

Real Estate Transfer Statement

218

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>29</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>07</u> Day <u>26</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Timothy F. Thrumer Street or Other Mailing Address P.O. Box 155 City Blue Hill State NE Zip Code 68930 Phone Number N.A. Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Marrie M. Lhautara Street or Other Mailing Address 701 South Liberty Street City Blue Hill State NE Zip Code 68930 Phone Number (805) 535-0417 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N.A.			

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

8 Type of Deed		9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	
<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Buyer	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Seller	<input type="checkbox"/> Yes
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo	
<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Mineral	<input type="checkbox"/> Partition	
		<input type="checkbox"/> Lease	
		<input type="checkbox"/> Personal Rep.	
		<input type="checkbox"/> Trust/Trustee	
		<input type="checkbox"/> Quit Claim	
		<input checked="" type="checkbox"/> Warranty	

10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)	
<input type="checkbox"/> Distribution	<input type="checkbox"/> Auction	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Easement		
<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Gift		
<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Court Decree		
<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Exchange		
<input type="checkbox"/> Trustee to Beneficiary	<input type="checkbox"/> Grantor Trust		
<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Partition		
<input type="checkbox"/> Other (Explain)			

12 Was real estate purchased for same use? (If No, state the intended use.)	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

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

14 What is the current market value of the real property? \$295,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
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16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Adams Land Title Co. <input type="checkbox"/> No
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18 Address of Property 701 S. Liberty St. Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent See Grantee
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18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
See Exhibit "A"

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

22 Total purchase price, including any liabilities assumed	22	\$ 295,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 295,000.00

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

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

Danielle L. Kelley (402) 463-4198
Closing Dept. Manager
Signature of Grantee or Authorized Representative Title Phone Number Date
07-29-2022

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>3</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>663.75</u>	28 Recording Data <u>BK 2022 pg 1986</u>

Exhibit "A"

A tract of land in Surveyor's Lot Ten (10) in the Southeast Quarter (SE¼) 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
\$ 663.75 By AS

State of Nebraska }
County of Webster } ss.

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

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

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

Warranty Deed

The Grantor, **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 (SE¼) 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 7/26/22

[Signature]

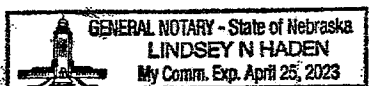
Timothy F. Thramer

STATE OF NEBRASKA }
COUNTY OF Webster } ss

On this 26th day of July, 2022, before me personally appeared **Timothy F. Thramer**.

[Signature]

Notary Public - *Lindsey N. Haden*



Real Estate Transfer Statement

219

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 8 Day 2 Yr. 2022
4 Date of Deed Mo. 8 Day 2 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print)
6 Grantee's Name, Address, and Telephone (Please Print)

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
10 Type of Transfer
Distribution
Foreclosure
Irrevocable Trust
Revocable Trust
Transfer on Death
Auction
Easement
Gift
Life Estate
Sale
Trustee to Beneficiary
Buyer
Seller
Court Decree
Exchange
Grantor 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, state the intended use.)

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
Yes
No
Aunt or Uncle to Niece or Nephew
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? \$ 0
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property
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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 0.00. Row 23: Was non-real property included in the purchase? \$ 0. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00.

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

TJ Vance, Webster County Board of Commissioners Chairman

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

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 8 Day 3 Yr. 22
27 Value of Stamp or Exempt Number \$ Exempt #2
28 Recording Data BK 2022, Pg 1999

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

EXHIBIT A

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

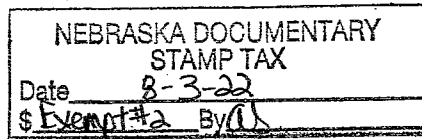
EAST 1/2 OF MARTIN ROAD STARTING ON THE SOUTH LINE OF DEADCRITTER ROAD TO THE NORTH LINE OF ROSEMONT ROAD,

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 }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of Aug A.D., 2022, at 9:41 o'clock a M. Recorded in Book 2022 on Page 1999-2000
Louise Peters County Clerk
NC AD Deputy
Ind Comp Assessor Carded



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,
- 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

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2001	8/2/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000903300		220		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135				00	0	70005		011	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
320		5,070		5,390		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: ROSEMONT (ROS)				A) 1	B) 01	C) 5	D) 3	E) 8	F) 5					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				Cost :						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
COUNTY COMMISSIONER'S DEED														
Comments from						Comments:								
000903300														
(Continue on back)														

Real Estate Transfer Statement

220

FORM
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 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) Timothy & Carla Kohmetscher			
Street or Other Mailing Address 621 North Cedar Street				Street or Other Mailing Address 2028 Rosemont Road			
City Red Cloud		State NE		Zip Code 68970		City Blue Hill	
						State NE	
						Zip Code 68930	
Phone Number				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 0

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
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	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

TJ Vance, Webster County Board of Commissioners Chairman

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

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 8 Day 3 Yr. 22	\$ Exempt #2	BK2022, 9 2001	

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

EXHIBIT A

ALLEY RUNNING THROUGH BLOCK 11

AND

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

AND

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

AND

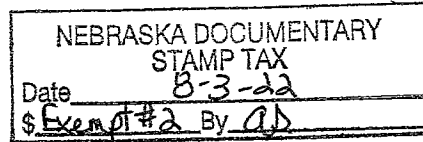
MARTIN ROAD BETWEEN BLOCKS 11 AND 12

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 }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of Aug A.D., 20 22, at 9:44 o'clock 0 AM. Recorded in Book 2022 on Page 2001-2002
Louise Petach County Clerk
nc DA Deputy
Ind Comp Assessor Carded



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

AND

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

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:



THE COUNTY OF WEBSTER, STATE OF NEBRASKA

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

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

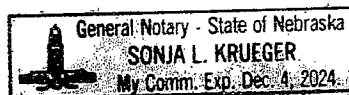
STATE OF NEBRASKA, COUNTY OF WEBSTER) §

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

Sonja L. Krueger
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2003	8/2/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000902900		221		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135			00	0	70005		009	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
800		180,685		181,485		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: ROSEMONT (ROS)				A) 2	B) 03	C) 3	D) 3	E) 8	F) 1					
Residential						Commercial								
Multiple Improvements:			Multiple Improvements :			Multiple Improvements. :								
Construction Date:			Construction Date :			Construction Date :								
Floor:			Floor Sq. Ft. :			Floor Sq. Ft. :								
Building Cost New:			Cost :			Cost :								
Single Family Style:			Residential Condition:			Commercial Occupancy Code:								
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out			Primary:		Other1:		Other2:				
(101) <input type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:								
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls								
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls								
Townhouse or Duplex Style:			Residential Quality:			(6) <input type="checkbox"/> Pole Frame								
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low			Cost Rank:		Condition:						
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out						
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn						
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average						
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good						
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good						
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent						
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
COUNTY COMMISSIONER'S DEED														
Comments from						Comments:								
000902900 000903500 000904200														
(Continue on back)														

Real Estate Transfer Statement ²²¹

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>8</u> Day <u>2</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>8</u> Day <u>2</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) County of Webster, State of Nebraska Street or Other Mailing Address 621 North Cedar Street City Red Cloud State NE Zip Code 68970		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) AGP Grain Cooperative-Rosemont Street or Other Mailing Address 1233 West Loop S, Suite 1500 City Houston State TX Zip Code 77027	
Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address		Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 0

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
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	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

TJ Vance, Webster County Board of Commissioners Chairman

<p>sign here</p> <p>Print or Type Name of Grantee or Authorized Representative TJ Vance</p> <p>Signature of Grantee or Authorized Representative</p>	<p>Chairman</p> <p>Title</p>	<p>Phone Number 8-2-2022</p> <p>Date</p>
---	------------------------------	---

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>8</u> Day <u>3</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	28 Recording Data <u>BK 2022, Pg 2003</u>
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EXHIBIT A

