl	ıer							
	3D1					AG L	AND T	ГОТА	\mathbb{L}		7.680		1	64,205		
	3D							Roa	ds		2.980			rational appears		
4D1			.,			F	arm Sit	es		1.000			13,840			
	4D		0.130	Service where the course of the service	205	- 3-2	Н	ome Sit	es							
							R	ecreation	on	-						
	llings					. 17		Oth		· · - -			÷****	10 010		
Outbui	ldings		Brook The Sections of		25,520	Noi	ı-AG T	ГОТА	$\mathbf{L} $		3.980			13,840		

Assessor's Adjustment to Sale I	Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for A	Adjustment:		
WD; DEED OF PARTITION			
Comments from		Comments:	
001719200			
			(Continue on back)

Good Life, Creat Service.

Real Estate Transfer Statement 25 • 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 stateme	nt is signed and items 1-25 are accurately completed.	
the state of the s	3 Date of Sale/Transfer 4 Date of Deed	
		12 Yr. 2022
WEBSTER - 91		11
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"	Grantee's Name (Buyer) John E. Naiman, Jr. and Laurel A. Naiman	
Street or Other Mailing Address	Street or Other Mailing Address	
City State Zip Code	60 N. Walnut St. City State Red Cloud NE	Zip Code
Oily Caulo		68970 tion? Yes ✓ No
Phone Number	Phone Number Is the grantee a 501(c)(3) organiza (707) 486-0992 If Yes, is the grantee a 509(a) found	
Email Address N.A.	Email Address N.A.	
7 Property Classification Number. Check one box in categories A and B. Check C i		
) Property Type	(C)
✓ Improved	Mineral Interests-Nonproducing State Assessed	Mobile Home
☐ Unimproved ☐ Multi-Family ✔ Agricultural	Mineral Interests-Producing Exempt	
	and Contract/Memo Partition Sheriff	Other
		Odici
Comments Com		(D V
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	more Dimorecano Mass Diservativa	nsfer on Death
Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Tru	stee to Beneficiary
☐ Buyer ☐ Seller ☑ No ☐ Court Decree ☐ Exchange ☐ Gran		er (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	o, state the intended use.)
✓ Yes		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)	
	Partnership, or LLC Self Other	r
	and Grandchild Spouse	
Ex-spouse Parents and C	_ , .	toward roda \
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	
\$294,786	Yes	%
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 Adams Lar	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent
	See Grantee	
18a ✓ No address assigned 18b ☐ Vacant land		
20 Legal Description (Attach additional pages, if needed.)	<u> </u>	
See Exhibit "A"		
21 If agricultural, list total number of acres transferred in this transaction	·	
	00 \$	
22 Total purchase price, including any liabilities assumed		0,00
23 Was non-real property included in the purchase?	\$	
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24]\$	0100
	Back stand	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number /	1-t- and
Under penalties of law, I declare that I have examined this statement	nt and that it is, to the best of my knowledge and belief, true, cor	npiete, and
correct, and that I am duly authorized to sign this statement.		(402) 463-4198
Dusty S. McKenna		Phone Number
Sign Print or Type Name of Grantee or Authorized Representative	Title/Escrow Agent	08-15-2022
	Title	Date
here Signature of Grantee or Authorized Representative	THE .	
Register of Deed's Use O		For Dept. Use Only
26 Date Deed Recorded, 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 8 Day 18 Yr. 22 \$ Exernot #7	BK 2022 / 2062	
lebraska Department of Revenue	Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)
om No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee—Retain a copy of t	nis document for your records.	

5. Grantor's Name, Address, and TelephoneTimothy J. Himmelberg and Charleen M. Himmelberg
1985 Road AA
Blue Hill, NE 68930
402-460-0829

John E. Naiman, Jr. and Laurel A. Naiman 60 N. Walnut St. Red Cloud, NE 68970 707-486-0992

20. Legal Description

A tract of land comprising the East Half of the Northeast Quarter (E½ NE¾) of Section Two (2), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of the NE¼ of said Section 2; thence running easterly along the north line of said Section 2, on a bearing of N88°55′13″E a distance of 1314.63 feet to the actual Point of Beginning; thence continuing running easterly along the north line of said Section 2, on a bearing of N88°55′13″E, a distance of 1314.63 feet; thence S00°53′39″E a distance of 2624.98 feet; thence S86°10′40″W a distance of 1316.71 feet; thence N00°53′11″W a distance of 2687.99 feet to the actual Point of Beginning.

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

> Date: 08/16/22 By AS

\$ Ex007

Bk 2022, Pg 2062

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of August A.D., 2022, at 12:43 o'clock PM. Recorded in Book 2022 on Pages 2062-2063

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

Return To: John E. Naiman, Jr., 60 N. Walnut St., Red Cloud, NE 68970

Warranty Deed

The Grantors, TIMOTHY J. HIMMELBERG AND CHARLEEN M. HIMMELBERG, HUSBAND AND WIFE; AND JOHN E. NAIMAN, JR. AND LAUREL A. NAIMAN, HUSBAND AND WIFE. in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to JOHN E. NAIMAN, JR. AND LAUREL A. NAIMAN, HUSBAND AND WIFE as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

A tract of land comprising the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Two (2), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of the NE% of said Section 2; thence running easterly along the north line of said Section 2, on a bearing of N88°55'13"E a distance of 1314.63 feet to the actual Point of Beginning; thence continuing running easterly along the north line of said Section 2, on a bearing of N88°55'13"E, a distance of 1314.63 feet; thence S00°53'39"E a distance of 2624.98 feet; thence S86°10'40"W a distance of 1316.71 feet; thence N00°53'11"W a distance of 2687.99 feet to the actual Point of Beginning.

GRANTORS covenant with GRANTEES that GRANTORS:

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

Executed 8-12-2023

Timothy J. Himmelberg

Charleen M. Himmelberg

John E. Naiman, Jr.

aurel A. Namuan

STATE OF NEBRASKA	\int_{SS}
COUNTY OF ADAMS) 33

On this 12th day of August, 2022, before me personally appeared **Timothy J. Himmelberg and Charleen M. Himmelberg**.



Notary Public - Dusty S. McKenna

STATE OF NEBRASKA COUNTY OF ADAMS

ss

On this 15th day of August, 2022, before me personally appeared John E. Naiman, Jr. and Laurel A. Naiman.

GENERAL NOTARY - State of Nebraska
DUSTY S. MCKENNA
My Comm. Exp. August 8, 2023

Notary Public - Dusty S. McKenna

Agricultural Land Sales Worksheet

Cnty No. E	ook	Page	Sal	e Date	School District Code										
91 2	022	2064	8/15	72022	Base:	91-00	74	Affi	iated:		Unified:				
Location ID	Sale	Number	Useability	& Code#					Parcel	Number					
001719201		236	4	08	GeoCde	Twn	Rng	Sect	t Qrt	Subdiv	Area	Blk	Parcel		
	Date of S	ale Assessed	Value		0000			00	0	00000	1	000	0000		
Land	Imp	provements	\mathbf{T}	otal	Date of Sale Property Classification Code										
185,125	185,125			185,125	Status	Proj	erty Ty	ре	Zoning	Location	Cif	y Size	Parcel Size		
	Irrigat	ion Type: NC	IRRIGA	rion	A) 2	B)	05		c) 5	D) 3	3 E) 0		F) 9		
LCG		ACRES:	VAI	LUE:					ACI	ŒS:		VÁL	UE:		
IRRIGATED 1A					 	ASSLA				1.510			2,115		
1.	A			,]	lG		2.860			4,005		
2A	.1					1.	20	G1		3.980			5,570		
2.	A						2	2G							
3A	1						30	31							
3.	A						3	3G							
4A	1						40	3 1	_						
4.	A							G							
DRYLAND 1D	-	61.510	1	155,315	S	helterbe	lt/Timb	ег							
							Accretic	on	_						
2D		0.000		1.045			Was			0.620			175		
21 3D		0.830		1,845	ACT	AND T	Oth			1.500		1 (35,125		
					AG L	AIND I	Road			1.000					
4D	+	7.620		12,040		E	rm Site						urytes stürele.		
4 <u>D</u>		2.570		4,060			me Site	+							
41				-,500			ecreatio								
Dwelling	s l						Oth	\dashv							
Outbuilding					Nor	-AG T				1.000					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD; DEED OF PARTITION		
Comments from	Comments:	
001719201		
		<u>'</u>
	(Coi	ntinue on back)

