

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2179	7/22/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001114700		243		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	34	3	00000	1	000	1720		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,084,875				1,084,875		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	43.430	60,800					
	1A	97.300	445,635				1G	13.890	19,445					
	2A1	6.610	30,275				2G1	16.100	12,405					
	2A	24.840	108,550				2G							
	3A1						3G1	0.020	30					
	3A						3G	0.790	220					
	4A1	0.330	1,395				4G1							
	4A	30.270	128,040				4G	4.060	1,135					
DRYLAND	1D1					Shelterbelt/Timber								
	1D	39.180	98,930			Accretion								
	2D1	14.130	35,680			Waste								
	2D	17.750	39,405			Other								
	3D1	18.980	42,135			AG LAND TOTAL		366.160	1,084,875					
	3D					Roads								
	4D1					Farm Sites								
	4D	38.480	60,795			Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; SALE BETWEEN SISTERS	
Comments from	Comments:
001114700 001000902 000623501	

(Continue on back)

Real Estate Transfer Statement 243

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>22</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>08</u> Day <u>16</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Megan N. Cray Street or Other Mailing Address 301 W Nopal Pl City Chandler State AZ Zip Code 85225				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lauren Taylor Cray & Sarah L. Cray Street or Other Mailing Address 7092 Charles St City Omaha State NE Zip Code 68132			
Phone Number (480) 243-5373				Phone Number (402) 917-1802		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address n/a				Email Address slcray@hotmail.com			

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

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

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator	<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"/> Other _____	<input checked="" type="checkbox"/> Warranty
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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"/> 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"/> Revocable Trust	<input type="checkbox"/> Sale	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Trustee to Beneficiary	<input type="checkbox"/> Other (Explain) _____
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11 Was ownership transferred in full? (If No, explain the division.)
 Yes No undivided 1/3 interest

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

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

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

14 What is the current market value of the real property?
\$1,319,750

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
Rural, Guide Rock, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Sarah L Cray
7092 Charles St.
Omaha, NE 68132

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 364+-

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

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

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

David B. Garwood Attorney Phone Number
 Signature of Grantee or Authorized Representative Title 08-24-2022
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>26</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #7</u>	28 Recording Data <u>BK2022 Pg 2179</u>	

The Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-four (34), Township two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, including Pivot irrigation system and wells, AND;

11147

The Northwest Quarter (NW $\frac{1}{4}$) and North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT The North 560 feet of the West 325 feet thereof and EXCEPT a tract more particularly described as follows: Commencing at the North Quarter corner of said Section 3; thence S00°00'43"W (assumed bearing) on the East line of said West Half, a distance of 394.91 feet to the Place of Beginning and the Beginning of a curve concave to the Southeast subtended by a radius of 1582.00 feet; thence along said curve the chord of which bears S44°53'35"W an arc length of 658.74 feet; thence S07°51'41"W a distance of 182.18 feet; thence S26°06'33"W a distance of 475.90 feet to the beginning of a curve concave to the Southeast subtended by a radius of 1582.00 feet; thence along said curve the chord of which bears S3°33'38"W an arc length of 311.46 feet; thence S08°46'20"E a distance of 113.95 feet; thence S14°00' 14"W a distance of 26.12 feet to the beginning of a curve concave to the Northeast subtended by a radius of 1582.00 feet; thence along said curve the chord of which bears S31°56'43"E an arc length of 1372.50 feet to the east line of the Southwest Quarter of said Section 3; thence N00°00'42"E on the East line of said Southwest Quarter, a distance of 328.21 feet to the center Quarter corner of said Section; thence N00°00' 43"E on the East line of the Northwest Quarter of said Section 3, a distance of 2319.67 feet to the place of beginning AND;

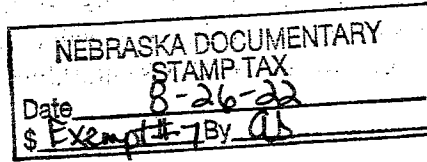
10009.62

Lot Eleven (11), New Territory of Guide Rock, in the Southwest Quarter (SW $\frac{1}{4}$) of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion described as follows: Commencing at the Southwest Corner of said Lot Eleven (11) and Place of Beginning; thence N00°12'36"W (assumed bearing) along the west line of said Lot Eleven (11) a distance of 226.41 feet; thence N89°58'34"E parallel with the south line of said Lot Eleven (11) a distance of 163.06 feet to the east line of said Lot Eleven (11); thence S00°00'45"W along said east line a distance of 226.41 feet to the North line of State Street; thence S89°58'34"W along said north line a distance of 162.18 feet to the Place of Beginning; and INCLUDING a perpetual easement for ingress and egress over and across the East sixty feet (E60') of the excepted tract.

6235.01

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 Aug A.D., 2022, at 11:07 o'clock a M. Recorded in Book 2022 on Page 2179-2180
Louise Petach County Clerk
16.00 Deputy
 Ind Comp Assessor Carded



WARRANTY DEED

Megan N. Crary, a single person, GRANTOR, in consideration of EXCHANGE OF PROPERTY between the parties hereby convey all my undivided one-third (1/3) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201) to Lauren Taylor Crary and Sarah L. Crary, GRANTEES:

Parcel #1 { The Southwest Quarter (SW¹/₄) of Section Thirty-four (34), Township two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, including Pivot irrigation system and wells, AND;

Parcel #4 { The Northwest Quarter (NW¹/₄) and North Half of the Southwest Quarter (N¹/₂SW¹/₄) of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT The North 560 feet of the West 325 feet thereof and EXCEPT a tract more particularly described as follows: Commencing at the North Quarter corner of said Section 3; thence S00°00'43"W (assumed bearing) on the East line of said West Half, a distance of 394.91 feet to the Place of Beginning and the Beginning of a curve concave to the Southeast subtended by a radius of 1582.00 feet; thence along said curve the chord of which bears S44°53'35"W an arc length of 658.74 feet; thence S07°51'41"W a distance of 182.18 feet; thence S26°06'33"W a distance of 475.90 feet to the beginning of a curve concave to the Southeast subtended by a radius of 1582.00 feet; thence along said curve the chord of which bears S3°33'38"W an arc length of 311.46 feet; thence S08°46'20"E a distance of 113.95 feet; thence S14°00' 14"W a distance of 26.12 feet to the beginning of a curve concave to the Northeast subtended by a radius of 1582.00 feet; thence along said curve the chord of which bears S31°56'43"E an arc length of 1372.50 feet to the east line of the Southwest Quarter of said Section 3; thence N00°00'42"E on the East line of said Southwest Quarter, a distance of 328.21 feet to the center Quarter corner of said Section; thence N00°00' 43"E on the East line of the Northwest Quarter of said Section 3, a distance of 2319.67 feet to the place of beginning AND;

Lot Eleven (11), New Territory of Guide Rock, in the Southwest Quarter (SW¹/₄) of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion described as follows: Commencing at

Parcel #4

the Southwest Corner of said Lot Eleven (11) and Place of Beginning; thence N00°12'36"W (assumed bearing) along the west line of said Lot Eleven (11) a distance of 226.41 feet; thence N89°58'34"E parallel with the south line of said Lot Eleven (11) a distance of 163.06 feet to the east line of said Lot Eleven (11); thence S00°00'45"W along said east line a distance of 226.41 feet to the North line of State Street; thence S89°58'34"W along said north line a distance of 162.18 feet to the Place of Beginning; and INCLUDING a perpetual easement for ingress and egress over and across the East sixty feet (E60') of the excepted tract.