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,
AND

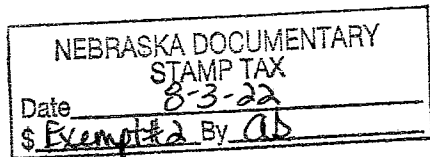
SOUTH 1/2 OF OAK ROAD STARTING AT THE EAST SIDE OF ROAD 2000 TO THE EAST SIDE OF POVERTY RIDGE ROAD

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 } 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 Aug A.D., 2022, at 9:47 o'clock am. Recorded in Book 2022 on Page 2003-2004
Louise Petrich County Clerk
NC AB Deputy
Ind Comp Assessor Carded



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,
- AND
- 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,
- AND
- 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 grantor 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
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: T.J. Vance
TJ Vance, duly qualified and acting Chairman of
the County Board of Commissioners of the County
of Webster, State of Nebraska

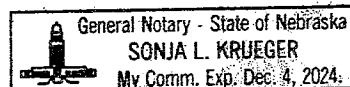
STATE OF NEBRASKA, COUNTY OF WEBSTER) §

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

Sonja Krueger
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2005	8/2/2022	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000902800	222	4	11	GeoCde	Twn	Rng	Sect	Qri	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135			00	0	70005		009	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,095	102,950	105,045		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: ROSEMONT (ROS)				A) 1	B) 01	C) 5	D) 3	E) 8	F) 3			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :				
Construction Date:				Construction Date : 1900				Construction Date :				
Floor:				Floor Sq. Ft. : 1,690				Floor Sq. Ft. :				
Building Cost New:				Cost : 190,125				Cost :				
Single Family Style: 101				Residential Condition: 35				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
COUNTY COMMISSIONER'S DEED												
Comments from						Comments:						
000902800												
(Continue on back)												

Real Estate Transfer Statement 022

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. <u>8</u> Day <u>2</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>8</u> Day <u>2</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) County of Webster, State of Nebraska Street or Other Mailing Address 621 North Cedar Street City Red Cloud State NE Zip Code 68970		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Timothy G. Kohmetscher Street or Other Mailing Address 2028 Rosemont Road City Blue Hill State NE Zip Code 68930	
Phone Number		Phone Number	
Email Address		Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 0

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
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	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

TJ Vance, Webster County Board of Commissioners Chairman

<p>sign here</p> <p>Print or Type Name of Grantee or Authorized Representative _____ Signature of Grantee or Authorized Representative</p> <p>Title _____</p>	<p>Chairman</p> <p>Phone Number 8-2-2022</p> <p>Date</p>
---	---

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>3</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 2</u>	28 Recording Data <u>BK2022, Pg 2005</u>

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

EXHIBIT A

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 }
 County of Webster } ss.

Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 3 day
 of Aug A.D., 2022, at 9:49
 o'clock am. Recorded in Book 2022
 on Page 2005-2006
Paula Petch County Clerk
nc AD Deputy
 Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>8-3-22</u>
\$ Exempt #	<u>2</u> By <u>AD</u>

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:



THE COUNTY OF WEBSTER, STATE OF NEBRASKA

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

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

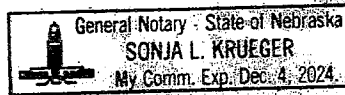
STATE OF NEBRASKA, COUNTY OF WEBSTER) §

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

Sonja Krueger
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2007	8/2/2022	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000902700	223	4	11	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135			00	0	70005		008	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
105		105		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: ROSEMONT. (ROS)				A) 2	B) 01	C) 5	D) 3	E) 8	F) 3			

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
COUNTY COMMISSIONER'S DEED	
Comments from	Comments:
000902700	
(Continue on back)	

Real Estate Transfer Statement

223

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>8</u> Day <u>2</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>8</u> Day <u>2</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) County of Webster, State of Nebraska Street or Other Mailing Address 621 North Cedar Street City Red Cloud State NE Zip Code 68970		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Harvey, Pauline Kenneth & Diane Thaut Street or Other Mailing Address 13333 W 23RD City Montrose State CO Zip Code 81401	
Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address		Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 0

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
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	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

TJ Vance, Webster County Board of Commissioners Chairman

sign here

Print or Type Name of Grantee or Authorized Representative _____ Phone Number _____
Chairman 8-2-2022

Signature of Grantee or Authorized Representative TJ Vance Title _____ Date _____

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>8</u> Day <u>3</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	28 Recording Data <u>BK 2022, Pg 2007</u>
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EXHIBIT A

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,

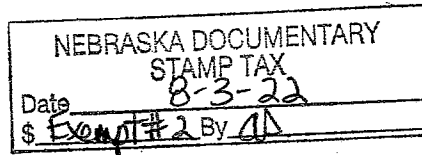
ALL WITHIN THE UNINCORPORATED VILLAGE OF ROSEMONT, COUNTY OF WEBSTER, STATE OF NEBRASKA

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

State of Nebraska }
County of Webster }ss.

BOOK 2022 PAGE 2007

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of Aug A.D., 2022, at 9:51
o'clock A.M. Recorded in Book 2022
on Page 2007-2008
Louise Patoch County Clerk
NC AD Deputy
Ind Comp Assessor Carded



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 grantor 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:



THE COUNTY OF WEBSTER, STATE OF NEBRASKA

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

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

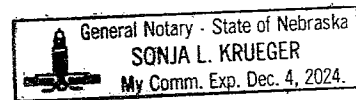
STATE OF NEBRASKA, COUNTY OF WEBSTER) §

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, 2022

Sonja L. Krueger
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2009	8/2/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000902000		224		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135			00	0	70005		007	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,455		13,490		16,945		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: ROSEMONT (ROS)				A) 2	B) 01	C) 5	D) 3	E) 8	F) 2					

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
COUNTY COMMISSIONER DEED	
Comments from	Comments:
000902000 000904300	
(Continue on back)	

Real Estate Transfer Statement

224

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>8</u> Day <u>2</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>8</u> Day <u>2</u> Yr. <u>2022</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) County of Webster, State of Nebraska Street or Other Mailing Address 621 North Cedar Street City Red Cloud State NE Zip Code 68970 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Harvey & Pauline Thaut Street or Other Mailing Address 2009 Rosemont Road City Blue Hill State NE Zip Code 68930 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	
--	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 0

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
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	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

TJ Vance, Webster County Board of Commissioners Chairman

sign here	TJ Vance Print or Type Name of Grantee or Authorized Representative	Chairman	Phone Number 8-2-2022
	Signature of Grantee or Authorized Representative	Title	Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>8</u> Day <u>3</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	28 Recording Data <u>BK 2022, Pg 2009</u>
--	---	--

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

EXHIBIT A

ALLEY RUNNING BETWEEN LOTS 5 & 6 BLOCK 14

AND

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

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

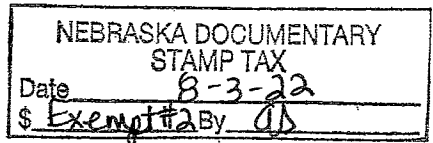
EAST 1/2 OF MELTON STREET LYING WEST OF LOTS 6 & 7 BLOCK 7,

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 }
 County of Webster } ss.

Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 3 day
 of Aug A.D., 2022, at 9:53
 o'clock AM. Recorded in Book 2022
 on Page 2009-2010
Louise Peterson County Clerk
nc ds Deputy
 Ind Comp Assessor Carded



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
 - AND
 - 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
 - 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

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:



THE COUNTY OF WEBSTER, STATE OF NEBRASKA

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

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

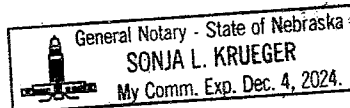
STATE OF NEBRASKA, COUNTY OF WEBSTER) §

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

Sonja L. Krueger
Notary Public



Real Estate Transfer Statement

225

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>8</u> Day <u>2</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>8</u> Day <u>2</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) County of Webster, State of Nebraska Street or Other Mailing Address 621 North Cedar Street City Red Cloud State NE Zip Code 68970		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sheryle Dill Street or Other Mailing Address 692 Branding Iron CT City Brighton State CO Zip Code 80601	
Phone Number		Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address		Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 0

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
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	22	\$	0 00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0 00

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

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

TJ Vance, Webster County Board of Commissioners Chairman

<p>sign here</p> <p>Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative</p>	<p>Chairman</p> <p>Title</p>	<p>Phone Number 8-2-2022</p> <p>Date</p>
--	------------------------------	--

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>8</u> Day <u>3</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	28 Recording Data <u>BK 2022, Pg 2011</u>
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Grantee—Retain a copy of this document for your records.