NEBRASKA

Real Estate Transfer Statement

236

FORM **521**

Good Life, Great Service

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

· If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 1 County Name 2 County Number Mo. _ 08 Mo. 08 Day __15__Yr. 2022 WEBSTER - 91 5 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Timothy J. Himmelberg and Charleen M. Himmelberg Grantor's Name (Seller See Exhibit "A' Street or Other Mailing Address Street or Other Mailing Address 1985 Road AA Zip Code 68930 Zio Code City Blue Hill State City NE Is the grantee a 501(c)(3) organization? √ No Phone Number (402) 460-0829 Yes Phone Number If Yes, is the grantee a 509(a) foundation? Email Address N.A. Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mineral Interests-Nonproducing Mobile Home Improved State Assessed Single Family 1 Industrial Exempt ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Recreational IOLL Commercial Partition Sheriff Other Distribution Land Contract/Memo 8 Type of Deed Conservator Trust/Trustee Personal Rep. Lease Bill of Sale Corrective Fasement Mineral Quit Claim ✓ Warranty Death Certificate - Transfer on Death Executor Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Irrevocable Trust Revocable Trust Transfer on Death Distribution Foreclosure 10 Type of Transfer Trustee to Beneficiary Gift Life Estate Sale Easement Auction Exchange) by buyer or seller? Satisfaction of Contract Other (Explain) Court Decree Exchange ✓ Partition **Grantor Trust** Seller No Buyer 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self ☐ Yes Spouse Grandparents and Grandchild Brothers and Sisters Step-parent and Step-child Ex-spouse Parents and 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? Yes √ No S \$294,786 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? No √ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property See Grantee 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 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 instructions) 23 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{7}{2}$ 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) 463-4198 Dusty S. McKenna Print or Type Name of Grantee or Authorized Representative Phone Number 08-15-2022 Title/Escrow Agent Date Title Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

5. Grantor's Name, Address, and Telephone Timothy J. Himmelberg and Charleen M. Himmelberg 1985 Road AA Blue Hill, NE 68930 402-460-0829

John E. Naiman, Jr. and Laurel A. Naiman 60 N. Walnut St. Red Cloud, NE 68970 707-486-0992

20. Legal Description

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Index	
Computer	
Assessor	
Carded	-

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/16/22 By AS

\$ Ex007

Bk 2022, Pg 2064

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of August A.D., 2022, at 12:43 o'clock PM. Recorded in Book 2022 on Pages 2064-2065

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

Return To: Timothy Himmelberg, 1985 Road AA, Blue Hill, NE 68930

Warranty Deed

The Grantors, TIMOTHY J. HIMMELBERG AND CHARLEEN M. HIMMELBERG, HUSBAND AND WIFE; AND JOHN E. NAIMAN, JR. AND LAUREL A. NAIMAN, HUSBAND AND WIFE, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to TIMOTHY J. HIMMELBERG AND CHARLEEN M. HIMMELBERG, HUSBAND AND WIFE as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

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- (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 8-12-2022

Timothy J. Himmelberg

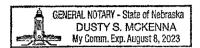
Charleen M. Himmelberg

John E. Naiman, Jr.

STATE OF NEBRASKA
COUNTY OF ADAMS

ss

On this 12th day of August, 2022, before me personally appeared Timothy J. Himmelberg and Charleen M. Himmelberg.

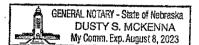


Notary Public - Dusty S. McKenna

STATE OF NEBRASKA COUNTY OF ADAMS

s

On this 15th day of August, 2022, before me personally appeared John E. Naiman, Jr. and Laurel A. Naiman.



Notary Public – Dusty S. McKenna

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	22	2070	8/15	/2022	Base: 9	91-00	02	Affi	iated:	a sining	Unified:				
Location	ID	Sale	Number	Useability	& Code#				,	Parcel	Number					
0014070	000		237	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value		4489	1	10	16	0	00000	1	000	0000		
Land		Imp	rovements	Te	otal		D	ate of	Sale	Propert	y Classific	ation (Code			
3,123	,500		81,370	3,2	204,870	Status	Pro	perty Ty	ре	Zoning	Location	Ci	ty Size	Parcel Size		
		Irrigat	ion Type:	.		A) 2	B)	05		c) 5	D) 3	E)	0	F) 10		
LCG		£	ACRES:	VAI	UE:		LCG			ACI	RES:		VAL	UE:		
IRRIGATE						GR	ASSLA	ND 10	G1	42	20.560		5	88,785		
	1A								IG	12	20.250	168,355				
	2A1					2G1				386.100			540,550			
	2A							2	2G	278.510			389,915			
	3A1					3G1			G1	136.690			191,370			
	3.A								3G		6.440	135,015				
	4A1							40	Gl							
	4A								4G							
DRYLANI) 1D1		32.000		80,800	2	Shelterbe	elt/Timb	er							
	1D		182.720	4	61,365			Accreti	on							
	2D1		35.980		90,850			Was	ste		34.530	9,670				
	2D		22.380		49,680			Oth								
	3D1		24.230		53,790	$\operatorname{\mathbf{AG}} olimits \mathbf{L}$	AND T	ГОТА	\mathbf{L}		1.200		3,0	45,820		
	3D							Roa	\rightarrow	3	34.930					
	4D1 131.370			2	07,560						2.000			27,680		
	4D	an Samuelle	49.440	tová s zemene po como se se se	78,115	Home Sites					2.000			50,000		
		S. W. L.	Political Extrapolation				R	Lecreation	on							
	wellings				34,620	Other							~	77 (00		
Outl	ouildings				46,750	Noi	n-AG T	ГОТА	L	3	88.930		·	77,680		

Assessor's Adj	justment to Sal	le Price (+ or	··-):		Total Recaptı	are Value:	
Assessor Comme	nts and Reason fo	or Adjustment:					
WD; TRANSI	ER INTO REV	OCABLE LI	VING TRUS	Г			
Comments from				Comme			
	001407400 0	001407600	001810000			001813400	
		001407600	001810000			001813400	
001407000		001407600	001810000			001813400	
001407000		001407600	001810000			001813400	

NEBRASKA

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

FORM

Good Life. Great Service.

• If additional space is needed, and an attach		*							
	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 Mo. 08 Day 15 Yr. 2026 Mo. 08 Day 15 Yr. 2026								
WEBSTER - 91 ▼	The state of the s								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Serena F. Boner a/k/a Serena Fern Boner, a single person	Grantee's Name (Buyer) See Attached Street or Other Mailing Address								
Street or Other Mailing Address 1024 Road C	1024 Road C								
City State Zip Code Red Cloud NE 68970	Red Cloud State NE	Zip Code 68970							
Phone Number (402) 746-3328	Phone Number (402) 746-3328 Is the grantee a 501(c)(3) organize (402) 746-3328 If Yes, is the grantee a 509(a) four								
Email Address	Email Address								
7 Property Classification Number, Check one box in categories A and B. Check C it		(C)							
V 7	Property Type	Mobile Home							
	Mineral Interests-Producing Exempt	L Mesine Hemis							
Unimproved Multi-Family Agricultural OLL Commercial Recreational									
	nd Contract/Memo Partition Sheriff	Other							
Trype of Book	ase Personal Rep. Trust/Trustee								
	neral Quit Claim Warranty								
	losure Irrevocable Trust 🔽 Revocable Trust 🔲 Tra	insfer on Death							
kind exchange (I.R.C. § 1031	Life Estate Sale Tru	stee to Beneficiary							
		ner (Explain)							
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	lo, state the intended use.)							
✓ Yes									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		1 .							
	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate)							
14 What is the current market value of the real property?	Yes V No \$	%							
\$3,142,805 16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?								
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 Serena F. Boner, Trustee of the Serena F. Boner Revocable Living Trust,								
1024 Road C Red Cloud, NE 68970	dated November 19, 2021								
<u> </u>	1024 Road C Red Cloud, NE 68970								
18a No address assigned 18b Vacant land	Tred Cloud, NE 6657 C								
20 Legal Description (Attach additional pages, if needed.) See Attached									
See Allached									
21 If agricultural, list total number of acres transferred in this transaction 1990.13									
at a agricultura, not tous rutinos. Of doses a surface	1 16								
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	\$								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0100							
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number ⁴								
Under penalties of law, I declare that I have examined this statement	and that it is, to the best of my knowledge and belief, true, co	mplete, and							
correct, and that I am duly authorized to sign this statement.									
Henry C. Schenker		(308) 425-6273 Phone Number							
Print or Type Name of Grentee of Authorized Representative	Attorney	Phone Number 8/17/2022							
	Title	Date							
nere									
Register of Deed's Use O	·	For Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	8 Recording Data								