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

Executed Aug. 16, 2022.

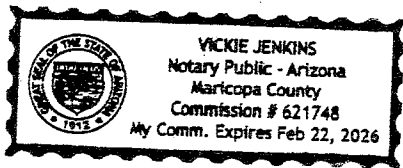
Megan N. Crary
Megan N. Crary

STATE OF Arizona, COUNTY OF Maricopa) ss.

The foregoing instrument was acknowledged before me on Aug. 16, 2022, by Megan N. Crary, a single person.

Comm. expires Feb. 22, 2026

Vickie Jenkins
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2181	7/22/2022	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001000900	244	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	3	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
276,815	135,950	412,765		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	0.750	1,050						
1A				1G	1.420	1,990						
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	75.450	190,515		Accretion								
2D1	3.880	9,795		Waste	10.980	3,075						
2D				Other								
3D1				AG LAND TOTAL	103.690	224,135						
3D				Roads	0.610							
4D1				Farm Sites	2.000	27,680						
4D	11.210	17,710		Home Sites	1.000	25,000						
				Recreation								
Dwellings			68,435	Other								
Outbuildings			67,515	Non-AG TOTAL	3.610	52,680						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; SALE BETWEEN SISTERS	
Comments from	Comments:
001000900 001001500	

(Continue on back)

Real Estate Transfer Statement

244

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 07 Day 22 Yr. 2022		4 Date of Deed Mo. 08 Day 15 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lauren Taylor Crary Street or Other Mailing Address 2802 35th St. SW City Lehigh Acres State FL Zip Code 33976				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Megan N. Crary Street or Other Mailing Address 301 W Nopal Pl City Chandler State AZ Zip Code 85225			
Phone Number (480) 341-1743		Email Address crarylaura@gmail.com		Phone Number (480) 243-5373		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"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home	
<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				

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<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"/> Trustee to Beneficiary
				<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust
Other (Explain) _____					

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No undivided 1/3 interest

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input checked="" 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?
\$215,000

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
631 HWY 78
Guide Rock, NE 68942

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 description attached.

21 If agricultural, list total number of acres transferred in this transaction 110+-

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

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613
Phone Number
08-24-2022
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 26 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt # 7	28 Recording Data BK 2022, Pg 2181	

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

Lots One (1) and Two (2) in the Southeast Quarter (SE $\frac{1}{4}$), and the north Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) in Section Four (4), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; AND

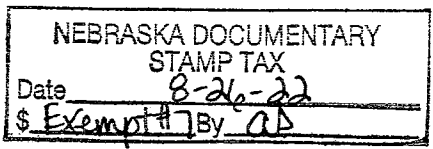
10015

The North 560 feet of the West 325 feet of the Northwest Quarter (NW $\frac{1}{4}$) of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT highway ROW (the old government bin site).

SPLIT
10009

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 Aug A.D., 2022, at 11:10 o'clock AM. Recorded in Book 2022 on Page 2181
Lauren Taylor Crary County Clerk
10.00 AS Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Lauren Taylor Crary, a single person, GRANTOR, in consideration of EXCHANGE OF PROPERTY between the parties hereby convey all my undivided one-third (1/3) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201) to Megan N. Crary, GRANTEE:

Lots One (1) and Two (2) in the Southeast Quarter (SE¼), and the north Half of the Southeast Quarter (N½SE¼) in Section Four (4), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; AND

The North 560 feet of the West 325 feet of the Northwest Quarter (NW¼) of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT highway ROW (the old government bin site).

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

Executed August 15, 2022.

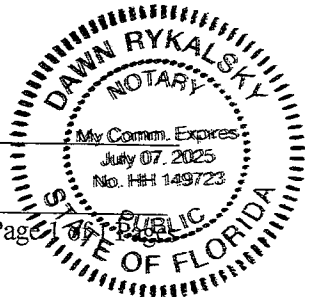
Lauren Taylor Crary
Lauren Taylor Crary

STATE OF Florida, COUNTY OF Lee) ss.

The foregoing instrument was acknowledged before me on August 15, 2022, by Lauren Taylor Crary, a single person.

Comm. expires 7/7/2025

Dawn Rykalsky
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2022	2182	7/22/2022	Base: 65-0011		Affiliated:		Unified:									
Location ID	Sale Number	Useability & Code #		Parcel Number													
001000900	245	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel					
Date of Sale Assessed Value				4487	1	9	3	0	00000	1	000	0000					
Land	Improvements	Total		Date of Sale Property Classification Code													
276,815	135,950	412,765		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	0.750	1,050									
	1A					1G	1.420	1,990									
	2A1					2G1											
	2A					2G											
	3A1					3G1											
	3A					3G											
	4A1					4G1											
	4A					4G											
DRYLAND	1D1				Shelterbelt/Timber												
	1D	75.450	190,515		Accretion												
	2D1	3.880	9,795		Waste			10.980	3,075								
	2D				Other												
	3D1				AG LAND TOTAL			103.690	224,135								
	3D				Roads			0.610									
	4D1				Farm Sites			2.000	27,680								
	4D	11.210	17,710		Home Sites			1.000	25,000								
					Recreation												
	Dwellings		68,435		Other												
	Outbuildings		67,515		Non-AG TOTAL			3.610	52,680								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; SALE BETWEEN SISTERS	
Comments from	Comments:
001000900 001001500	

(Continue on back)

Real Estate Transfer Statement

245

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 07 Day 22 Yr. 2022		4 Date of Deed Mo. 07 Day 28 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sarah L. Crary Street or Other Mailing Address 7092 Charles St City Omaha State NE Zip Code 68132				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Megan N. Crary Street or Other Mailing Address 301 W Nopal Pl City Chandler State AZ Zip Code 85225			
Phone Number (402) 917-1802				Phone Number (480) 243-5373		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address slcrary@hotmail.com				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No undivided 1/3 interest

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
	<input checked="" 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?
\$215,000

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
631 HWY 78
Guide Rock, NE 68942

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 description attached.