EXHIBIT A

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

AND

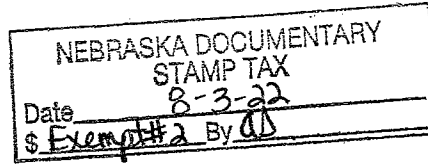
WEST 1/2 OF MELROSE ROAD LYING EAST OF LOTS 4 & 5 BLOCK 7,

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 }
County of Webster }ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of Aug. A.D., 2022, at 9:56 o'clock AM. Recorded in Book 2022 on Page 2011-2012
Louise Petroch County Clerk
nc AS Deputy
Ind Comp Assessor Carded



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:



THE COUNTY OF WEBSTER, STATE OF NEBRASKA

Louise Petsch

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

By:

TJ Vance

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

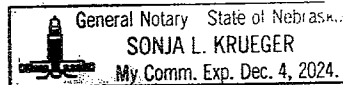
STATE OF NEBRASKA, COUNTY OF WEBSTER) §

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

Sonja L Krueger
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2013	8/2/2022	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000901700	226	4	11	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135			00	0	70005		003	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
840		840		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: ROSEMONT (ROS)				A) 2	B) 01	C) 5	D) 3	E) 8	F) 6			

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
COUNTY COMMISSIONER'S DEED	
Comments from	Comments:
000901700	
(Continue on back)	

Real Estate Transfer Statement ²²⁶

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>8</u> Day <u>2</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>8</u> Day <u>2</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) County of Webster, State of Nebraska Street or Other Mailing Address 621 North Cedar Street City Red Cloud State NE Zip Code 68970 Phone Number _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Harvey & Pauline Thaut Street or Other Mailing Address 2099 Rosemont Road City Blue Hill State NE Zip Code 68930 Phone Number _____			
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Email Address _____				Email Address _____			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 0

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
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	22	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 0.00

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

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

TJ Vance, Webster County Board of Commissioners Chairman
 Print or Type Name of Grantee or Authorized Representative _____ Phone Number **8-2-2022**
 Signature of Grantee or Authorized Representative *TJ Vance* Title **Chairman** Date _____

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>3</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	28 Recording Data <u>BK2022, Pg 2013</u>

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

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

AND

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

AND

NORTH 1/2 OF DEADCRIFFER 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 DEADCRIFFER ROAD

AND

WEST 1/2 OF MELTON STREET STARTING ON THE SOUTH LINE OF DEADCRIFFER 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 DEADCRIFFER ROAD

AND

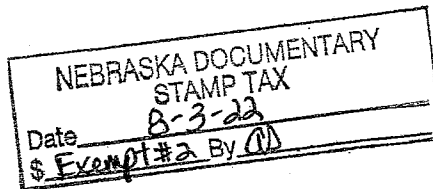
WEST 1/2 OF WINCHESTER ROAD STARTING ON THE SOUTH LINE OF ELM ROAD TO THE NORTH LINE OF DEADCRIFFER ROAD,

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 day of Aug A.D., 2022 at 9:58 o'clock aM. Recorded in Book 2022 on Page 2013-2014
Louise Petch County Clerk
NC Deputy
Ind Comp Assessor Carded



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, 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
- 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

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:



THE COUNTY OF WEBSTER, STATE OF NEBRASKA

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

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

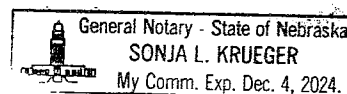
STATE OF NEBRASKA, COUNTY OF WEBSTER) §

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

Sonja L. Krueger
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2015	8/2/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000901300		227		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4135			00	0	70005			002	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
6,990		147,115		154,105		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: ROSEMONT (ROS)				A) 1	B) 01	C) 5	D) 3	E) 8	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				Cost :						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
COUNTY COMMISSIONER'S DEED														
Comments from						Comments:								
000901300 000901400 000901800 000902200 000903100														
(Continue on back)														

Real Estate Transfer Statement

227

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>8</u> Day <u>2</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>8</u> Day <u>2</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) County of Webster, State of Nebraska Street or Other Mailing Address 621 North Cedar Street City Red Cloud State NE Zip Code 68970		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David Kohmetscher Street or Other Mailing Address 2066 Winchester Road City Blue Hill State NE Zip Code 68930	
Phone Number		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address		Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 0

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
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	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

TJ Vance, Webster County Board of Commissioners Chairman
 Print or Type Name of Grantee or Authorized Representative _____ Phone Number _____
TJ Vance _____ Chairman _____ 8-2-2022
 Signature of Grantee or Authorized Representative _____ Title _____ Date _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>3</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	28 Recording Data <u>BK 2022, Pg 2015</u>

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

EXHIBIT A

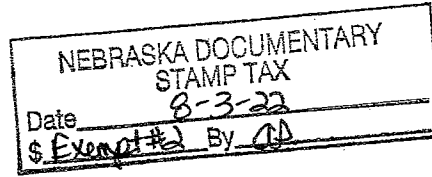
EAST 1/2 OF ALLEY LYING WEST OF LOTS 4 & 5 BLOCK 2,
AND
WEST 1/2 OF ALLEY RUNNING THROUGH BLOCK 2
AND
EAST 1/2 OF WINCHESTER ROAD LYING BETWEEN BLOCKS 2 & 3
AND
ELM ROAD STARTING AT THE CENTER LINE OF WINCHESTER ROAD EAST TO THE CENTER LINE OF ALLEY IN BLOCK 2,
AND
ALLEY RUNNING BETWEEN LOTS 1, 2, & 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.

State of Nebraska }
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of Aug A.D., 2022, at 10:00 o'clock AM. Recorded in Book 2022 on Page 2015-2016
Louise Peterson County Clerk
NC AD Deputy
Ind Comp Assessor Carded



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,
- AND
- 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
- AND
- 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

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
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
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

Sous Akueg
Notary Public

Real Estate Transfer Statement

228

FORM
521

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

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

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

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) County of Webster, State of Nebraska Street or Other Mailing Address 621 North Cedar Street City Red Cloud State NE Zip Code 68970		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Trent & Trevor Kohmetscher Street or Other Mailing Address 2073 Martin Road City Blue Hill State NE Zip Code 68930	
Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address		Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 0

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

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

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

18 Address of Property

18a No address assigned 18b Vacant land

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

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

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

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

TJ Vance, Webster County Board of Commissioners Chairman

sign here

Print or Type Name of Grantee or Authorized Representative: **TJ Vance** Phone Number: **8-2-2022**

Signature of Grantee or Authorized Representative: *TJ Vance* Chairman Title: **Chairman** Date: _____

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>8</u> Day <u>3</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	28 Recording Data <u>BK2022, Pg 2017</u>
--	---	---

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

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.