Nebraska Department of Revenue

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

- 6. SERENA F. BONER, TRUSTEE OF THE SERENA F. BONER REVOCABLE LIVING TRUST, dated November 19, 2021
- 20. The Southwest Quarter (SW¼) of Section Nineteen (19), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;
 - The Northwest Quarter (NW¼) of Section Seventeen (17), Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;
 - The West Half of the Southwest Quarter (W½SW¼) of Section Seventeen (17), Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;
 - ✓ The West Half (W½) of Section Twenty-three (23), Township One (1), North Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;
 - The Northwest Quarter (NW¼) of Section Twenty-two (22), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;
 - The East Half of the Southeast Quarter (E½SE½); the Southwest Quarter of the Southeast Quarter (SW¼SE½) and the Southeast Quarter of the Southwest Quarter (SE½SW½), all in Section Thirty-four (34), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;
 - The Southeast Quarter (SE¼); the South Half of the Northeast Quarter (S½NE¼); and the Northeast Quarter of the Northeast Quarter (NE¼NE¼), all in Section Fifteen (15), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;
 - The North Half of the county road running east and west adjacent to the East Half of the Southeast Quarter (E½SE½) of Section Fifteen (15), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;
 - The West Half of the county road running north and south adjacent to the Northeast Quarter (NE¼) and the Southeast Quarter (SE¼) of Section Fifteen (15), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;
 - /The South Half (S½) of Section Twenty-two (22), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska; and
 - The South Half (S½) and the Southeast Quarter of the Northeast Quarter (SE¼NE¼) of Section Sixteen (16), Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

Index
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NEBRASKA DOCUMENTARY STAMP TAX

> Date: 08/17/22 Ex004 By AS

Bk 2022, Pg 2070

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of August A.D., 2022, at 11:10 o'clock AM. Recorded in Book 2022 on Pages 2070-2071

Fee: \$16.00 By: AS Deputy Electronically Recorded

When recording is completed return to:

DUNCAN, WALKER, SCHENKER & DAAKE P. O. Box 207 Franklin, NE 68939

WARRANTY DEED

SERENA F. BONER, also known as SERENA FERN BONER, a single person, Grantor, whether one or more,

in consideration of One and no/100 --- (\$1.00) --- Dollar and Contribution to Revocable Living Trust, receipt of which is hereby acknowledged, conveys to

SERENA F. BONER, TRUSTEE OF THE SERENA F. BONER REVOCABLE LIVING TRUST, dated November 19, 2021, Grantee,

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

The Southwest Quarter (SW¼) of Section Nineteen (19), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW¼) of Section Seventeen (17), Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

The West Half of the Southwest Quarter (W½SW¼) of Section Seventeen (17), Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

The West Half (W½) of Section Twenty-three (23), Township One (1), North Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW¼) of Section Twenty-two (22), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The East Half of the Southeast Quarter (E½SE¼); the Southwest Quarter of the Southeast Quarter (SW¼SE¼) and the Southeast Quarter of the Southwest Quarter (SE¼SW¼), all in Section Thirty-four (34), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE¼); the South Half of the Northeast Quarter (S½NE¼); and the Northeast Quarter of the Northeast Quarter (NE¼NE¼), all in Section Fifteen (15), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The North Half of the county road running east and west adjacent to the East Half of the Southeast Quarter (E½SE¼) of Section Fifteen (15), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The West Half of the county road running north and south adjacent to the Northeast Quarter (NE¼) and the Southeast Quarter (SE¼) of Section Fifteen (15), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The South Half (S½) of Section Twenty-two (22), Township One (1), North, Range Eleven (11), West of the 6^{th} P.M., Webster County, Nebraska; and

The South Half (S½) and the Southeast Quarter of the Northeast Quarter (SE½NE½) of Section Sixteen (16), Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

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

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

Executed: Avgust 15, 2022.

Serena F. Boner, also known as Serena Fern Boner.

STATE OF NEBRASKA)
) ss.
FRANKLIN COUNTY)

The foregoing instrument was acknowledged before me on <u>August 15</u>, 2022, by Serena F. Boner, also known as Serena Fern Boner, a single person.

SENERAL NOTARY - State of Nebraska HENFIY C. SCHENKER My Comm. Exp. June 16, 2026 Henry C. Schenker Notary (Public.

Agricultural Land Sales Worksheet

Cnty No. Bo	ok	Page	e Date	School District Code												
91 20	22	2086	8/17	/2022	Base:	55-00	11	Aff	filiate	ed:		Unified:				
Location ID	Sale	Number	Useability	& Code#	Parcel Number											
001410400	238		4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel		
D	ate of Sa	le Assessed	Value		4489	1	10	2	5	0	00000	1	000	0000		
Land	Imp	rovements	T	otal		D	ate of	Sale	e Pro	perty	Classific	ation (Code			
268,930			4	268,930	Status	Pro	perty Ty	pe	Z	oning	Location	Cit	y Size	Parcel Size		
	Irrigati	on Type:			A) 2	B)	в) 05		(C)	5	D) 3	E) 0		F) 10		
LCG	A	CRES:	VAI	.ue:		LCG	Consultation (ACR	ES:	NN PROFES	VAL	UE:		
IRRIGATED 1A1					GR	ASSLA	ND 1	G1		5	7.980			81,170		
1A	-				,			1G								
2A1	2A1						20	G1			6.970	51,760				
2A	2A							2G		9	6.430		1	35,000		
3A1							30	G1								
3A								3G								
4A1							40	G1			· ·					
4A								4G			:					
DRYLAND 1D1						Shelterbe	elt/Timb	per								
1D							Accreti	on			2 - 5 - 5	-		1 000		
2D1							Was				3.580			1,000		
2D					407	A BITS C	Oth		-	1 ^	4.960			68,930		
3D1					AG L	AND T		-		vision in profes	4.960	a para mana ing ing ing		00,930		
3D			_				Roa arm Sit				2.500					
4D1								\dashv					,			
4D			17.00		 .		ome Sit Lecreatio									
P 41.							Oth	\dashv								
Dwellings Outbuildings	<u> </u>				Noi	ı-AG T				•	4.960		, , , , , , , , , , , , , , , , , , ,			
Catoununigs					1103		0 / 1) " # . v		X7-1					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture	e Value:	
Assessor Comments and Reason for Adjustment:			
JTWD		٠.	
			· · ·
Comments from	Comments:		
001410400			
			(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 unless this statemen	t is signed and items 1-25 are accurately completed.										
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 8 Day 17 Yr. 2022 4 Date of Deed Mo. 8 Day 17 Yr. 2022 7 Yr. 2022 8 Day 7 Yr. 2022										
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)										
Lynn Kimminau	Garret M Sharp and Maci R Sharp Street or Other Mailing Address										
Street or Other Mailing Address 1263 Road 2700	17585 2 Union Ave										
City State Zip Code Lawrence NE 68957	City Hill NE 68730										
Phone Number (402) 460-0137	Phone Number Is the grantee a 501(c)(3) organization? Yes VNo										
Email Address	Email Address n/a										
N/a Property Classification Number. Check one box in categories A and B. Check C if											
	Property Type (C)										
Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Ho Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational											
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min											
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Trustee to Beneficiary										
V Yes No No	Yes No										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.											
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pamily Corp., Pami											
Ex-spouse Parents and Chi											
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)										
\$207,500	Yes No \$% 17 Was transfer through a real estate agent or a title company? (If Yes, include the name										
Yes V No	of the agent or title company contact.) Yes Southern Title, LLC No										
to Address of Freporty	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.)	A DAMACONAMAN All in Continue Trumby five										
The Northwest Quarter (NW1/4); and the Northwest Quarter of the (25), Township One (1) North, Range Ten (10) West of the 6th AN UNDIVIDED 1/2 INTEREST	P.M., Webster County, Nebraska										
21 If agricultural, list total number of acres transferred in this transaction 200+-											
22 Total purchase price, including any liabilities assumed											
23 Was non-real property included in the purchase?	\$										
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	507 500:00										
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 207,500µ00										
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number										
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement. Garrett M. Sharp	t and that it is, to the best of my knowledge and belief, true, complete, and 402-469-813 Phone Number										
Printor/Type Name of Grantee or Authorized Representative											
sign hand Barragetting	Grantee 8//8/2022 Title Date										
nere signal of states of the s											
Register of Deed's Use Onl 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	y For Dept. Use Only 28 Recording Data										
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 408.00	BK 2022. Fr. 2086										
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Flev. Stat. §§ 76-214, 77-1327(2										

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 Mua A.D., 20 22, at 1.08
o'clock NOM. Recorded in Book 2022
on Page \ \ 2086
Pound Petoch County Clerk
10.00 A Deputy

Assessor_

Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 8-18-22 \$ 468.00 By なら

BOOK 2022 PAGE 2086

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

Comp

JOINT TENANCY WARRANTY DEED

Lynn Kimminau, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Garrett M. Sharp and Maci R. Sharp, 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):

An undivided one-half interest in and to: The Northwest Quarter (NW½); and the Northwest Quarter of the Southwest Quarter (NW½SW½); all in Section Twenty-five (25), Township One (1) North, Range Ten (10) West of the 6th P.M., 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 Hu

August 17, 2022.

Lynn Kimminau

STATE OF NEBRASKA) county of ADAm S) ss.