21 If agricultural, list total number of acres transferred in this transaction 110+-

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

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

David B. Garwood
Print or Type Name of Grantee or Authorized Representative

David B. Garwood
Signature of Grantee or Authorized Representative

Attorney
Title

(402) 746-3613
Phone Number

08-24-2022
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 26 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt # 7	28 Recording Data BK 2022, 2102	

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

Lots One (1) and Two (2) in the Southeast Quarter (SE $\frac{1}{4}$), and the north Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) in Section Four (4), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; AND

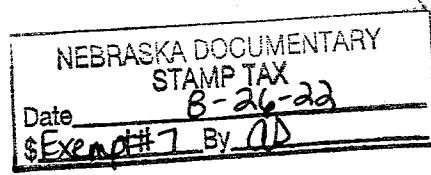
10015

The North 560 feet of the West 325 feet of the Northwest Quarter (NW $\frac{1}{4}$) of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT highway ROW (the old government bin site).

10009 02

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of Aug A.D., 2022, at 11:12 o'clock A M. Recorded in Book 2022 on Page 2182
Louise Petach County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



WARRANTY DEED

Sarah L. Crary, a single person, GRANTOR, in consideration of EXCHANGE OF PROPERTY between the parties hereby convey all my undivided one-third (1/3) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201) to Megan N. Crary, GRANTEE:

Lots One (1) and Two (2) in the Southeast Quarter (SE¼), and the north Half of the Southeast Quarter (N½SE¼) in Section Four (4), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; AND

The North 560 feet of the West 325 feet of the Northwest Quarter (NW¼) of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT highway ROW (the old government bin site).

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

Executed July 28, 2022.

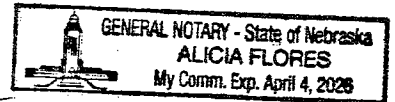
Sarah L. Crary
Sarah L. Crary

STATE OF Nebraska, COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me on July 28th, 2022, by Sarah L. Crary, a single person.

Comm. expires April 4, 2026

Alicia Flores
Notary Public



Real Estate Transfer Statement

FORM
521

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

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

247

1 County Name _____ 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 9 Day 1 Yr. 2022 4 Date of Deed Mo. 8 Day 31 Yr. 2022

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Greg B. Denney and Teresa J. Denney
Street or Other Mailing Address 209 14th Avenue
City Franklin State NE Zip Code 68939
Phone Number n/a
Email Address n/a

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) Allan Pettit and Nicole Pettit
Street or Other Mailing Address 210 N Seward St
City Red Cloud State NE Zip Code 68970
Phone Number 402-671-1571
Email Address n/a

Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$85,000

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 GTA Real Estate Group No

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

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lot Thirteen (13), Fourteen (14) and Fifteen (15), Block Twenty-four (24), Original Town of Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	85,000.00
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	\$	85,000.00

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.

Allan Pettit
 Print or Type Name of Grantee or Authorized Representative

[Signature]
 Signature of Grantee or Authorized Representative

Grantee Title _____ Date 9/1/2022

Phone Number 402-671-1571

sign here

Register of Deed's Use Only

26 Date Deed Recorded Mo. 9 Day 1 Yr. 22 27 Value of Stamp or Exempt Number \$ 191.25 28 Recording Data BK2022 Ag 2192 For Dept. Use Only

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 1st day of Sept A.D., 2022, at 10:40 o'clock A.M. Recorded in Book 2022 on Page 2192
Louise Patsch County Clerk
\$10.00 add Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-1-2022
\$ 191.25 By ata

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

JOINT TENANCY WARRANTY DEED

Greg B. Denney and Teresa J. Denney, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Allan Pettit and Nicole Pettit, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Thirteen (13), Fourteen (14) and Fifteen (15), Block Twenty-four (24), Original Town of Red Cloud, Webster County, Nebraska

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

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

Executed August 31, 2022.

Greg B. Denney
Greg B. Denney

Teresa J. Denney
Teresa J. Denney

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on August 31, 2022 by Greg B. Denney and Teresa J. Denney, husband and wife.

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

Bridget Daehling
Notary Public

My commission expires: May 19, 2024

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2213	8/30/2022	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001000600	248	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	2	3	00000	000	6003	
Land	Improvements	Total		Date of Sale Property Classification Code								
48,385	84,595	132,980		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 6			

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1		
1A			1G		
2A1			2G1		
2A			2G		
3A1			3G1		
3A			3G		
4A1			4G1		
4A			4G		
DRYLAND 1D1			Shelterbelt/Timber		
1D			Accretion		
2D1			Waste		
2D			Other		
3D1			AG LAND TOTAL		
3D			Roads	0.310	
4D1			Farm Sites	1.000	13,840
4D			Home Sites	4.060	34,545
			Recreation		
Dwellings		34,800	Other		
Outbuildings		49,795	Non-AG TOTAL	5.370	48,385

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; SALE BETWEEN BROTHER & SISTER	
Comments from	Comments:
001000600	

(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. <u>08</u> Day <u>30</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>02</u> Day <u>11</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joy I Simpson Street or Other Mailing Address 10612 S. 191st Ave City Omaha State NE Zip Code 68136				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jack R. Petsch Street or Other Mailing Address 858 Hwy 78 City Guide Rock State NE Zip Code 68942			
Phone Number (402) 578-7290				Phone Number (402) 984-1400		Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input checked="" 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?
\$60,000

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

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

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

18 Address of Property
**2338 Road F
 Guide Rock, NE 68942**

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	\$	60,000.00
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	\$	60,000.00

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 Danielle L. Kelley
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Closing Dept. Manager
 Title
 (402) 463-4198
 Phone Number
 08-30-2022
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>1</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>135.00</u>	28 Recording Data BK 2022, Pg 2213	

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

Exhibit "A"

**A tract of land in the Southwest Quarter (SW¼) of Section Two (2) North, Township One (1) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska, described as follows:
Commencing at the southwest corner of the SW¼, thence N89°27'E, along the south line of said SW¼, 1869.63 feet to the true Point of Beginning; thence N00°33'W, 566.0 feet; thence N89°27'E, 413.64 feet; thence S00°33'E, 566.0 to the south line of said SW¼; thence S89°27'W, along the south line of said SW¼, 413.64 feet to the Point of Beginning, subject to county road right-of-way.**

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2214	8/30/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001000600		249		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4487	1	9	2	3	00000		000	6003
Land		Improvements		Total		Date of Sale Property Classification Code								
41,585		41,275		82,860		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 01	C) 5	D) 3	E) 0	F) 6			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D						Other							
	3D1					AG LAND TOTAL								
	3D					Roads		0.310						
	4D1					Farm Sites		1.000		13,840				
	4D					Home Sites		1.880		27,745				
						Recreation								
	Dwellings				34,800	Other								
	Outbuildings				6,475	Non-AG TOTAL			3.190		41,585			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001000600	