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 3 day
of Aug A.D., 2022, at 10:02
o'clock AM. Recorded in Book 2022
on Page 2017-2018
Thane Petach County Clerk
nc AD Deputy
Ind Comp Assessor Carded

DOCUMENTARY
STAMP TAX
Date 8-3-22
\$ Exempt #2 By AD

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, 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

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

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.	Book	Page	Sale Date	School District Code										
91	2022	2019	8/2/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000903000		229		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135				00	0	70005		013	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,470		18,140		19,610		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: ROSEMONT (ROS)				A) 1	B) 11	C) 7	D) 1	E) 8	F) 4					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. : 2						
Construction Date:				Construction Date :				Construction Date : 1950						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 624						
Building Cost New:				Cost :				Cost : 43,850						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 528 Other1: 308 Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 3						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: 20		Condition: 30				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input checked="" type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
COUNTY COMMISSIONER'S DEED														
Comments from						Comments:								
000903000														
(Continue on back)														

Real Estate Transfer Statement

229

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>8</u> Day <u>2</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>8</u> Day <u>2</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) County of Webster, State of Nebraska Street or Other Mailing Address 621 North Cedar Street City Red Cloud State NE Zip Code 68970 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Calvary Lutheran Church, Rosemont Street or Other Mailing Address 2285 Road S City Blue Hill State NE Zip Code 68930 Phone Number			
Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 0

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
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	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

TJ Vance, Webster County Board of Commissioners Chairman

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative: *TJ Vance* Title: **Chairman**

Phone Number: **8-2-2022** Date: _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>3</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	28 Recording Data <u>BK 2022, Pg 2019</u>

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.

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 2019

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

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>8-3-22</u>
\$ Exempt#	<u>2</u> By <u>GA</u>

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

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

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:



THE COUNTY OF WEBSTER, STATE OF NEBRASKA

Louise Petsch

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

By:

TJ Vance

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

Sophie King
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2031	7/27/2022	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000511200	230	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30010		002	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,455	24,405	25,860		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 3			

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1996	Construction Date :
Floor:		Floor Sq. Ft. : 1,280	Floor Sq. Ft. :
Building Cost New:		Cost : 62,145	Cost :
Single Family Style: 100		Residential Condition: 30	Commercial Occupancy Code:
(100) <input checked="" type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD; ADDING SPOUSE AS JOINT TENANT	
Comments from	Comments:
000511200	
(Continue on back)	

Real Estate Transfer Statement

230

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>27</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>07</u> Day <u>27</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Debra L. Thayer and Arlo R. Thayer Street or Other Mailing Address 315 N. Thome St. City Bladen State NE Zip Code 68928 Phone Number N/A Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Debra L. Thayer and Arlo R. Thayer Street or Other Mailing Address 315 N. Thome St. City Bladen State NE Zip Code 68928 Phone Number N/A Email Address N/A			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> JOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? \$25,860				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (if Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property 205 West Helen Street Bladen, NE 68928				19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as grantor			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> 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, all located in Bladen, Webster County, Nebraska.							
21 If agricultural, list total number of acres transferred in this transaction <u>n/a</u>							

22 Total purchase price, including any liabilities assumed	22	\$	1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,00

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

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

Pierce D. Fiala

Print or Type Name of Grantee or Authorized Representative

(402) 834-3300

Phone Number

sign here

[Signature]

Signature of Grantee or Authorized Representative

Attorney

8-4-2022

Date

26 Date Deed Recorded Mo. <u>8</u> Day <u>5</u> Yr. <u>22</u>		27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>		28 Recording Data <u>BK 2022, Pg 2031</u>		For Dept. Use Only	
--	--	---	--	--	--	--------------------	--

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.	Book	Page	Sale Date		School District Code								
91	2022	2042	6/30/2022		Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number		Useability & Code #		Parcel Number								
002100500	231		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4131	4	11	4	0	00000	1	000	0070
Land	Improvements		Total		Date of Sale Property Classification Code								
707,070			707,070		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:					A) 2	B) 05		C) 5	D) 3	E) 0	F) 10		
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED 1A1	77.800		356,325		GRASSLAND 1G1	2.160		3,025					
1A	25.800		118,165		1G								
2A1					2G1								
2A	13.700		59,870		2G								
3A1					3G1								
3A	4.800		20,450		3G								
4A1	22.900		96,865		4G1								
4A					4G								
DRYLAND 1D1					Shelterbelt/Timber								
1D	18.970		47,900		Accretion								
2D1					Waste								
2D					Other								
3D1	1.800		3,995		AG LAND TOTAL	168.230		707,070					
3D					Roads	4.000							
4D1	0.300		475		Farm Sites								
4D					Home Sites								
					Recreation								
Dwellings					Other								
Outbuildings					Non-AG TOTAL	4.000							

Assessor's Adjustment to Sale Price (+ or -):					Total Recapture Value:				
Assessor Comments and Reason for Adjustment:									
WD; TRANSFER INTO A LLC									
Comments from					Comments:				
002100500									
(Continue on back)									

Real Estate Transfer Statement

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed

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

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

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

10 Type of Transfer, 11 Was ownership transferred in full? (If No, explain the division.)

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

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

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

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

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

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

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

Table with 2 columns: Item Number, Amount. Rows 22-24.

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

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

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

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 a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred? Yes No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred? Yes No

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.

Grantors (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

EILENE K. HYNES & JOHN M. HYNES

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
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.)

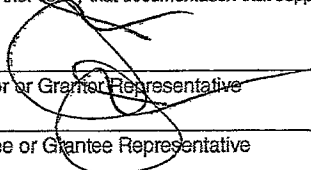
JOE HYNES FARMS, LLC

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
JOHN M. HYNES	SPOUSE
EILENE K. HYNES	SELF
KEVIN M. HYNES	CHILD
GREGORY L. HYNES	CHILD
AMY D. BRANDT	CHILD

Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all of the relevant details of the conveyance information described above.

I further certify that documentation that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue.

sign here



 Grantor or Grantor Representative

 Grantee or Grantee Representative

ATTORNEY	8.10.2022
Title	Date
ATTORNEY	8.10.2022
Title	Date

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.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2043	8/8/2022	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002402100	232	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	18	3	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
559,435		559,435		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG			ACRES:	VALUE:	LCG			ACRES:	VALUE:			
IRRIGATED	1A1				GRASSLAND	1G1						
	1A	8.200	37,555			1G						
	2A1	4.500	20,610			2G1						
	2A	30.200	131,975			2G						
	3A1					3G1						
	3A					3G						
	4A1	24.700	104,480			4G1						
	4A	48.400	204,730			4G						
DRYLAND	1D1	1.600	4,040			Shelterbelt/Timber						
	1D	3.900	9,850			Accretion						
	2D1	7.000	17,675			Waste	1.000			280		
	2D	3.400	7,545			Other						
	3D1				AG LAND TOTAL		146.000			559,435		
	3D					Roads	2.000					
	4D1	2.700	4,265			Farm Sites						
	4D	10.400	16,430			Home Sites						
						Recreation						
	Dwellings					Other						
	Outbuildings				Non-AG TOTAL		2.000					

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)	

Real Estate Transfer Statement

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number, 8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?, 14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent, 18a No address assigned, 18b Vacant land, 20 Legal Description, 21 If agricultural, list total number of acres transferred in this transaction, 22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate (line 22 minus line 23), 25 If this transfer is exempt from the documentary stamp tax, list the exemption number.

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

8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?