The foregoing instrument was acknowledged before me on August 17, 2022 by Lynn Kimminau, a single person.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok	Page		\$	Sale Date	School District (strict Co	ode					
91	202	22	2120		8/	19/2022	Base:)1-(0123	Aff	iliated	1:	Unified:						
Location	ID	Sale	Number	Useability & Code #							Par	cel I	Number						
0005130	000	2	239	1			GeoCde	Twi	n Rng	Se	ect (Qrt	Subdiv	Are	a	Blk	P	arcel	
		te of Sa	ale Assessed	Valu	e		4131			0	0	0 30020 001 0				00	000		
Land	1	Imp	rovements			Total			Date of	Sale	Prop	ert	y Classif	icatio	n C	ode			
2	,075		39,660				Status	P	roperty T	уре	Zon	ing	Locati	on .	City	Size	Раго	cel Size	
Assessor Lo					A) 1	В	01		C)	1	D) 1	E)	7	F)	3			
million and a second		r, they were				Residentia	ı			7 48 V	Section ()		Commo	rcial	ir iya. Xirid	VANGUE			
			provements:	Multip	le. Im	provements.:			Multiple	. Impi	rovemei	nts.:							
	Append Company		and the second of the second	Constr			13		Construc	tion I	Date:				•			•	
	a programme and the		Talayanin Malayan Reign	Floor S	Sa. Ft.	1,2	80		Floor Sq	. Ft. :	:								
		Buildin	g Cost New:	Cost:	, q	164,3	55		Cost:			-							
Single Family					entia	l Condition: 2	0		Comme	ercia	l Occu	pan	cy Code:	(e)				45,744	
(100) □ Mo				(10)		Worn Out			Primary	r:		O	ther1:		0	ther2:			
(101) One				(20)	X	Badly Worn			Commercial Construction Class:										
(102) Two				(30) Average						(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spli			_	(40)						(2) ☐ Reinforced Concrete Frame									
(104) 🗷 11/				(50)		Very Good			(3) Masonry Bearing Walls										
(111) □ Bi-I				(60)		Excellent			(4) U Wood or Steel Framed Ext. Walls										
(106) 🗆 Oth					e, a				(5) [1 M	etal Fr	ame	and Walls	;					
Townhouse or	er jangerer sam	Style:		Resid	entia	I Quality: 40			(6) E	l Po	ole Fran	me							
(301) 🗆 One				(10)		Low			Cost Ra	ınk:				Cond	itio	n:			
(302) 🗆 Two	Story			(20)		Fair			(10) □	Lo	ow			(10)		Worn	Out		
(307) 🗆 11/	2 Story			(30)		Average			(20) □] Ay	verage			(20)		Badly	Wom	i	
(308) □ Spli	t Level			(40)	因	Good			(30) Above Average (30) Average										
(309) 🗆 21/	2 Story			(50)		Very Good			(40) ☐ High (40) ☐ Good										
(304) 🗆 One	Story Di	uplex		(60)		Excellent		_	(50) □ Very Good							Good			
(305) 🗆 Two	Story D	uplex									- 1 · · ·			(60)		Excelle	ent		
Assessor's	Adjus	tment	to Sale Pr	rice (+ 01	· -):													
Assessor Co																•	,		
WD												,							
		-																	
															· .				
									-							112.24			
Comments f							•	Comr	nents:										
0005130	100													·	-				
																	 		
	•																		
 :									· ·							(Conti	nue on	back)	

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

239

FORM

 To be filed with the Register of Deeds.
 Read instructions on reverse side. 521 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. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Select County & County Number Mo. 8 Day 19 Mo 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Street or Other Mailing Addr Zip Code Zip Code Phone Number Is the grantee a 501(c)(3) organization? 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 (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 Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Gift Easement Life Estate Sale Trustee to Beneficiary Yes X No Court Decree Exchange Grantor Trust Partition Other (Explain) Satisfaction of Contract 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 Yes ₩ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No. 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes_ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Benjamin - Ashley Man Khey 740 N. Webster St. Bladen, NE 68928 18a No address assigned 20 Legal Description Lots 1-5 BIK / Bladen Spencers 2nd Addition 21 If agricultural, list total number of acres 00 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 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 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 guly authorized to sign this statement. Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data 8 Yr. ald DD Day _ Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of 0.20 A.D., 20 A.D., at 1.20 o'clock 9 M. Recorded in Book 20 A.D. on Page 120 County Clerk	NEBRASKA DOCUMENTARY STAMP TAX Date8-19-22 \$_90.00_By_00
IndCompAssessorCarded	
er en	make the second of the second
WARRANT	Y DEED
Return to: Benjamin and Ashl GRANTOR(S), Melissa A. Grigg	ey Mankhay
whether one or more, in consideration of Forty tho	usand (440,000) Offer a period of
receipt of which is hereby acknowledged, conveys to GRANT	
Man Khey	
the following described real estate (as defined in Neb. Rev. Start Lots 1-5 Block Bladen 740 North webser St.	spenses and Addition Bladen, NE 18928
Grantor covenants (jointly and severally, if more than one) wit	h Grantees that Grantor:
(1) Is lawfully seized of such real estate and that it is free Back taxes for 2020 Paid by Gantees	e from encumbrances, except: + future taxes to be
(2) Has legal power and authority to convey the same;	
Warrants and will defend the title to the real estate agains	st the lawful claims of all.
Executed this 13 day of January . 20 2	. by
Velissa J. Lige	
State of Nebraska, County of Harlan	
The foregoing instrument was acknowledged before	me this <u>15</u> day of <u>16,000 9</u> 20,22,by
Melissa A. Grigg	
Mei A Syndelles Motary Public Signature	Julie A. Sindelar Printed Notary Name
A CENERAL NOTARY-State of Nebraska	My Commission Evoires: 1-32026

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok Page		Sale Date	School District Code													
91	20	22 2122	8	/19/2022	Base: 9	1-0	074	Aff	iliated:	U	Unified:							
Location	\mathbf{D}	Sale Number	Useability & Code #					Parcel Number										
0003444	100	240	1		GeoCde	Twn	ı Rng	Se	ct Qrt	Subdiv	Are	a Bl	k Parcel					
	Da	nte of Sale Assessed	Value		4133	4	10	3	3 0	2007	ס	00	0 0000					
Land		Improvements		Total			Date of	Sale	Proper	ty Classi	icatio	n Code						
8	,850	57,31	0	66,160	Status	P	roperty T	ype	Zoning	Locat	ion	City Size	Parcel Size					
Assessor Lo	cation:	BLUE HILL (1	3H)		A) 1	B)	01		C) 1	D) 1	. E	6	F) 5					
			Paragaing (P	Residentia				ing W Manglas		Comm	ercial							
	Mult	tiple Improvements:	Multiple. I	mprovements.:			Multiple	. Impi	rovements.	:			-/					
		Construction Date:	Constructi	on Date : 18	80		Construc	tion I	Date:									
	a ja saate ee saate	Floor:	Floor Sq. 1	t.: 1,5	51		Floor Sq	. Ft. :										
		Building Cost New:	Cost:	161,5	20		Cost:											
Single Family	Style:	104	Resident	ial Condition: 3	0		Comme	ercia	I Оссира	ncy Code:	Market Services							
(100)	bile Hom	ie .	(10) 🗆	Worn Out			Primary	r:	(Other1:		Other	2:					
(101) 🗆 One	e Story		(20)	Badly Worn	Commercial Construction Class:													
(102) 🗆 Two	o Story		(30) 医	Average	(1) ☐ Fireproof Structural Steel Frame													
(103) 🗆 Spli	it Level		(40)	Good		(2) ☐ Reinforced Concrete Frame												
(104) 🗷 11/	2 Story		(50)		(3) Masonry Bearing Walls													
(111) 🗆 Bi-I	Level		(60)		(4) U Wood or Steel Framed Ext. Walls													
(106) 🗆 Oth	er			Ser Marate P. Le medicinal. Le carrières et l'Assistance			(5)											
Townhouse or	r Duplex	St y le:	Resident	ial Quality: 40	(6) □ Pole Frame													
(301) 🗆 One	e Story		(10)	Low			Cost Ra	ınk:			Cond	ition:						
(302) 🗆 Two	o Story		(20)	Fair			(10) □	l Lo	w		(10)	□ Wo						
(307) 🗆 1 1/	2 Story		(30)	Average			(20) □	I Av	verage		(20)	□ Bad	ly Worn					
(308) 🗆 Spli	it Level		(40) 🗷		(30)	Al		rage										
(309) 🗆 21/	2 Story		(50)	Very Good			(40) □	l Hi			☐ Goo							
(304) 🗆 One	Story D	uplex	(60) 🛘	Excellent				30. 19			<u> </u>	□ Ver						
(305) 🗆 Two	Story D	uplex	a di salata								(60)	☐ Exc	ellent					
Assessor's	Adjus	tment to Sale P	rice (+ c	or -):														
Assessor Co	mments	and Reason for A	djustmer	ıt:														
WD																		