(Continue on back)

Real Estate Transfer Statement

249

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>30</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>08</u> Day <u>24</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jack Petsch Street or Other Mailing Address 858 Hwy 78 City Guide Rock State NE Zip Code 68942				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rachel Dickhoff and Anthony Wyatt Street or Other Mailing Address P.O. Box 192 City Guide Rock State NE Zip Code 68942			
Phone Number (402) 984-1400		Phone Number (631) 375-1578		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"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$38,000

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

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

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

18 Address of Property
**2338 Road F
 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
See Grantee

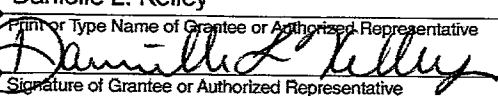
20 Legal Description (Attach additional pages, if needed.)
See Exhibit "A"

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

22 Total purchase price, including any liabilities assumed	\$	38,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	38,000.00

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
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Closing Dept. Manager 08-30-2022
 Signature of Grantee or Authorized Representative Title Date

sign here

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>1</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>85.50</u>	28 Recording Data <u>BK 2022, Pg 2214</u>	

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

Exhibit "A"

**A tract of land located in the East Half of the Southwest Quarter (E½ SW¼) of Section Two (2), Township One (1) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska, described as follows:
Commencing at the southwest corner of the SW¼ of said Section 2, thence N88°40'54"E, on the south line of said SW¼, a distance of 1869.63 feet to the actual Point of Beginning; thence N01°19'06"W, a distance of 566.0 feet; thence N88°40'54"E, a distance of 245.00 feet; thence S01°19'06"E, a distance of 566.0 feet to the south line of said SW¼; thence S88°40'54"W, along the south line of said SW¼, a distance of 245.00 feet to the Point of Beginning.**

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/01/22
\$ 85.50 By AS

Bk 2022, Pg 2214

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 01 day of September A.D., 2022, at 01:02 o'clock PM. Recorded in Book 2022 on Page 2214

Louise 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, **JACK PETSCH, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **RACHEL DICKHOFF AND ANTHONY WYATT**, 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 located in the East Half of the Southwest Quarter (E½ SW¼) of Section Two (2), Township One (1) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska, described as follows:
Commencing at the southwest corner of the SW¼ of said Section 2, thence N88°40'54"E, on the south line of said SW¼, a distance of 1869.63 feet to the actual Point of Beginning; thence N01°19'06"W, a distance of 566.0 feet; thence N88°40'54"E, a distance of 245.00 feet; thence S01°19'06"E, a distance of 566.0 feet to the south line of said SW¼; thence S88°40'54"W, along the south line of said SW¼, a distance of 245.00 feet to the Point of Beginning.

GRANTOR covenants with GRANTEES that GRANTOR:

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

Executed 8/24/2022.

Jack Petsch

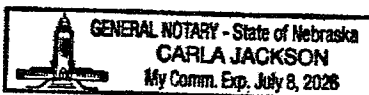
Jack Petsch

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 24 day of August, 2022, before me personally appeared **Jack Petsch**.

Carla Jackson

Notary Public - *Carla Jackson*



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2220	8/31/2022	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002107200	250	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	4	0	00000	1	000	7008
Land	Improvements	Total		Date of Sale Property Classification Code								
637,795		637,795		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	89.100	408,080		GRASSLAND 1G1								
1A	26.400	120,910		1G								
2A1				2G1								
2A	1.600	6,990		2G								
3A1				3G1								
3A				3G								
4A1	10.800	45,680		4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	17.600	44,445		Accretion								
2D1				Waste								
2D				Other								
3D1												
3D				AG LAND TOTAL	152.900	637,795						
4D1	7.400	11,690		Roads	4.000							
4D				Farm Sites								
				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 TO A REVOCABLE TRUST	
Comments from	Comments:
002107200	

(Continue on back)

Real Estate Transfer Statement

250

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>31</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>08</u> Day <u>31</u> Yr. <u>2022</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Nancy Curry Street or Other Mailing Address 201 S Webster Street, P.O. Box 305 City Blue Hill State NE Zip Code 68930 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached. Street or Other Mailing Address City State Zip Code Phone Number				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address NA				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 checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input checked="" 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 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?
\$637,795

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.)
The Southwest Quarter (SW 1/4) of Section Four (4), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 156.9

22 Total purchase price, including any liabilities assumed	\$	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)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(4)

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

sign here **Matthew D. Baack** (402) 834-3300
Print or Type Name of Grantor or Authorized Representative Phone Number
[Signature] Attorney at Law 9/1/22
Signature of Grantor or Authorized Representative Title Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>9</u> Day <u>1</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 4</u>	28 Recording Data <u>BK2022, Pg 2220</u>	For Dept. Use Only
--	--	---	--------------------

Item 6: Grantee's Name, Address, and Telephone

Name: Nancy J. Curry, Trustee, Nancy J. Curry Revocable Trust
Address: 201 S. Webster Street, P.O. Box 305
City, State, Zip: Blue Hill, NE 68930
Phone: NA
Email: NA

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/01/22
\$ Ex004 By AS

Bk 2022, Pg 2220

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 01 day
of September A.D., 2022, at 02:46
o'clock PM. Recorded in Book 2022
on Pages 2220-2221

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

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

WARRANTY DEED

Nancy Curry, a single person, *Grantor*, whether one or more, in consideration of trust funding, conveys to *Grantee*, Nancy J. Curry, Trustee, Nancy J. Curry Revocable Trust, *Grantee*, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

The Southwest Quarter (SW ¼) of Section Four (4), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

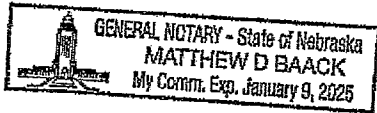
Grantor covenants with *Grantee* that *Grantor* (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend the title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


EXECUTED: August 31, 2022.

Nancy Curry
Nancy Curry, *Grantor*

State of Nebraska)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me on the 31st day of August 2022, by Nancy Curry, a single person, *Grantor*.