14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent, 18a No address assigned, 18b Vacant land, 20 Legal Description, 21 If agricultural, list total number of acres transferred in this transaction

22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate (line 22 minus line 23), 25 If this transfer is exempt from the documentary stamp tax, list the exemption number

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David D. or Jacqueline J. Hall, Print of Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, Title, Date, Phone Number

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

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

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

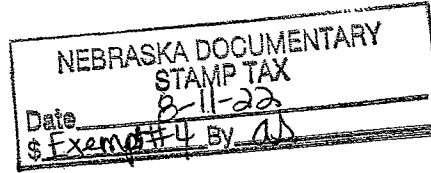
Grantee's Name: David D. Hall and Jacqueline J. Hall, Trustees of the DJ Hall Revocable Trust dated July 1, 2022

Grantee's Address: 207 Broad Street
Campbell, NE 68932

Grantee's Phone: 402-460-1101

State of Nebraska } 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 Aug A.D., 2022, at 12:42 o'clock PM. Recorded in Book 2022 on Page 2043-2044
Amie Petach 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

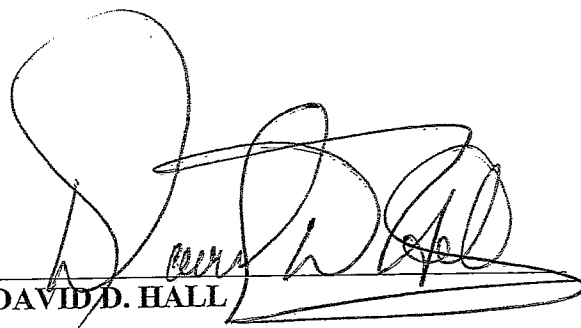
David D. Hall and Jacqueline J. Hall, husband and wife, GRANTORS, in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, conveys to GRANTEES, David D. Hall and Jacqueline J. Hall, Trustees of the DJ Hall Revocable Trust dated July 1, 2022, 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:

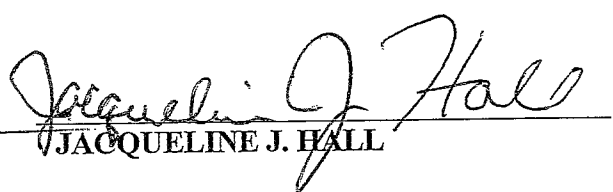
The Southwest Quarter (SW¹/₄) of Section Eighteen (18), Township Three (3), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska.

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.

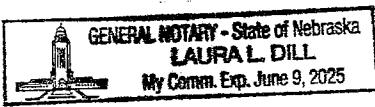
EXECUTED: August 8, 2022.

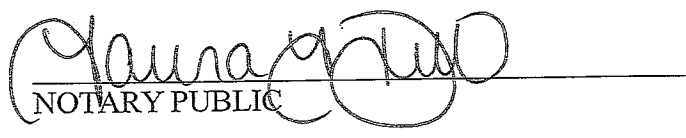

DAVID D. HALL


JACQUELINE J. HALL

STATE OF NEBRASKA)
) ss.
COUNTY OF HALL)

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




NOTARY PUBLIC

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2045	8/11/2022	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001205300	233	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	13	4	00000	1	000	2035
Land	Improvements	Total		Date of Sale Property Classification Code								
51,740	49,335	101,075		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 7			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	4.840	6,775						
1A				1G	1.690	2,365						
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	1.300	3,285		Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	8.130	12,900						
3D				Roads	0.420							
4D1				Farm Sites	1.000	13,840						
4D	0.300	475		Home Sites	1.000	25,000						
				Recreation								
Dwellings			24,860	Other								
Outbuildings			24,475	Non-AG TOTAL	2.420	38,840						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTW	
Comments from	Comments:
001205300	
(Continue on back)	

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>11</u> Yr. <u>22</u>		4 Date of Deed Mo. <u>08</u> Day <u>10</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David E Alber and Tamara S Alber, Trustees Street or Other Mailing Address 2483 Road R City Guide Rock State NE Zip Code 68942 Phone Number (402) 756-7741 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Wilson K Alber and Afton Alber Street or Other Mailing Address 2460 Road R City Guide Rock State NE Zip Code 68942 Phone Number (402) 469-4889 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$250,000

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

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

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

18 Address of Property
**2460 Road R
 Guide Rock, NE 68942**

18a No address assigned 18b Vacant land

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

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

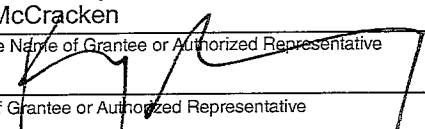
21 If agricultural, list total number of acres transferred in this transaction _____

22 Total purchase price, including any liabilities assumed	22	\$ 250,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 250,000.00

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

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

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

 Attorney
 Signature of Grantee or Authorized Representative Title Date **8/12/22**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>12</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>562.50</u>	28 Recording Data <u>BK 2022 Pg 2045</u>

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 Aug A.D., 2022, at 9:24 o'clock A.M. Recorded in Book 2022 on Page 2045-2046
Loize Petsch County Clerk
16.00 16 Deputy
 Ind Comp Assessor Carried

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 8-12-22
 \$ 542.50 By LO

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

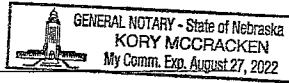
David E. Alber
 David E. Alber, Trustee


Tamara S. Alber
 Tamara S. Alber, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 10,
2022, by David E. Alber, Trustee of the David E. Alber Revocable Trust and Tamara S.
Alber, Trustee of the Tamara S. Alber Revocable Trust.

Comm. expires





Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2052	8/11/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001205300		234		4 08		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	13	4	00000	1	000	2035		
Land		Improvements		Total		Date of Sale Property Classification Code								
51,740		49,335		101,075		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 7					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		4.840		6,775				
1A						1G		1.690		2,365				
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1		1.300		3,285		Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		8.130		12,900				
3D						Roads		0.420						
4D1						Farm Sites		1.000		13,840				
4D		0.300		475		Home Sites		1.000		25,000				
						Recreation								
Dwellings				24,860		Other								
Outbuildings				24,475		Non-AG TOTAL		2.420		38,840				

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 back)

Real Estate Transfer Statement 234

FORM
521

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

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

1 County Name 2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 8 Day 11 Yr. 22	4 Date of Deed Mo. 8 Day 11 Yr. 22
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Wilson K Alber and Afton Alber Street or Other Mailing Address 2460 Road R City Guide Rock State NE Zip Code 68942 Phone Number (402) 469-4889 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David E Alber and Tamara S Alber, Trustees Street or Other Mailing Address 2483 Road R City Guide Rock State NE Zip Code 68942 Phone Number (402) 756-7741 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$0

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

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

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

18 Address of Property
**2460 Road R
 Guide Rock, NE 68942**

18a No address assigned 18b Vacant land

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

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

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **23**

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

sign here **Kory J McCracken** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
[Signature] Attorney **8/12/22**
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 12 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt # 23	28 Recording Data BK 2022, Pg 2052

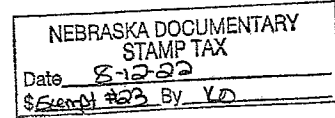
A tract of land located in the Southeast Quarter (SE1/4) of Section Thirteen (13), Township Three (3) North, Range Nine (9) West Of The 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 13; thence S88°42'10"W (assumed 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 }

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of Aug A.D., 2022, at 9:31 o'clock A M. Recorded in Book 2022 on Page 2052-2053
Louise Peten County Clerk
16.00 Deputy
ind Comp Assessor Carded



EASEMENT FOR DRIVEWAY

This Agreement is made and entered into this 12 day of August, 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

David Alber
David E. Alber, Trustee

Wilson K. Alber
Wilson K. Alber

Tamara S. Alber Revocable Trust

Tamara S. Alber
Tamara S. Alber, Trustee

Afton Alber
Afton Alber

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 10, 2022, by David E. Alber, Trustee of the David E. Alber Revocable Trust, and Tamara S. Alber, Trustee of the Tamara S. Alber Revocable Trust.

Comm. expires 

Kory McCracken
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 11, 2022, by Wilson K. Alber and Afton Alber, husband and wife.

Comm. expires 

Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2022	2062	8/15/2022	Base: 91-0074	Affiliated:			Unified:									
Location ID		Sale Number		Useability & Code #		Parcel Number											
001719200		235		4 08		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed Value						4133	4	10	2	1	00000	1	000	0000			
Land		Improvements		Total		Date of Sale Property Classification Code											
178,045		25,520		203,565		Status	Property Type	Zoning	Location	City Size	Parcel Size						
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 10						
LCG			ACRES:			VALUE:			LCG			ACRES:			VALUE:		
IRRIGATED 1A1									GRASSLAND 1G1			19.760			27,665		
1A									1G			6.490			9,085		
2A1									2G1			1.810			2,535		
2A									2G								
3A1									3G1								
3A									3G								
4A1									4G1								
4A									4G								
DRYLAND 1D1			48.690			122,940			Shelterbelt/Timber								
1D									Accretion								
2D1									Waste								
2D			0.800			1,775			Other								
3D1									AG LAND TOTAL			77.680			164,205		
3D									Roads			2.980					
4D1									Farm Sites			1.000			13,840		
4D			0.130			205			Home Sites								
									Recreation								
Dwellings									Other								
Outbuildings						25,520			Non-AG TOTAL			3.980			13,840		

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

Real Estate Transfer Statement

235

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>15</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>08</u> Day <u>12</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit "A" Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) John E. Naiman, Jr. and Laurel A. Naiman Street or Other Mailing Address 60 N. Walnut St.	
City	State	Zip Code	City
			State
			Zip Code
Phone Number	Phone Number (707) 486-0992	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address N.A.	Email Address N.A.		