			·			•												
Comments f					<u> </u>	omn	nents:											
0003444	±00				-													
																		
												(Co	ntinue on back)					

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement 240

FORM 521

•To be filed with the Register of Deeds. • Read Instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name Mo. _ 07 2022 2022 Mo. 08 Day 19 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Luis A. Rascon Grantor's Name (Seller) Trinidad S. Borrego and Maria I. Escajeda Carrasco Street or Other Mailing Address 413 N. Wilson St. Street or Other Mailing Address 3155 Dave Hill Ave. Zip Code 68845 State NE Zip Code 688930 City Blue Hill State NE city Kearney Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 469-7131 Phone Number (402) 257-7680 If Yes, is the grantee a 509(a) foundation? Email Address NA Email Address NA 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Mobile Home Industrial State Assessed Mineral Interests-Nonproducing Single Family ✓ Improved Agricultural Mineral Interests-Producing Exempt Multi-Family Unimproved Recreational Commercial Sheriff Other Land Contract/Memo Distribution 8 Type of Deed Conservator Lease Personal Rep. Trust/Trustee Fasement Bill of Sale Corrective Mineral Quit Claim ✓ Warranty Executor Death Certificate - Transfer on Death Cemetery Transfer on Death Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Irrevocable Trust Revocable Trust Distribution Foreclosure 10 Type of Transfer Trustee to Beneficiary Life Estate ☑ Sale Gift Auction Easement Satisfaction of Contract Other (Explain) Partition Seller V No Court Decree Exchange Grantor Trust Buyer 12 Was real estate purchased for same use? (If No, state the intended use. 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No V Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Yes Grandparents and Grandchild Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No \$149.900 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 RE Group of Hastings Yes W No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Same as #6 413 N. Wilson St. Blue Hill, NE 68930 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 22 149.900,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach Itemized list.) (see instructions) 23 149,900,00 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 bellef, true, complete, and correct, and that I am duly authorized to sign this statement. (308) 382-4651 Tricia Camplin Phone Number Print or Type Name of Grantee or Authorized Representative Closer 08192022 Title Date Signature of Grantee or Authorized Represen For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number Recording Data 26 Date Deed Recorded 33 50 2/22

. Day <u>22</u> Yr22

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

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date	School District Code														
91	20	22	2136	8/19/2022	Base: 01-0123 At			Affili	ated:			Unified:							
Location	ı ID	Sale	Number	Useability & Code#					Parcel Number										
002405	101		241	1	GeoCde	Twn	Rng	Sect	Qrt	Sul	div	Area Blk Parcel							
	D	ate of S	ale Assessed	Value	4247	3	12	2	3	000	000		000 0000						
Land	i	Imp	rovements	Total		D	ate of	Sale I	ropert	y Cla	ssifica	tion (Code						
33,050			84,245	117,295	Status	Pro	perty Ty	пре	Zoning	Lo	cation	Cit	y Size	Parcel Size					
		Irrigat	ion Type:		A) _. 1	B)	01	(7) 5	D)	3	E) 0		F) 5					
LCC	1	wa.	ACRES:	VALUE:		LCG			ACI	RES:			VAL	UE:					
IRRIGAT					GF	RASSLA		G1											
	1A	-						1G											
	2A1						2	G1				<u></u>							
	2A						•	2G											
	3A1						31	G1											
	3A						:	3G											
	4A1						4	G1				-							
	4A							4G											
DRYLAN	D 1D1	ļ				Shelterbe						· ·							
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	2D1	 					Was												
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	3D1				AGL	MIND.	Roa	_					N. J. M. D.						
	3D 4D1						arm Si					<u> 21-40369</u>	<u> Ann an Airean</u>						
	4D1 4D						ome Sit			3.5	80			33,050					
	40				-		Lecreati				$\neg \uparrow$			·					
T	Dwellings	HT. WHATERWAY		84,245			Oth	ner						7.					
	buildings				No	n-AG T				3.5	80	,		33,050					

Total Recapture Value:	
Comments:	
(Continu	ie on back)
	Comments:

Real Estate Transfer Statement

FORM 521

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 8 Day 19 Yr. 22 Mo. 8 Day 9 Yr. 22 Mo. 8 Day 9 Yr. 22
WEBSTER - 91 ▼	Mo. 8 Day 19 Yr. 22 Mo. 8 Day 9 Yr. 22 6 Grantee's Name, Address, and Telephone (Please Print)
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	
Paule Krieger and Lynette Krieger	Grantee's Name (Buyer) Bradley R. Hug-Novak and Angela M. Hug-Novak
Street or Other Mailing Address 1316 Highland Dr.	Street or Other Mailing Address, 55 2 Road T
City State Zip Code	Rladen NE 68928
Hastings NE 68901 Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes No
11A	(402) 000-0002 If Yes, is the grantee a 509(a) foundation? Yes No Email Address
N/A	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	
	Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home
Improved Single Family Industrial Landing Industrial Indust	Mineral Interests-Producing State Assessed State Assessed
IOLL Commercial Recreational	
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange Was transfer Distribution Forects Forecast by buyer or seller? Auction Easement Gift	Significant State State State Trusted to Beneficiary
Exchange) by buyer of seller!	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	V Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
☐ Brothers and Sisters ☐ Grandparents 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.)
\$239,000	☐Yes ☑ No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) res Kristin Pavelka No
Yes No	of the agent or title company contact.) ves Kristin Pavelka No 19 Name and Address of Person to Whom the Tax Statement Should be Sent
18 Address of Property 552 T Road, Bladen, NE 68928	Grantee
332 T Road, Diadon, NE 00020	oranio o
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
See attachment	
Of 16 anniques at the test number of parent transferred in this transpation	,
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 it	nstructions)
	1985
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	239,000,00 239,000,00
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 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
Bradley T. Hug-Novak	(402) 460-0002
Sign Print or Type Name of Crantee or Authorized Representative	Phone Number Grantee 8-19-2022
	Title Date
Register of Deed's Use On	· · · · · · · · · · · · · · · · · · ·
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ (27) \(\)	28 Recording Data RK 2022 P. 213 /-
Mo. Day Yr. 551.	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	

Exhibit A

Parcel 1: A tract of land located in the South Half (S½) of Section Two (2), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast corner of the SW¼ of said Section, thence N90°00'W, along the South line of said SW¼, a distance of 214.04 feet; thence N00°00'E, a distance of 400.00 feet; thence S90°00'E, a distance of 390.00 feet; thence S00°00'W, a distance of 400 feet to the South line of the SE¼ of said Section; thence N90°00'W, along the South line of the SE¼, a distance of 175.96 feet to the Point of Beginning, subject to county road right of way,

Parcel 2: Easement for the benefit of Parcel 1 granted in Warranty Deed recorded November 30, 1988, in Book 88, Pages 1170-1171, in the office of the Clerk of Webster County, Nebraska, for ingress and egress across the land described as: Commencing at the Southeast corner of the above described tract; thence east 25 feet on the south line of the SE% of said Section 2, to a point; thence due North a distance of 300 feet to a point; thence due west a distance of 25 feet to the east line of the above described property; thence South along the East line of the above described property to the point of beginning.

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NEBRASKA DOCUMENTARY STAMP TAX Date: 08/23/22

By AS

\$ 537.75____

Bk 2022, Pg 2136

State of Nebraska State of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of August A.D., 2022, at 11:05 o'clock AM. Recorded in Book 2022 on Pages 2136-2137

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

Return to: Bradley and Angela Hug-Novak, 552 Road T, Bladen NE 68928

JOINT TENANCY WARRANTY DEED

PAUL KRIEGER and LYNETTE KRIEGER, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to BRADLEY T. HUG-NOVAK and ANGELA M. HUG-NOVAK, husband and wife, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201.

SEE ATTACHED EXHIBIT A

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

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

Exhibit A

Parcel 1: A tract of land located in the South Half (S%) of Section Two (2), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast corner of the SW% of said Section, thence N90°00'W, along the South line of said SW%, a distance of 214.04 feet; thence N00°00'E, a distance of 400.00 feet; thence S90°00'E, a distance of 390.00 feet; thence S00°00'W, a distance of 400 feet to the South line of the SE% of said Section; thence N90°00'W, along the South line of the SE%, a distance of 175.96 feet to the Point of Beginning, subject to county road right of way,

Parcel 2: Easement for the benefit of Parcel 1 granted in Warranty Deed recorded November 30, 1988, in Book 88, Pages 1170-1171, in the office of the Clerk of Webster County, Nebraska, for ingress and egress across the land described as: Commencing at the Southeast corner of the above described tract; thence east 25 feet on the south line of the SE% of said Section 2, to a point; thence due North a distance of 300 feet to a point; thence due west a distance of 25 feet to the east line of the above described property; thence South along the East line of the above described property to the point of beginning.