Notary Public

Matthew D. Baack
Printed Name

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2244	9/8/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002307800	251	1		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								
971,825		971,825		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	6.000	8,400						
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1	61.000	258,030		4G1								
4A	60.000	253,800		4G								
DRYLAND 1D1	14.660	37,015		Shelterbelt/Timber								
1D	122.400	309,060		Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	309.960	971,825						
3D				Roads	7.750							
4D1	4.000	6,320		Farm Sites								
4D	30.900	48,820		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	7.750							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
002307800 002407101	

(Continue on back)

Real Estate Transfer Statement

251

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. 9 Day 8 Yr. 2022		4 Date of Deed Mo. 9 Day 8 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Candace K. Crockett, Dana R. Crockett and Diane A. Henkel Street or Other Mailing Address 4233 Nordic Road City Grand Island State NE Zip Code 68803 Phone Number (402) 469-4177 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Todd Bartels and Rebecca Bartels Street or Other Mailing Address 1741 Road 400 City Campbell State NE Zip Code 68932 Phone Number (402) 746-3855 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

(A) Status			(B) Property Type			(C)
<input 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"/> Mobile Home	
<input checked="" 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				

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

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

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

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

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

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

14 What is the current market value of the real property?
\$1,922,000

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

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

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

18 Address of Property
AG Land

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

18a No address assigned 18b Vacant land

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

The Northeast Quarter (NE1/4) of Section Eleven (11), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and
 The Northeast Quarter (NE1/4) 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 320+-

22 Total purchase price, including any liabilities assumed	22	\$	1,937,000.00
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	\$	15,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,922,000.00

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 **Todd Bartels**
 Print or type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title Grantee
 Date 9/8/2022
 Phone Number (402) 746-3855

26 Date Deed Recorded Mo. 9 Day 8 Yr. 22		27 Value of Stamp or Exempt Number \$ 4324.50		28 Recording Data BK2022, Pg 2244		For Dept. Use Only	
---	--	--	--	--------------------------------------	--	--------------------	--

Pivot Irrigation System, gearhead, column, pump and bowls

\$15,000.00

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 2244

Entered on the numerical index and filed for record in the Clerk's office of said county this 8 day of Sept A.D., 20 22, at 3:36 o'clock P.M. Recorded in Book 2022 on Page 2244-2245
Louise Peterk County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>9-8-22</u>
\$	<u>4324.50</u> By <u>AS</u>

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

JOINT TENANCY WARRANTY DEED

Candace K. Crockett and Dana R. Crockett, wife and husband; and Debra A. Henkel, a single person, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Todd Bartels and Rebecca Bartels, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE1/4) of Section Eleven (11), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE1/4) of Section fifteen (15), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

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

Executed Sept. 8, 2022.

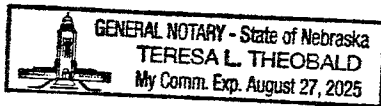
Candace K. Crockett
Candace K. Crockett

Dana R. Crockett
Dana R. Crockett

Debra A. Henkel
Debra A. Henkel

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on September 8th, 2022
by Candace K. Crockett and Dana R. Crockett, wife and husband.

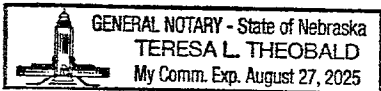


Teresa L. Theobald
Notary Public

My commission expires: 8/27/2025

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on September 8th, 2022
by Debra A. Henkel, a single person.



Teresa L. Theobald
Notary Public

My commission expires: 8/27/2025

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2253	9/8/2022	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002407100	252	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	11	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
184,595		184,595		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				1G							
	2A1				2G1							
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1	21.290	53,755	Shelterbelt/Timber								
	1D	42.470	107,235	Accretion								
	2D1			Waste								
	2D			Other								
	3D1			AG LAND TOTAL		78.700	184,595					
	3D			Roads		1.000						
	4D1			Farm Sites								
	4D	14.940	23,605	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:												
JTWD												
Comments from					Comments:							
002407100												

(Continue on back)

Real Estate Transfer Statement

252

• 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. 9 Day 8 Yr. 2022		4 Date of Deed Mo. 9 Day 8 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Candace K. Crockett, Dana R. Crockett and Siana Debra A. Henkel				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Donald D. Bartels, Trustee			
Street or Other Mailing Address 4233 Nordic Road				Street or Other Mailing Address Box 538			
City Grand Island		State NE		Zip Code 68803		City Blue Hill	
Phone Number (402) 469-4177				State NE		Zip Code 68730	
Email Address n/a				Phone Number 402-156-2233		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
				Email Address n/a		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

(A) Status			(B) Property Type			(C)
<input 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"/> Mobile Home	
<input checked="" 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				

8 Type of Deed

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

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

10 Type of Transfer

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

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?
\$388,000

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

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

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

18 Address of Property
AG Land

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

18a No address assigned 18b Vacant land

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

The EastHalf of the Northwest Quarter (E½NW¼) of Section Eleven (11), Township Three (3) 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 80+-

22 Total purchase price, including any liabilities assumed	22	\$	388,000.00
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	\$	388,000.00

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.

Donald D. Bartels, Trustee

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative: *Donald D. Bartels Trustee* Title: Grantee

Phone Number: 9/8/2022 Date: _____

sign here

Register of Deed's Use Only

26 Date Deed Recorded Mo. 9 Day 8 Yr. 22	27 Value of Stamp or Exempt Number \$ 87300	28 Recording Data BK 2022, lg 2253	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 8 day of Sept A.D., 2022, at 3:42 o'clock P.M. Recorded in Book 2022 on Page 2253-2254
Louise Petch County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-8-22
\$ 873.00 By AD

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

JOINT TENANCY WARRANTY DEED

Candace K. Crockett and Dana R. Crockett, wife and husband; and Debra A. Henkel, a single person, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Donald D. Bartels, Trustee of the Donald D. Bartels Revocable Trust, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Northwest Quarter (E½NW¼) of Section Eleven (11), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

Grantors covenant, jointly and severally, if more than one, with Grantee that Grantors:

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

Executed Sept. 8, 2022.

Candace K. Crockett
Candace K. Crockett

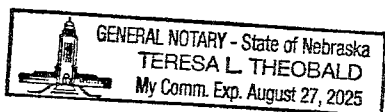
Dana R. Crockett
Dana R. Crockett

Debra A. Henkel
Debra A. Henkel

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on September 8th, 2022
by Candace K. Crockett and Dana R. Crockett, wife and husband.

Teresa L. Theobald
Notary Public

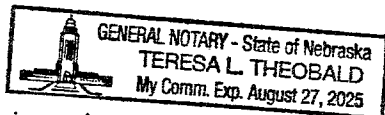


My commission expires: 8/27/2025

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on September 8th, 2022
by Debra A. Henkel, a single person.