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$294,786

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

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

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

18 Address of Property

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

18a No address assigned 18b Vacant land

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 7

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

sign here

Dusty S. McKenna
Print or Type Name of Grantee or Authorized Representative

Dusty S. McKenna
Signature of Grantee or Authorized Representative

_____ Title/Escrow Agent

_____ Phone Number
08-15-2022
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded, Mo. <u>8</u> Day <u>16</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt # 7	28 Recording Data BK2022, Pg 2062

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

Exhibit "A"

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

A tract of land comprising the East Half of the Northeast Quarter (E½ NE¼) 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
\$ Ex007 By AS

State of Nebraska }
County of Webster } ss.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of August A.D., 2022, at 12:43
o'clock PM. Recorded in Book 2022
on Pages 2062-2063
Lorise Petsch County Clerk
Fee: \$16.00 By: AS Deputy
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 (E½ NE¼) 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.**

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
Timothy J. Himmelberg

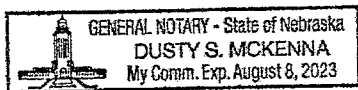
John E. Naiman, Jr.
John E. Naiman, Jr.

Charleen M. Himmelberg
Charleen M. Himmelberg

Laurel A. Naiman
Laurel A. Naiman

STATE OF NEBRASKA }
COUNTY OF ADAMS } ss

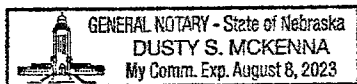
On this 12th day of August, 2022, before me personally appeared **Timothy J. Himmelberg and Charleen M. Himmelberg.**



Dusty S. McKenna
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.**



Dusty S. McKenna
Notary Public - Dusty S. McKenna

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2064	8/15/2022	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001719201		236		4 08		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						0000			00	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
185,125				185,125		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		1.510		2,115				
1A						1G		2.860		4,005				
2A1						2G1		3.980		5,570				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1		61.510		155,315		Shelterbelt/Timber								
1D						Accretion								
2D1						Waste		0.620		175				
2D		0.830		1,845		Other								
3D1						AG LAND TOTAL		81.500		185,125				
3D						Roads		1.000						
4D1		7.620		12,040		Farm Sites								
4D		2.570		4,060		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		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	

(Continue on back)

Real Estate Transfer Statement

236

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed

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

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

8 Type of Deed

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

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

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

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

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

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

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

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

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

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

Dusty S. McKenna, Print or Type Name of Grantee or Authorized Representative, Title/Escrow Agent, Signature of Grantee or Authorized Representative, Title, Phone Number, Date

Register of Deed's Use Only

For Dept. Use Only

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

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

Exhibit "A"

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

A tract of land comprising the West Half of the Northeast Quarter ($W\frac{1}{2} NE\frac{1}{4}$) 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:

Beginning at the Northwest corner of the $NE\frac{1}{4}$ of said Section 2; thence running easterly along the north line of said Section 2, on a bearing of $N88^{\circ}55'13''E$ a distance of 1314.63 feet; thence $S00^{\circ}53'11''E$ a distance of 26877.99 feet; thence $S86^{\circ}10'40''W$ a distance of 1316.71 feet; thence $N00^{\circ}52'44''W$ a distance of 2750.99 feet to the actual Point of Beginning.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/16/22
\$ Ex007 By AS

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

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

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

Warranty Deed

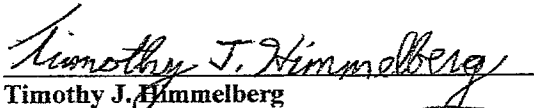
The Grantors, **TIMOTHY J. HIMMELBERG AND CHARLEEN M. HIMMELBERG, HUSBAND AND WIFE; AND JOHN E. NAIMAN, JR. AND LAUREL A. NAIMAN, HUSBAND AND WIFE,** in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **TIMOTHY J. HIMMELBERG AND CHARLEEN 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):

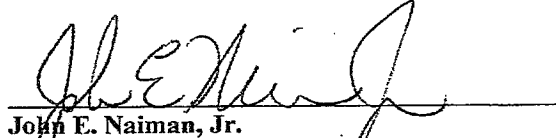
A tract of land comprising the West Half of the Northeast Quarter (W½ NE¼) of Section Two (2), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:
Beginning at the Northwest corner of the NE¼ of said Section 2; thence running easterly along the north line of said Section 2, on a bearing of N88°55'13"E a distance of 1314.63 feet; thence S00°53'11"E a distance of 26877.99 feet; thence S86°10'40"W a distance of 1316.71 feet; thence N00°52'44"W a distance of 2750.99 feet to the actual Point of Beginning.

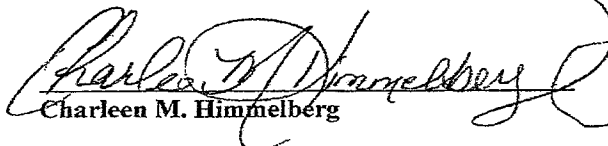
GRANTORS covenant with GRANTEES that GRANTORS:

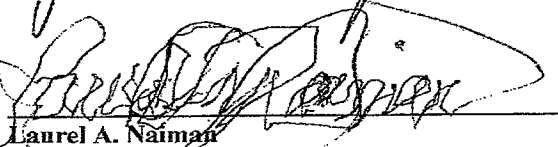
- (1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and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

Executed 8-12-2022


Timothy J. Himmelberg


John E. Naiman, Jr.


Charleen M. Himmelberg


Laurel A. Naiman

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.**

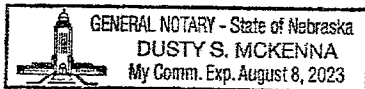


Dusty S. McKenna

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.**



Dusty S. McKenna

Notary Public - Dusty S. McKenna

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2070	8/15/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001407000	237	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	16	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
3,123,500	81,370	3,204,870		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	420.560	588,785						
1A				1G	120.250	168,355						
2A1				2G1	386.100	540,550						
2A				2G	278.510	389,915						
3A1				3G1	136.690	191,370						
3A				3G	96.440	135,015						
4A1				4G1								
4A				4G								
DRYLAND 1D1	32.000	80,800		Shelterbelt/Timber								
1D	182.720	461,365		Accretion								
2D1	35.980	90,850		Waste	34.530	9,670						
2D	22.380	49,680		Other								
3D1	24.230	53,790		AG LAND TOTAL	1,951.200	3,045,820						
3D				Roads	34.930							
4D1	131.370	207,560		Farm Sites	2.000	27,680						
4D	49.440	78,115		Home Sites	2.000	50,000						
				Recreation								
Dwellings		34,620		Other								
Outbuildings		46,750		Non-AG TOTAL	38.930	77,680						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER INTO REVOCABLE LIVING TRUST	
Comments from	Comments:
001407000 001407400 001407600 001810000 001813000 001813300 001813400	
001814500 00181550	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 08 Day 15 Yr. 2020		4 Date of Deed Mo. 08 Day 15 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Serena F. Boner a/k/a Serena Fern Boner, a single person Street or Other Mailing Address 1024 Road C City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3328 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address 1024 Road C City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3328 Email Address			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$3,142,805

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

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

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

18 Address of Property
1024 Road C
Red Cloud, NE 68970

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,
dated November 19, 2021
1024 Road C
Red Cloud, NE 68970