Real Estate Transfer Statement

Addendum

Line 20:

Legal Description:

A tract of land in the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, described as: Beginning at the Southwest Corner of the Southwest Quarter (SW1/4) of said Section; thence N 00°00′ E along the West line of said Southwest Quarter (SW1/4) 552 feet; thence S 89°53′40″ E a distance of 298 feet; thence S 00°06′20″ W 118 feet; thence Southeasterly, through a point that lies 403 feet East and 392 feet North of the Southwest Corner of said Section Three (3), approximately 250 feet more or less, to the center of the existing creek running North and South through Section Three (3); thence Southerly along the center line of said creek to a point on the South line of said Southwest Quarter (SW1/4); thence Westerly along the South line of said Southwest Quarter (SW1/4) 532.80 feet, more or less, to the point of beginning, Except tracts conveyed to the State of Nebraska for public highway.

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NEBRASKA DOCUMENTARY STAMP TAX Date: 08/22/22 \$ 337.50 By AS Bk 2022, Pg 2122

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of August A.D., 2022, at 01:43 o'clock PM. Recorded in Book 2022 on Pages 2122-2123

Fee: \$16.00 By: AS Deputy
Electronically Recorded

WARRANTY DEED

Record and return to:

Grand Island Abstract, Escrow & Title Co. 704 West 3rd Street, Grand Island, NE 68801

KNOW ALL MEN by these presents that, Trinidad S. Borrego and Maria I. Escajeda Carrasco, husband and wife, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto Luis A. Rascon, herein called the grantee whether one or more, the following described real property in Webster County, NE

A tract of land in the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, described as:

Beginning at the Southwest Corner of the Southwest Quarter (SW1/4) of said Section; thence N 00°00' E along the West line of said Southwest Quarter (SW1/4) 552 feet; thence S 89°53'40" E a distance of 298 feet; thence S 00°06'20" W 118 feet; thence Southeasterly, through a point that lies 403 feet East and 392 feet North of the Southwest Corner of said Section Three (3), approximately 250 feet more or less, to the center of the existing creek running North and South through Section Three (3); thence Southerly along the center line of said creek to a point on the South line of said Southwest Quarter (SW1/4); thence Westerly along the South line of said Southwest Quarter (SW1/4) 532.80 feet, more or less, to the point of beginning, Except tracts conveyed to the State of Nebraska for public highway.

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

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from 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.

Dated this UULY 21, 2020

Trinidad S. Borrego

MALIA T. ESCAJEDA CALLAGEO

Maria I. Escajeda Carrasco

GENERAL NOTARY - State of Nebraska REBECA AFFRES My Comm. Exp. January 25, 2025

STATE OF NO DYASKA COUNTY OF HOUT	
The foregoing instrument was acknowledged before me this adv of day	

Notary Public, State and County aforesaid

Notary Public Signature

My commission expires: January 24.3006

Agricultural Land Sales Worksheet

City No. Book Page Sale Date			School District Code															
91	202	2	2166	8/2	5/2022	Base: 91-0002 Af				iliated:			Unified:					
Location ID Sale Number Useability & Code #					Parcel Number													
002210700 242 4 05				05	GeoCde	Twn	Rng	Se	ct Qı	rit	Subdiv	Area	Bik	Parcel				
Date of Sale Assessed Value					4493	1	12	2	6 0)	00000	1	000	0000				
Land		Imp	rovements		Total		D	ate of	Sale	Prope	rty	Classific	ation (Code				
459,6	30		256,355		715,985	Status	Pro	perty T	ype	Zoning Location			tion City Size		Parcel Size			
		Irrigat	ion Type:	<u>'</u>	-	A) 2	B)	05		c) 5	;	D) 3	E)	0	F) 10			
LCG		A	CRES:	V	ALUE:	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	LCG		28 a s	A	CR	ES:	ee oo Weger Oo	VAL	ue:			
IRRIGATED	1A1					GR	ASSLA	ND 1	G1		5	0.480	0.480 70,					
	1A								1G	1.510					2,190			
	2A1							2	G1		3	9.810	55,730					
	2A					2G 51.510			72,115									
	3A1	· <u> </u>				3G1 10.510			14,715									
	3A					3G			8.550			15,7						
	4A1							4	G1	13.440		13.440		18,330		18,330		
	4A						40		4G	30.040		30.040				28,885		
DRYLAND	1D1					S	Shelterbe	elt/Tim	ber									
	1D		5.290		13,355			Accreti	ion			:						
	2D1						Waste			Waste			1.000					280
	2D		2.760	6,125				Otl	her									
д». — — — — — — — — — — — — — — — — — — —	3D1					AG LAND TOTAL		TAL 2		26:		261.840		261.840		0		72,295
	3D					Roads			Roads 3.01			3.010	#17 <u>1</u>					
	4D1		4.140		6,540	Farm Sites			Farm Sites 2			2.000						
	4D		42.800		67,625	Home Sites		Home Sites			3.000			tes 3.000				59,655
in News States	14023				4 6 10 10 10 10 10 10 10 10 10 10 10 10 10		R	Recreati	ion									
Dwe	Dwellings				227,465		Other				:							
Outbui	ldings				28,890	Non-AG TOTAL			\mathbf{L}			8.010	de terreside soon		87,335			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD; TRANSFER PROPERTY INTO JOINT REV TRUST		
Comments from C	omments:	1
002210700 002313000 002314700		
	<u> </u>	
		(Continue on back)

NEBRASKA-

Real Estate Transfer Statement

FORM

Good Life, Great Service.

521

DEPLETMENT OF REVENUE 11 AUGUSTICAL SPIGOC IS RECORD, and all areas.		1				
	nt is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed					
1 County Name 2 County Number WEBSTER - 91	Mo. 8 Day 25 Yr. 2022 Mo. 8 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)					
Joe J. Strickland and Michaelie E. Strickland	See attached exhibit A Street or Other Mailing Address					
Street or Other Mailing Address 750 Rd. 500	750 Rd. 500	Zip Code				
City State Zip Code Inavale NE 68952	City State NE NE Phone Number Is the grantee a 501 (c)(3) organize	68952				
Phone Number (402) 746-4805	Phone Number Is the grantee a 501 (c)(3) organize (402) 746-4805 If Yes, is the grantee a 509(a) four					
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.	(5)				
(A) Status (E) Property Type	(C)				
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home				
☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ Recreational	Mineral Interests-Producing Exempl					
8 Type of Deed Conservator Distribution Lie	and Contract/Memo Partition Sheriff	Other				
Bill of Sale Corrective Easement Lt	ease Personal Rep. Trust/Trustee ineral Quit Claim Warranty					
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Fore	closure Irrevocable Trust Revocable Trust Tr	ansier on Death				
kind exchange (LR.C. § 1031 Auction Easement Gift		ustee to Beneficiary				
Buyer Seller ✓ No Court Decree Exchange Gran	tor Trust Partition Satisfaction of Contract Of 12 Was real estate purchased for same use? (If N	ther (Explain)				
11 Was ownership transferred in full? (If No, explain the division.) Yes No		10, 3410 110 110 120 1				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re-	atives? (if Yes, check the appropriate box.)					
	Partnership, or LLC Self Oth	er				
	and Grandchild Spouse					
Ex-spouse Parents and 0		intornal rato l				
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)				
\$715,985	Yes ✓ No S	? (If Yes, include the name				
16 Does this conveyance divide a current parcel of land? Yes V No	of the agent or title company contact.) Yes	√ No				
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	should be Sent				
See attached Exhibit A	Joe J. Strickland and Michaelle E. Strickland 750 Rd. 500					
18a No address assigned 18b Vacant land	Inavale, NE 68952					
20 Legal Description (Attach additional pages, if needed.)						
See attached Exhibit A						
21 If agricultural, list total number of acres transferred in this transaction	en e					
22 Total purchase price, including any liabilities assumed		0,00				
23 Was non-real property included in the purchase?	instructions) \$	0,00				
Yes V No (If Yes, enter dollar amount and attach namized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 24	0 00				
	76-902 (4)					
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 statem.	n number	omplete, and				
correct, and that I am duly authorized to sign this statement. Jeffery T. Peetz	sin and man is, to the second why we would be	(402) 904-3629				
Print or Type Name of Grantee or Authorized Representative		Phone Number				
sign "Will kill kill kill kill kill kill kill	Authorized Representative	8/25/2022				
here Signature of Apples of Authorized Representative	Title	Date				
Register of Deed's Use C		For Dept. Use Only				
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only				
	BK2002 P 2166	For Dept. Use Only Rev. Stat. §5 76-214, 77-1327(2)				

Form 521 – Real Estate Transfer Statement Exhibit A

#6 Grantee's Name (Buyer)

Joe J. Strickland and Michaelle E. Strickland, Co-Trustees of the Joe J. Strickland and Michaelle E. Strickland Joint Revocable Trust

#18 Address of Property – 290 Road 550, Inavale, NE 68952 #20 Legal Description

The N1/2NE1/4; and S1/2NE1/4; and N1/2SE1/4 all in Section 26, Township 1 North, Range 12 West of the 6th P.M., Webster County, Nebraska.