Teresa L. Theobald
Notary Public



My commission expires: 8/27/2025

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2255	9/7/2022	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000508000	253	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30015		002	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,065	24,570	25,635		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1900				Construction Date :				
Floor:				Floor Sq. Ft. : 984				Floor Sq. Ft. :				
Building Cost New:				Cost : 121,870				Cost :				
Single Family Style: 101				Residential Condition: 25				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
WD												
Comments from						Comments:						
000508000												
(Continue on back)												

Real Estate Transfer Statement

253

• 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>09</u> Day <u>07</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>09</u> Day <u>02</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jeffrey M. Morgan Street or Other Mailing Address 1755 W. 950 N City St. George State UT Zip Code 84770 Phone Number (480) 435-1405 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Deborah L. Mastrodonato Street or Other Mailing Address 321 West Mariel Street City Bladen State NE Zip Code 68928 Phone Number (225) 337-4473 Email Address N.A.			
				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"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> 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"/> 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?
\$89,000

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

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

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

18 Address of Property
**321 West Mariel Street
Bladen, NE 68928**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Thirteen (13) and Fourteen (14), Block Two (2), Spences Addition to Bladen, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed	22	\$	89,000	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	\$	89,000	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

Print or Type Name of Grantee or Authorized Representative

sign here

Danielle L. Kelley
Signature of Grantee or Authorized Representative

Closing Dept. Manager

Title

(402) 463-4198

Phone Number

09-07-2022

Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>9</u> Day <u>9</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>200.25</u>	28 Recording Data <u>BK2022 Pg 2255</u>	For Dept. Use Only
--	--	--	--------------------

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/09/22
\$ 200.25 By AS

Bk 2022, Pg 2255

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 09 day of September A.D., 2022, at 08:41 o'clock AM. Recorded in Book 2022 on Page 2255

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

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

Warranty Deed

The Grantor, **JEFFREY M. MORGAN, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **DEBORAH L. MASTRODONATO**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lots Thirteen (13) and Fourteen (14), Block Two (2), Spences Addition to Bladen, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEE that GRANTOR:

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


Executed SEPT 2, 2022

Jeffrey M. Morgan

Jeffrey M. Morgan

Utah
STATE OF ~~NEBRASKA~~
COUNTY OF ~~WEBSTER~~ *Washington* } ss.

On this 2 day of Sept, 2022, before me personally appeared **Jeffrey M. Morgan**.

 DENINE WEEKES-NELSON
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 02/26/2023
Commission # 704831

Denine Weekes-Nelson

Notary Public - *Denine Weekes-Nelson*

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2274	9/9/2022	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000513300	254	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30020		002	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
5,920	26,570	32,490		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 :	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:
 JTWD

Comments from **Comments:**
 000513300 000513700

(Continue on back)

Real Estate Transfer Statement

254

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. 9 Day 9 Yr. 22, 4 Date of Deed Mo. 9 Day 9 Yr. 22, 5 Grantor's Name, Address, and Telephone (Please Print) Letha S. Kral, 711 N Webster St, Bladen NE 68928, 6 Grantee's Name, Address, and Telephone (Please Print) Josh McCarter & Corri Lammers, 70 Box 163, Bladen NE 68928, 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, Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational. (B) Property Type: Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt, Mobile Home. 8 Type of Deed: Bill of Sale, Cemetery, Conservator, 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 the property purchased as part of an IRS like-kind exchange? No. 10 Type of Transfer: Auction, Court Decree, Exchange, Distribution, Easement, Grantor Trust, Foreclosure, Gift, Partition, Irrevocable Trust, Life Estate, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other (Explain). 11 Was ownership transferred in full? Yes. 12 Was real estate purchased for same use? Yes. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? No.

14 What is the current market value of the real property? \$32,490. 15 Was the mortgage assumed? No. 16 Does this conveyance divide a current parcel of land? No. 17 Was transfer through a real estate agent or a title company? No. 18 Address of Property: 700 Block N Nebraska St, Bladen, NE. 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Same as grantee. 18a No address assigned, 18b Vacant land.

20 Legal Description: see attached. 21 If agricultural, list total number of acres.

22 Total purchase price, including any liabilities assumed: \$25,000.00. 23 Was non-real property included in the purchase? No. 24 Adjusted purchase price paid for real estate (line 22 minus line 23): \$25,000.00.

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: Print or Type Name of Grantee or Authorized Representative: Kory McCracken, Signature of Grantee or Authorized Representative: [Signature], Title: [Blank], Phone Number: 402-746-3613, Date: 9/9/22.

Register of Deed's Use Only: 26 Date Deed Recorded: Mo. 9 Day 9 Yr. 22, 27 Value of Stamp or Exempt Number: \$56.25, 28 Recording Data: BL 2022 Pg 2274, For Dept. Use Only.

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

Lot One (1), Block Two (2), Spence's Second Addition to Bladen, Webster County, Nebraska;
and
Lots One (1) and Two (2), Block Three (3), Spence's Second Addition to Bladen, Webster
County, Nebraska.

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of Sept A.D., 2022, at 11:29 o'clock P. M. Recorded in Book 2222 on Page 2274
Louise Peters County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-9-22
\$ 50.25 By LD

JOINT TENANCY WARRANTY DEED

Letha S. Kral, a single person and surviving spouse of Donald D. Kral, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Josh McCarter and Corri Lammers, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot One (1), Block Two (2), Spence's Second Addition to Bladen, Webster County, Nebraska; and
Lots One (1) and Two (2), Block Three (3), Spence's Second Addition to Bladen, Webster County, Nebraska.

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

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

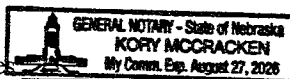
Executed September 9, 2022.

Letha S. Kral
Letha S. Kral

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 9, 2022, by Letha S. Kral, a single person.

Comm. expires



Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2283	9/9/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002201700	255	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4493	1	12	7	3	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,070,705	249,420	1,320,125		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	15.500	70,990	GRASSLAND	1G1	76.810	107,540					
	1A	87.870	309,740		1G	73.850	103,390					
	2A1				2G1	55.940	78,315					
	2A	7.920	28,245		2G	47.000	65,800					
	3A1	26.050	82,710		3G1	6.720	9,410					
	3A				3G							
	4A1	6.820	21,415		4G1	30.000	30,000					
	4A	17.970	56,425		4G							
DRYLAND	1D1			Shelterbelt/Timber								
	1D	8.620	21,765	Accretion		8.000						
	2D1			Waste		94.000	26,320					
	2D	5.730	12,720	Other								
	3D1			AG LAND TOTAL		568.800	1,024,785					
	3D			Roads		5.980						
	4D1			Farm Sites		2.000	20,920					
	4D			Home Sites		1.000	25,000					
				Recreation								
	Dwellings		77,290	Other								
	Outbuildings		172,130	Non-AG TOTAL		8.980	45,920					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER INTO REVOCABLE TRUST	
Comments from	Comments:
002201700 002207200 002207201 002208800 002312800	