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

21 If agricultural, list total number of acres transferred in this transaction 1990.13

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

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

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

Henry C. Schenker (308) 425-6273
Print or Type Name of Grantee or Authorized Representative Phone Number

Henry C. Schenker Attorney 8/17/2022
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 08 Day 17 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt # 4	28 Recording Data BK 2022 17 2070	

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

20. The Southwest Quarter (SW $\frac{1}{4}$) of Section Nineteen (19), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

✓ The Northwest Quarter (NW $\frac{1}{4}$) 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 (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Seventeen (17), Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

✓ The West Half (W $\frac{1}{2}$) of Section Twenty-three (23), Township One (1), North Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

✓ The Northwest Quarter (NW $\frac{1}{4}$) 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 (E $\frac{1}{2}$ SE $\frac{1}{4}$); the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) and the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$), 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 (SE $\frac{1}{4}$); the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$); and the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), 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 (E $\frac{1}{2}$ SE $\frac{1}{4}$) 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 (NE $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of Section Fifteen (15), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

✓ The South Half (S $\frac{1}{2}$) 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 (S $\frac{1}{2}$) and the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/17/22
\$ Ex004 By AS

State of Nebraska }
County of Webster } ss.

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

Lorise Petsch County Clerk
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 (SW $\frac{1}{4}$) of Section Nineteen (19), Township One (1),
North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW $\frac{1}{4}$) 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 (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Seventeen (17),
Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County,
Nebraska;

The West Half (W $\frac{1}{2}$) of Section Twenty-three (23), Township One (1), North
Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW $\frac{1}{4}$) 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 (E $\frac{1}{2}$ SE $\frac{1}{4}$); the Southwest Quarter of the
Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) and the Southeast Quarter of the Southwest
Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$), 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 (SE $\frac{1}{4}$); the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$);
and the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), 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 (E $\frac{1}{2}$ SE $\frac{1}{4}$) 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 North-east 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.

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

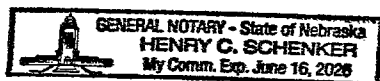
- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants, and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful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

Executed: August 15, 2022.

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

STATE OF NEBRASKA)
) ss.
FRANKLIN COUNTY)

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



Henry C. Schenker
Notary Public.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2086	8/17/2022	Base: 65-0011			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001410400		238		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4489	1	10	25	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
268,930				268,930		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		57.980		81,170				
1A						1G								
2A1						2G1		36.970		51,760				
2A						2G		96.430		135,000				
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste		3.580		1,000				
2D						Other								
3D1						AG LAND TOTAL		194.960		268,930				
3D						Roads		4.960						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		4.960						
Assessor's Adjustment to Sale Price (+ or -):							Total Recapture Value:							
Assessor Comments and Reason for Adjustment:														
JTWD														
Comments from						Comments:								
001410400														
(Continue on back)														

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 8 Day 17 Yr. 2022
4 Date of Deed Mo. 8 Day 17 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Lynn Kimminau
6 Grantee's Name, Address, and Telephone (Please Print) Garret M Sharp and Maci R Sharp
Street or Other Mailing Address 1263 Road 2700
City Lawrence State NE Zip Code 68957
City Blue Hill State NE Zip Code 68930
Phone Number (402) 460-0137
Phone Number 402-469-8131
Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No
Email Address n/a

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

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

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

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

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

14 What is the current market value of the real property? \$207,500
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ %

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

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

20 Legal Description (Attach additional pages, if needed.) The Northwest Quarter (NW1/4); and the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4); all in Section Twenty-five (25), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska AN UNDIVIDED 1/2 INTEREST

21 If agricultural, list total number of acres transferred in this transaction 200+-

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 207,500.00. Row 23: Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) \$ 0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 207,500.00.

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

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

Garrett M. Sharp
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title
Grantee
Phone Number 402-469-8131
Date 8/18/2022

Register of Deed's Use Only
26 Date Deed Recorded Mo. 8 Day 18 Yr. 22
27 Value of Stamp or Exempt Number \$ 468.00
28 Recording Data BK 2022, Pg 2086
For Dept. Use Only

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2120	8/19/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000513000		239		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131				00	0	30020		001	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
2,075		39,660		41,735		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 3					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1913	Construction Date :
Floor:		Floor Sq. Ft. : 1,280	Floor Sq. Ft. :
Building Cost New:		Cost : 164,355	Cost :
Single Family Style: 104		Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:	
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000513000	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed

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

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

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

10 Type of Transfer, 11 Was ownership transferred in full? (If No, explain the division.)

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

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

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

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

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

20 Legal Description

21 If agricultural, list total number of acres, 22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate

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

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

sign here

Signature and Name of Grantee or Authorized Representative, Title, Phone Number, Date

Register of Deed's Use Only

For Dept. Use Only

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

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of Aug A.D., 2022, at 1:20 o'clock PM. Recorded in Book 2022 on Page 1 2120
Louise Petz County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-19-22
\$ 90.00 By AD

WARRANTY DEED

Return to: Benjamin and Ashley Mankhey

GRANTOR(S), Melissa A. Grigg

whether one or more, in consideration of Forty thousand (\$40,000) after a period of 7yrs receipt of which is hereby acknowledged, conveys to GRANTEE(S) Benjamin and Ashley Mankhey ⁸⁴ Monthly.

the following described real estate (as defined in Neb. Rev. Stat § 76-201) in Webster County, Nebraska
Lots 1-5 Block 1 Bladen Spenses 2nd Addition
740 North Webster St. Bladen, NE 68928

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

- (1) Is lawfully seized of such real estate and that it is free from encumbrances, except:
Back taxes for 2020 + future taxes to be Paid by Grantees.
- (2) Has legal power and authority to convey the same;

Warrants and will defend the title to the real estate against the lawful claims of all.

Executed this 13 day of January, 2022, by

Melissa A. Grigg

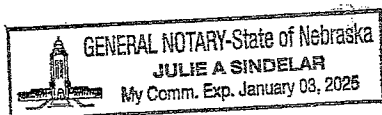
State of Nebraska, County of Harlan

The foregoing instrument was acknowledged before me this 13 day of January 2022, by

Melissa A. Grigg

Julie A. Sindelar
Notary Public Signature

Julie A. Sindelar
Printed Notary Name



My Commission Expires: 1-3-2025

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 08 Day 19 Yr. 2022 4 Date of Deed Mo. 07 Day 21 Yr. 2022

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Trinidad S. Borrego and Maria J. Escajeda Carrasco Grantee's Name (Buyer) Luis A. Rascon

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

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

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

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

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

14 What is the current market value of the real property? \$149,900 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property 413 N. Wilson St. Blue Hill, NE 68930 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as #6

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

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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$149,900.00. Row 23: Was non-real property included in the purchase? \$0. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 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 belief, true, complete, and correct, and that I am duly authorized to sign this statement. Tricia Camplin (308) 382-4651 Phone Number 08192022 Date

Register of Deed's Use Only 26 Date Deed Recorded Mo. 8 Day 22 Yr. 22 27 Value of Stamp or Exempt Number \$ 337.50 28 Recording Data BK 2022 Pg 2122

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2136	8/19/2022	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002405101	241	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	2	3	00000		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
33,050	84,245	117,295		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 5			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED	1A1			GRASSLAND	1G1							
	1A				1G							
	2A1				2G1							
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1				Shelterbelt/Timber							
	1D				Accretion							
	2D1				Waste							
	2D				Other							
	3D1			AG LAND TOTAL								
	3D				Roads							
	4D1				Farm Sites							
	4D				Home Sites			3.580			33,050	
					Recreation							
	Dwellings		84,245		Other							
	Outbuildings			Non-AG TOTAL					3.580		33,050	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
002405101	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 8 Day 19 Yr. 22	4 Date of Deed Mo. 8 Day 9 Yr. 22
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Paule Krieger and Lynette Krieger Street or Other Mailing Address 1316 Highland Dr. City Hastings State NE Zip Code 68901		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bradley R. Hug-Novak and Angela M. Hug-Novak Street or Other Mailing Address 552 Road T City Bladen State NE Zip Code 68928	
Phone Number N/A		Phone Number (402) 000-0002	
Email Address N/A		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address N/A		Email Address N/A	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$239,000

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

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

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

18 Address of Property
552 T Road, Bladen, NE 68928

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$ 239,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 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 and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **Bradley T. Hug-Novak**
Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Title

(402) 460-0002
Phone Number

8-19-2022
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 23 Yr. 22	27 Value of Stamp or Exempt Number \$ 537.75	28 Recording Data BK2022 Pg 2136

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 SE¼ 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.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/23/22
\$ 537.75 By AS

State of Nebraska }
County of Webster } ss.