#18 Address of Property – 755 Road 500, Inavale, NE 68952 #20 Legal Description

A tract of land located in the Northeast Quarter (NE½) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows; Considering the south line of the NE1/4 of said Section 34 as assumed bearing N89°46'10"W and with all bearings contained herein relative thereto: Point of beginning being the E½ corner of said Section 34; thence N89°46'10"W on the south line of said NE1/4, 907.00 feet; thence N17°47'43"W leaving said south line and along an existing feace line, 370.55 feet; thence N37°54'44"W continuing along said feace line, 256.17 feet; thence N84°37'34"E leaving said feace line, 1005.03 feet to a point on the east bank of Spring Creek and also being on the west line of a tract of land surveyed by Brian L. Langenberg, R.L.S. #546, dated September 23rd 2008; thence N12°02'56"W continuing along the west line of said surveyed tract and on said creek bank, 169.34 feet; thence N21°44'15"W 238.37 feet; thence N23°42'17"E leaving said creek bank and along an existing feace line, 71.10 feet; thence N03°41'40"W continuing on said feace line, 216.98 feet; thence S88°48'28"E 292.61 feet to a point on the east line of said NE1/4; thence S00°17'00"W on said east line, 1315.24 feet to the Point of Beginning, EXCEPT that portion conveyed to Webster County, Nebraska in Book 2008, page 1686.

#18 Address of Property - 750 Road 500, Inavale, NE 68952 #20 Legal Description

TRACT #1N: A tract of land located in the W1/2NW1/4 of Section 35, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska; more particularly described as follows, and assuming the west line of said NW1/4 bears N00°00'00"E or S00°00'00"W. Commencing at the W1/4 corner of said Section 35; thence N89°39'20"E 40.00 feet on the Quarter Section line to a point on the easterly deeded R.O.W. of the County Road; thence N00°00'00"E 203.40 feet on said R.O.W. to True Point of Beginning; thence continuing N00°00'00"E 60.94 feet on said R.O.W. to a point; thence \$89°39'20"W 5.00 feet on said R.O.W. to a point; thence N00°00'00"E 90.00 feet on said R.O.W. to a point; thence N89°39'20"E 15.00 feet on said R.O.W. to a point; thence N00°00'00"E 300.00 feet on said R.O.W. to a point; thence S89°39'20"W 50.00 feet on said R.O.W. to a point on the Section line; thence N00°00'00"E 693.38 feet on the Section line to a point; thence S20°09'49"E 971.27 feet to a point; thence S05°29'19"E 222.17 feet to a point; thence S51°45'29"W 91.46 feet to a point; thence N41°18'08"W 216.43 feet to a point; thence S20°33'51"W 132.01 feet to a point; thence N83°19'55"W 55.37 feet to True Point of Beginning; containing 4.73 acres, more or less, subject to County Road R.O.W.

TRACT #2N: A tract of land located in the W1/2NW1/4 of Section 35, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows, and assuming the west line of said NW1/4 bears N00°00'00"E or S00°00'00"W. Commencing at the W1/4 corner of said Section 35; thence N89°39'20"E 40.00 feet on the Quarter Section line to a point on the easterly deeded R.O.W. of the County Road and the True Point of Beginning; thence continuing N89°39'20"E 529.75 feet on the Quarter Section line to a point; thence N26°37'25"W 131.39 feet to a point; thence N58°45'01"W 181.08 feet to a point; thence S51°45'29"W 91.46 feet to a point; thence N41°18'08"W 216.43 feet to a point; thence S20'33'51"W 132.01 feet to a point; thence N83°19'55"W 55.37 feet to a point on the easterly R.O.W. line of the County Road; thence S00°00'00"W 203.40 feet on said R.O.W. line to True Point of Beginning, containing 2.28 acres, more or less.

TRACT #2S: County Surveyor's Lot 9, located in the NW1/4SW1/4 of Section 35, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska, EXCEPT The East 172.75 feet thereof and EXCEPT the West 50.00 feet thereof.

Index	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/26/22

\$ Ex004

By AS

Bk 2022, Pg 2166

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 26 day of August A.D., 2022, at 08:39 o'clock AM. Recorded in Book 2022 on Pages 2166-2168

Louise Petsch County Clerk

Fee: \$22.00 By: AS Deputy Electronically Recorded

Return to: Jeffery T. Peetz, Peetz Koerwitz & Lafleur PC LLO, 5825 S. 14th Street, Suite 200, Lincoln, NE 68512

WARRANTY DEED

Joe J. Strickland and Michaelle E. Strickland, husband and wife, GRANTOR, in consideration of \$1 and other valuable consideration received from GRANTEE, Joe J. Strickland and Michaelle E. Strickland, Co-Trustees of the Joe J. Strickland and Michaelle E. Strickland Joint Revocable Trust, conveys to GRANTEE, the following described real estate (as defined in NEB. REV. STAT. §76-201):

That real estate more particularly described on Exhibit A attached hereto and incorporated herein by reference.

GRANTOR covenants with GRANTEE that GRANTOR:

- is lawfully seised of such real estate and that it is free from encumbrances except utility easements, covenants, highways 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: August 25, 2022

Jal Struling	
Joe J. Strickland	ä
STATE OF NEBRASKA)) ss.
COUNTY OF LANCASTER)

Michaelle E. Strickland

The foregoing Warranty Deed was acknowledged before me on August 25, 2022, by Joe J. Strickland and Michaelle E. Strickland, husband and wife.

GENERAL NOTARY - State of Nebraska
JEFFERY T. PEETZ
My Comm. Exp. October 24, 2024

Notary

Exhibit A

- 1. The N1/2NE1/4; and S1/2NE1/4; and N1/2SE1/4 all in Section 26, Township 1 North, Range 12 West of the 6th P.M., Webster County, Nebraska.
- A tract of land located in the Northeast Quarter (NE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows; Considering the south line of the NE1/4 of said Section 34 as assumed bearing N89°46′10″W and with all bearings contained herein relative thereto: Point of beginning being the E ¼ corner of said Section 34; thence N89°46′10″W on the south line of said NE1/4, 907.00 feet; thence N17°47′43″W leaving said south line and along an existing fence line, 370.55 feet; thence N37°54′44″W continuing along said fence line, 256.17 feet; thence N84°37'34″E leaving said fence line, 1005.03 feet to a point on the east bank of Spring Creek and also being on the west line of a tract of land surveyed by Brian L. Langenberg, R.L.S. #546, dated September 23rd 2008; thence N12°02′56″W continuing along the west line of said surveyed tract and on said creek bank, 169.34 feet; thence N21°44′15″W 238.37 feet; thence N23°42′17″E leaving said creek bank and along an existing fence line, 71.10 feet; thence N03°41′40″W continuing on said fence line, 216.98 feet; thence S88°48′28″E 292.61 feet to a point on the east line of said NE1/4; thence S00°17′00″W on said east line, 1315.24 feet to the Point of Beginning, EXCEPT that portion conveyed to Webster County, Nebraska in Book 2008, page 1686.
- TRACT #1N: A tract of land located in the W1/2NW1/4 of Section 35, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska; more particularly described as follows, and assuming the west line of said NW1/4 bears N00°00'00"E or S00°00'00"W. Commencing at the W1/4 corner of said Section 35; thence N89°39'20"E 40.00 feet on the Quarter Section line to a point on the easterly deeded R.O.W. of the County Road; thence N00°00'00"E 203.40 feet on said R.O.W. to True Point of Beginning; thence continuing N00°00'00"E 60.94 feet on said R.O.W. to a point; thence \$89°39'20"W 5.00 feet on said R.O.W. to a point; thence N00°00'00"E 90.00 feet on said R.O.W. to a point; thence N89°39'20"E 15.00 feet on said R.O.W. to a point; thence N00°00'00"E 300.00 feet on said R.O.W. to a point; thence S89°39'20"W 50.00 feet on said R.O.W. to a point on the Section line; thence N00°00'00"E 693.38 feet on the Section line to a point; thence S20°09'49"E 971.27 feet to a point; thence S05°29'19"E 222.17 feet to a point; thence S51°45'29"W 91.46 feet to a point; thence N41°18'08"W 216.43 feet to a point; thence \$20°33'51"W 132.01 feet to a point; thence N83°19'55"W 55.37 feet to True Point of Beginning; containing 4.73 acres, more or less, subject to County Road R.O.W.