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 09 Day 09 Yr. 2022		4 Date of Deed Mo. 09 Day 09 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gordon D. Eckhardt aka Gordon Eckhardt Street or Other Mailing Address 310 Highway 136 City Inavale State NE Zip Code 68952 Phone Number (402) 746-3256 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gordon D. Eckhardt, Trustee of the Gordon D. Eckhardt Street or Other Mailing Address 310 Highway 136 Rev. Trust dated Sept. 9, 2022 City Inavale State NE Zip Code 68952 Phone Number (402) 746-3256 Email Address n/a			
				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 checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> 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?
 \$1,320,125

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
 310 Highway 136
 Inavale, NE 68952

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 Gordon D. Eckhardt, Trustee
 310 Hwy 136
 Inavale, NE 68952

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 (Please see attachment for legal descriptions)

21 If agricultural, list total number of acres transferred in this transaction 577.78±

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

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

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

Gordon D. Eckhardt, Trustee
 Print or Type Name of Grantee or Authorized Representative (402) 746-3256
 Signature of Grantee or Authorized Representative _____ Title Grantee Phone Number
 _____ Date 09/09/2022

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 12 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt #17	28 Recording Data BK 2022, Pg 2283	

ATTACHMENT TO
REAL ESTATE
TRANSFER STATEMENT

5. Grantor's Name (Seller):

Gordon D. Eckhardt, also known as Gordon Eckhardt

6. Grantee's Name (Buyer):

Gordon D. Eckhardt, Trustee of the Gordon D. Eckhardt Revocable Trust dated September 9, 2022

20. Legal Description:

All that part of River Lots Ten (10), Eleven (11), Twelve (12) and Thirteen (13) in Section Seven (7), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, lying South of the public road;

A part of River Lot 11, being that part of said Lot which lies North to the Republican River and West to the West line of said Lot from a stake now placed at the Southeast corner of said tract, and all that part of River Lot 10 lying North of the public road; all in Section Seven (7), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW¹/₄) of Section Eighteen (18), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The Southwest Quarter (SW¹/₄) of Section Thirty-three (33), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts to the State of Nebraska for public highway as shown in the Return of Appraisers recorded in Miscellaneous Book M, Page 10, AND EXCEPT the South 480 feet of the West 520 feet of the remaining land;

The South 480 feet of the West 520 feet of the Southwest Quarter (SW¹/₄) of Section Thirty-three (33), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts to the State of Nebraska for public highway as shown on the Return of Appraisers recorded in Miscellaneous Book M, Page 10; and

The South Half of the Northwest Quarter (S¹/₂NW¹/₄) of Section Thirty-three (33), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/12/22
\$ Ex004 By AS

Bk 2022, Pg 2283

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 12 day of September A.D., 2022, at 09:34 o'clock AM. Recorded in Book 2022 on Pages 2283-2284

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

Once recorded, please return to:
Parker, Grossart & Bahensky, L.L.P.
PO Box 1600, Kearney, NE 68848-1600

WARRANTY DEED

Gordon D. Eckhardt, also known as Gordon Eckhardt, an unmarried person, GRANTOR, in consideration of estate planning, conveys to GRANTEE, **Gordon D. Eckhardt, Trustee of the Gordon D. Eckhardt Revocable Trust dated September 9, 2022**, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All that part of River Lots Ten (10), Eleven (11), Twelve (12) and Thirteen (13) in Section Seven (7), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, lying South of the public road;

A part of River Lot 11, being that part of said Lot which lies North to the Republican River and West to the West line of said Lot from a stake now placed at the Southeast corner of said tract, and all that part of River Lot 10 lying North of the public road; all in Section Seven (7), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW $\frac{1}{4}$) of Section Eighteen (18), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-three (33), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts to the State of Nebraska for public highway as shown in the Return of Appraisers recorded in Miscellaneous Book M, Page 10, AND EXCEPT the South 480 feet of the West 520 feet of the remaining land;

The South 480 feet of the West 520 feet of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-three (33), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts to the State of Nebraska for public highway as shown on the Return of Appraisers recorded in Miscellaneous Book M, Page 10; and

The South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirty-three (33), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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

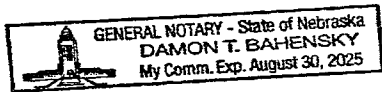
- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED: September 9, 2022.


Gordon D. Eckhardt

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me on September 9, 2022, by **Gordon D. Eckhardt**, also known as Gordon Eckhardt, an unmarried person.




Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2022	2286	8/19/2022	Base: 91-0002		Affiliated:		Unified:									
Location ID	Sale Number	Useability & Code #		Parcel Number													
001803300	256	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel					
Date of Sale Assessed Value				4491	1	11	4	0	00000	1	000	0000					
Land	Improvements	Total		Date of Sale Property Classification Code													
97,015	51,925	148,940		Status	Property Type	Zoning	Location	City Size	Parcel Size								
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 8								
LCG			ACRES:			VALUE:			LCG			ACRES:			VALUE:		
IRRIGATED	1A1				GRASSLAND	1G1	11.280		15,790								
	1A					1G	2.850		3,990								
	2A1					2G1	5.070		7,095								
	2A					2G	2.960		830								
	3A1					3G1											
	3A					3G											
	4A1					4G1											
	4A					4G	6.850		1,920								
DRYLAND	1D1				Shelterbelt/Timber												
	1D				Accretion												
	2D1	5.750		14,520	Waste												
	2D				Other												
	3D1				AG LAND TOTAL			34.880		44,335							
	3D				Roads			0.200									
	4D1				Farm Sites			2.000		27,680							
	4D	0.120		190	Home Sites			1.000		25,000							
					Recreation												
	Dwellings			15,085	Other												
	Outbuildings			36,840	Non-AG TOTAL			3.200		52,680							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REP DEED; BETWEEN PARENTS & CHILD	
Comments from	Comments:
001803300 001803400	

(Continue on back)

Real Estate Transfer Statement

256

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...

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.

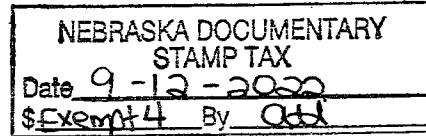
20 Legal Description (Attach additional pages, if needed.), 21 If agricultural, list total number of acres transferred in this transaction, 22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate.