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

Lorise 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.

Executed: August 9, 2022.

Paul Krieger

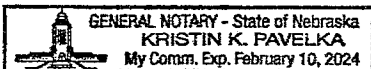
PAUL KRIEGER

Lynette Krieger

LYNETTE KRIEGER

STATE OF NEBRASKA)
) SS:
COUNTY OF ADAMS)

The foregoing warranty deed was acknowledged before me on August 9, 2022, by Paul Krieger and Lynette Krieger.



[Signature]

Notary Public

My commission expires: 2/10/24

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 SE¼ 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.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/22/22
\$ 337.50 By AS

Bk 2022, Pg 2122

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 22 day of August A.D., 2022, at 01:43 o'clock PM. Recorded in Book 2022 on Pages 2122-2123

Louise Petsch County Clerk
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 July 21, 2022


Trinidad S. Borrego
Trinidad S. Borrego

MARIA I. ESCAJEDA CARRASCO
Maria I. Escajeda Carrasco

STATE OF Nebraska
COUNTY OF Hall

The foregoing instrument was acknowledged before me this 21 day of July, 2022,
by Trinidad S. Borrego and Maria I. Escajeda Carrasco, husband and wife.

Notary Public, State and County aforesaid



Notary Public Signature



My commission expires: January 26, 2026

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2166	8/25/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002210700		242		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4493	1	12	26	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
459,630		256,355		715,985		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	50.480		70,675				
	1A						1G	1.510		2,190				
	2A1						2G1	39.810		55,730				
	2A						2G	51.510		72,115				
	3A1						3G1	10.510		14,715				
	3A						3G	8.550		15,730				
	4A1						4G1	13.440		18,330				
	4A						4G	30.040		28,885				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	5.290		13,355		Accretion								
	2D1					Waste		1.000		280				
	2D	2.760		6,125		Other								
	3D1					AG LAND TOTAL		261.840		372,295				
	3D					Roads		3.010						
	4D1	4.140		6,540		Farm Sites		2.000		27,680				
	4D	42.800		67,625		Home Sites		3.000		59,655				
						Recreation								
	Dwellings			227,465		Other								
	Outbuildings			28,890		Non-AG TOTAL		8.010		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	Comments:
002210700 002313000 002314700	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed

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

Street or Other Mailing Address, City, State, Zip Code, Phone Number, 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) Mobile Home

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

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

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

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

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

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

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

22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?

24 Adjusted purchase price paid for real estate (line 22 minus line 23), 25 If this transfer is exempt from the documentary stamp tax, list the exemption number

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

Jeffery T. Peetz, Print or Type Name of Grantee or Authorized Representative

Authorized Representative, Signature of Grantee or Authorized Representative

76-902 (4), Title, Date

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

Mo. 8 Day 26 Yr. 22, \$ Exempt #4, BK 2022, p 2166

For Dept. Use Only

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

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

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

2022 Aug 26 08:39 AM Ex004 Book 2022 Page 2166

**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 (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.

#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 S89°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 _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/26/22
\$ Ex004 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 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:

- (1) 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

Joe J. Strickland

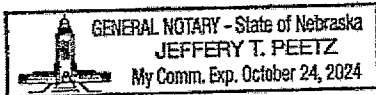
Joe J. Strickland

Michaelle E. Strickland

Michaelle E. Strickland

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

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



Jeffery T. Peetz

Notary Public

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.
2. A tract of land located in the Northeast Quarter (NE $\frac{1}{4}$) 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 NE $\frac{1}{4}$ 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 $\frac{1}{4}$ corner of said Section 34; thence N89°46'10"W on the south line of said NE $\frac{1}{4}$, 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 NE $\frac{1}{4}$; 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.
3. 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 NW $\frac{1}{4}$ bears N00°00'00"E or S00°00'00"W. Commencing at the W $\frac{1}{4}$ 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 S89°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.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2187	8/29/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002307800		246		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	15	1	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,162,005				1,162,005		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	11.000		50,380		GRASSLAND	1G1	7.000		9,800				
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1	61.000		258,030			4G1							
	4A	60.000		253,800			4G							
DRYLAND	1D1	35.000		88,375		Shelterbelt/Timber								
	1D	168.000		424,200		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		391.000		1,162,005				
	3D					Roads		9.000						
	4D1	4.000		6,320		Farm Sites								
	4D	45.000		71,100		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		9.000						

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)

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.

246

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

1 County Name, 2 County Number (WEBSTER - 91), 3 Date of Sale/Transfer (Mo. 08 Day 29 Yr. 22), 4 Date of Deed (Mo. 08 Day 29 Yr. 22)

5 Grantor's Name, Address, and Telephone (Please Print); 6 Grantee's Name, Address, and Telephone (Please Print); Grantor's Name (Seller) Debra A. Henkel, Personal Representative of the Estate of Wi; Grantee's Name (Buyer) Debra A. Henkel; Street or Other Mailing Address 765 South Marian Road; City Hastings, State NE, Zip Code 68901; Phone Number (402) 460-7020; Email Address deb@afamilyoffaith.com

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

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

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

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

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

14 What is the current market value of the real property? \$1,161,475. 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes, No.

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

18 Address of Property. 19 Name and Address of Person to Whom the Tax Statement Should be Sent. 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 1/4) and the East Half of the Northwest Quarter (E 1/2 NW 1/4) of Section Eleven (11), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, except cemetery plot; and An undivided one-half interest in the Northeast Quarter (NE 1/4) 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.

Table with 2 columns: Item Number, Amount. 22 Total purchase price, including any liabilities assumed \$ 0.00. 23 Was non-real property included in the purchase? Yes, No. 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00.

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Daniel C. Pauley, Attorney - Personal Representative, (402) 392-0101, 08/29/2022.

Register of Deed's Use Only: 26 Date Deed Recorded Mo. 08 Day 29 Yr. 22. 27 Value of Stamp or Exempt Number \$ Exempt # 15. 28 Recording Data BK2022, Pg 2187.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/29/22
\$ Ex015 By AS

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 29 day of August A.D., 2022, at 03:16 o'clock PM. Recorded in Book 2022 on Page 2187

Louise Petsch 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 REPRESENTATIVE

Debra A. Henkel, Personal Representative of the Estate of William G. Henkel, Deceased, pursuant to appointment by the County Court of Adams County, Nebraska, GRANTOR, conveys and releases to Debra A. Henkel, GRANTEE, all of the Estate's undivided interest in the following described real estate (as defined in NEB. REV. STAT. §76-201):

An undivided one-half interest in the Northeast Quarter (NE ¼) and the East Half of the Northwest Quarter (E ½ NW ¼) of Section Eleven (11), Township Three (3) North, Range Twelve (12) West of 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.

GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

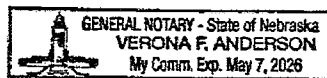
Executed August 29, 2022.



Debra A. Henkel
Personal Representative
765 South Marian Road
Hastings, NE 68901
Estate of William G. Henkel, Deceased

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on August 29, 2022 by Debra A. Henkel, Personal Representative of the Estate of William G. Henkel, Deceased.



Verona F. Anderson
Notary Public