1 S

TRACT #2N: A tract of land located in the W1/2NW1/4 of Section 35, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows, and assuming the west line of said NW1/4 bears N00°00'00"E or S00°00'00"W. Commencing at the W1/4 corner of said Section 35; thence N89°39'20"E 40.00 feet on the Quarter Section line to a point on the easterly deeded R.O.W. of the County Road and the True Point of Beginning; thence continuing N89°39'20"E 529.75 feet on the Quarter Section line to a point; thence N26°37'25"W 131.39 feet to a point; thence N58°45'01"W 181.08 feet to a point; thence S51°45'29"W 91.46 feet to a point; thence N41°18'08"W 216.43 feet to a point; thence S20'33'51"W 132.01 feet to a point; thence N83°19'55"W 55.37 feet to a point on the easterly R.O.W. line of the County Road; thence S00°00'00"W 203.40 feet on said R.O.W. line to True Point of Beginning, containing 2.28 acres, more or less.

TRACT #2S: County Surveyor's Lot 9, located in the NW1/4SW1/4 of Section 35, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska, EXCEPT The East 172.75 feet thereof and EXCEPT the West 50.00 feet thereof.

Agricultural Land Sales Worksheet

					and the second second	A STATE OF THE PARTY OF THE PAR			-	-		-					
Cnty No.	Во	ok	Page	Sale	e Date	School District Code											
91	20	22	2187	8/29	8/29/2022 Base: 91				02 Affiliated:						Unified:		
Location	D	Sale	Number	Useability	& Code#	# Parcel Number											
0023078			246	4	05	GeoCde	Twn	Rng	Se	ct Q	rt	Sub	div	Area	Blk	Parcel	
	D:	ate of S	ale Assessed	Value		4369	2	12	1	5 :	L	000	000	1	000	0000	
Land		Imp	rovements	Te	otal	T sa	D	ate of	Sale	Prop	erty	Clas	ssifica	ation (Code		
1,162,	005			1,1	162,005	Status	Pro	perty Ty	ре	Zoni	ng	Lo	cation	cation City Size		Parcel Si	
	-	Irrigat	ion Type:			A) 2	B)	05		c) !	5	D)	3	E)	0	F) 9	
LCG			ACRES:	VAI	TIE		LCG			A	CR	ES:			VAL	UE:	
IRRIGATE	D 1A1	<u> </u>	11.000	¥.241	50,380	GI	RASSLA	ND 1	G1			7.0	00			9,80	
	1A						-		1G								
	2A1							2	G1						-		
	2A								2G								
	3A1							30	G1								
	3A								3G		-						
	4A1		61.000	2	258,030			40	GI								
	4A		60.000	2	253,800				4G								
DRYLAND	1D1		35.000		88,375		Shelterb	elt/Timl	er			-					
	1D		168.000	4	124,200			Accreti	on								
	2D1							Wa	ste								
	2D							Otl	ner								
	3D1					AG LAND TOTAL			\mathbf{L}			1.0			1,1	62,00	
	3D							Roa	ıds			9.0	00		· · ·		
	4D1		4.000		6,320	Farm Sites			tes								
	4D		45.000		71,100	Home Sites			tes								
							F	Recreati	on							-	
	vellings					Other						<u> </u>					
Outb	uildings					No	n-AG	ГОТА	\mathbb{T}			9.0	00				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PR; TRANSFER TO	SPOUSE
Comments from	Comments:
002307800 002407100	
	(Continue on back)

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.

521

The deed will not be recorded unless this statement						
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 08 Day 29 Yr. 22 Mo. 08 Day Day 29 Day 20	29 v. 22				
WEBSTER - 91						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)					
Grantor's Name (Seller) Debra A. Henkel, Personal Representative of the Estate of Wi	Debra A. Henkel					
Street or Other Mailing Address 765 South Marian Road	Street or Other Mailing Address 765 South Marian Road	Zip Code				
City State Zip Code Hastings NE 68901	City State NE Hastings NE	68901				
Phone Number (402) 460-7020	Phone Number (402) 460-7020 Is the grantee a 501(c)(3) organization If Yes, is the grantee a 509(a) foundation					
Email Address deb@afamilyoffaith.com	Email Address deb@afamilyoffaith.com					
7 Property Classification Number. Check one box in categories A and B. Check C if		(C)				
(A) Outro	Property Type Mineral Interests-Nongroducing State Assessed	Mobile Home				
☐ Improved ☐ Single Family ☐ Industrial ☑ Unimproved ☐ Multi-Family ☑ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Micolie (teltie				
Bill of Sale Corrective Easement Leas		ner				
Cemetery Death Certificate – Transfer on Death Executor Mine		er on Death				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Truste	e to Beneficiary (Explain)				
11 Was ownership transferred in full? (If No. explain the division.)	12 Was real estate purchased for same use? (If No, s	· · · — — .				
Yes No current ownership of 1/2 interest fully transfered	Ves No					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relative. Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pa	ives? (If Yes, check the appropriate box.) artnership, or LLC Self Other					
YesNo Aunt or Uncle to Niece or Nephew Family Corp., Pa						
Ex-spouse Parents and Chi						
	15 Was the mortgage assumed? (If Yes, state the amount and inter	est rate.)				
\$1 161 475	☐ Yes 🗹 No \$	%				
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If of the agent or title company contact.) Yes	res, include the name				
Yes V No	19 Name and Address of Person to Whom the Tax Statement Shou					
18 Address of Property	19 Maine and Address of Coost to Whom the last extension of the					
18a 🗹 No address assigned 18b 🗌 Vacant land						
20 Legal Description (Attach additional pages, if needed.) An undivided one-half interest in the Northeast Quarter (NE ¼) and the East Half of the Northwest Quarter (E ½	NW 1/2) of Section Eleven (11). Township Three (3) North, Range Twelve (12) West C	f the 6th P.M., Webster				
County, Nebraska, except cemetery plot; and						
An undivided one-half interest in the Northeast Quarter (NE ¼) of Section Fifteen (15), Township Two (2) North,	Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.					
21 If agricultural, list total number of acres transferred in this transaction 400						
22 Total purchase price, including any liabilities assumed	22 \$	0,00				
23 Was non-real property included in the purchase?	\$					
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	\$	000				
	24	0 00				
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 15					
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, compl	ete, and				
Daniel C. Pauley		(402) 392-0101				
Print or Type Name of Grantee/or Authorized Representative	Attorney - Personal Representative	Phone Number 08/29/2022				
Tomas Tours		Date				
Register of Deed's Use Onl	v	For Dept. Use Only				
	28 Recording Data					
Mo. 8 Day 29 Yr. 22 \$ Exem # 15	BK2022. H 2187					
Nebraska Department of Revenue	Authorized by Neb. Rev. S	tat. §§ 76-214, 77-1327(2)				

Index _ Computer _ Assessor _ Carded _	NEBRASKA DOCUMENTAR' STAMP TAX Date: 08/29/22 \$ Ex015 By AS	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 29 day of August A.D., 2022, at 03:16 o'clock PM. Recorded in Book 2022 on Page 2187 Course Letsch County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded
	AFTER RECORDING RETURN TO: Daniel C. Pauley, Fraser Stryker PC LLO, P.O.	Box 1044, Hastings, NE 68902
	DEED OF DISTRIBUTION BY PERSONAL REPRE	
	Debra A. Henkel, Personal Representative of the Estate of Windows pursuant to appointment by the County Court of Adams County, Nebras releases to Debra A. Henkel, GRANTEE, all of the Estate's undivided described real estate (as defined in Neb. Rev. Stat. §76-201):	ka, GRANTOR, conveys and
	An undivided one-half interest in the Northeast Quarter (NE ½) the Northwest Quarter (E ½ NW ½) of Section Eleven (11), North, Range Twelve (12) West of the 6 th P.M., Webster Councemetery plot; and	Township Three (3)
	An undivided one-half interest in the Northeast Quarter (NE 1, (15), Township Two (2) North, Range Twelve (12) West of the County, Nebraska.	4) of Section Fifteen ne 6 th P.M., Webster
	GRANTOR has determined that the GRANTEE is the person enti- estate from said estate. GRANTOR covenants with GRANTEE that GR lawful authority to convey and release the same.	itled to distribution of the real ANTOR has legal power and
	Executed Lugust 29, 2022.	

STATE OF NEBRASKA

COUNTY OF ADAMS

) ss:

GENERAL NOTARY - State of Nebraska VERONA F. ANDERSON

My Comm. Exp. May 7, 2026

The foregoing instrument was acknowledged before me on was 29 Debra A. Henkel, Personal Representative of the Estate of William G. Henkel, Deceased.

Debra A. Henkel Personal Representative 765 South Marian Road Hastings, NE 68901

Estate of William G. Henkel, Deceased

Gerona J. anderson

for record in the