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, Richard L. Alexander, Attorney, Signature of Grantee or Authorized Representative, Title, Date, (402) 462-9989, 9/12/22

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

A tract of land located in the South half of the West half of the Southwest quarter ($S\frac{1}{2}W\frac{1}{2}SW\frac{1}{4}$) of Section Four (4), Township One (1) North, Range Eleven (11) West of the 6th P. M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of the $S\frac{1}{2}W\frac{1}{2}SW\frac{1}{4}$, of said Section Four (4), thence $N89^{\circ}45'02''W$, along the North line of $S\frac{1}{2}W\frac{1}{2}SW\frac{1}{4}$, 1202.56 feet to the centerline of the existing county road; thence $S09^{\circ}02'38''W$, along the centerline of the County Road, 433.55 feet to the North line of the Railroad Right-of-Way; thence $S65^{\circ}45'33'' E$ along the North line of the Railroad Right-of-way 1411.62 feet to the East line of the $W\frac{1}{2}SW\frac{1}{4}$; thence $N00^{\circ}26'46''E$, along the East line of the $W\frac{1}{2}SW\frac{1}{4}$, 1006.20 feet North on the East line of the $W\frac{1}{2}SW\frac{1}{4}$ to the point of beginning, said tract contains 21.03 acres, more or less.

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 12th day
of Sept A.D., 2022 at 12:34
o'clock P M. Recorded in Book 2022
on Page 2086-2087
Louise Patsch County Clerk
Alfred Deputy
Ind Comp Assessor Carded 

PERSONAL REPRESENTATIVE'S DEED

Kim M. Brubaker, Personal Representative of the Estate of Hilda E. Reiher, Deceased pending in Webster County Court, Webster County, Nebraska identified as Case No. PR 20-22, GRANTOR, pursuant to authority given by her as the duly appointed personal representative of the estate hereby conveys to the co-trustees of the Reiher Family Trust who are Kim M. Brubaker and Richard Reiher as GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the South half of the West half of the Southwest quarter (S $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Four (4), Township One (1) North, Range Eleven (11) West of the 6th P. M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of the S $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$, of said Section Four (4), thence N89°45'02"W, along the North line of S $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$, 1202.56 feet to the centerline of the existing county road; thence S09°02'38"W, along the centerline of the County Road, 433.55 feet to the North line of the Railroad Right-of-Way; thence S65°45'33" E along the North line of the Railroad Right-of-way 1411.62 feet to the East line of the W $\frac{1}{2}$ SW $\frac{1}{4}$; thence N00°26'46"E, along the East line of the W $\frac{1}{2}$ SW $\frac{1}{4}$, 1006.20 feet North on the East line of the W $\frac{1}{2}$ SW $\frac{1}{4}$ to the point of beginning, said tract contains 21.03 acres, more or less.

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

Executed this 19 day of August, 2022.

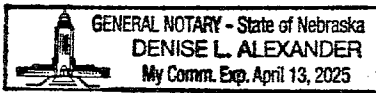
ESTATE OF HILDA E. REIHER, DECEASED.

By Kim M. Brubaker
Kim M. Brubaker, Personal Representative

State of Nebraska)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me on this 19th day of
August 2022 by Kim M. Brubaker who identified herself to me
to be the Personal Representative of the Estate of Hilda E. Reiher, Deceased.

Denise R. Alexander
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2288	8/19/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001905900	257	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	10	4	00000	1	000	8385
Land	Improvements	Total		Date of Sale Property Classification Code								
638,955		638,955		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	48.700	223,045		1G	1.500	2,100					
	2A1				2G1							
	2A	32.800	143,335		2G							
	3A1				3G1							
	3A				3G							
	4A1	26.200	110,825		4G1							
	4A	28.300	119,710		4G							
DRYLAND	1D1			Shelterbelt/Timber								
	1D	4.200	10,605	Accretion								
	2D1			Waste								
	2D	5.600	12,430	Other								
	3D1			AG LAND TOTAL		158.000	638,955					
	3D			Roads		2.000						
	4D1	4.700	7,425	Farm Sites								
	4D	6.000	9,480	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:	
PERSONAL REP DEED; BETWEEN PARENT & CHILD	
Comments from	Comments:
001905900	

(Continue on back)

Real Estate Transfer Statement

257

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 19 Yr. 2022		4 Date of Deed Mo. 8 Day 19 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Estate of Hilda E. Reiher, deceased Street or Other Mailing Address 725 N. Cherry Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2712 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Reiher Family Trust - Trustees Kim Brubaker & Richard Reiher Street or Other Mailing Address 725 N. Cherry Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2712 Email Address N/A			
				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 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"/> Mobile Home		
<input checked="" 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					

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

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

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

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

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

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

14 What is the current market value of the real property?
\$567,000

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
N/A

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Reiher Family Trust - 725 N. Cherry Street - Red Cloud, Nebraska 68970

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Southeast Quarter (SE1/4) of Section Ten (10), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 160

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

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

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

Richard L. Alexander (402) 462-9989
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Attorney Title Date 9/12/22

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 12 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BX 2022 Pg 2288	

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

Real Estate Transfer Statement

258

• 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. 5 Day 22 Yr. 2022		4 Date of Deed Mo. 5 Day 22 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Katlyn J. Bolte Street or Other Mailing Address 350 S. Calvert Street City Lawrence State NE Zip Code 68957 Phone Number (308) 215-0174 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Darren P. Bolte Street or Other Mailing Address P. O. Box 502 City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-4226 Email Address N/A			
				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

8 Type of Deed

<input 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 checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

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

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input 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?
\$65,000

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

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

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

18 Address of Property
309 S. Liberty Street - Blue Hill, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Darren Bolte - P. O. Box 502 - Blue Hill, Nebraska 68930

18a No address assigned 18b Vacant land

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

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

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 _____ 5 _____

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

Richard L. Alexander (402) 462-9989
 Print or Type Name of Grantee or Authorized Representative Phone Number

Richard L. Alexander Attorney
 Signature of Grantee or Authorized Representative Title Date 9/12/22

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 12 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt #5a	28 Recording Data BK 2022 Pg 2089

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

Beginning at a point one hundred thirty-five (135) feet South and Forty (40) feet East of the Northwest corner of out lot Eleven (11), Rohrer's Addition to Blue Hill, Webster county, Nebraska, according to the recorded Plat thereof; thence East two hundred sixty-four (264) feet, thence South two hundred (200) feet, thence West two hundred sixty-four (264) feet, thence North two hundred (200) feet to the point of beginning.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2290	8/19/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001803300	259	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	4	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
758,285	11,560	769,845		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	45.560	164,100		GRASSLAND 1G1	70.290	98,410						
1A	35.780	156,755		1G	7.230	3,450						
2A1	2.830	9,975		2G1	21.100	11,580						
2A	1.300	4,980		2G	40.790	23,100						
3A1				3G1								
3A				3G								
4A1				4G1	0.100	30						
4A	2.320	650		4G	27.950	7,830						
DRYLAND 1D1	6.850	17,300		Shelterbelt/Timber								
1D	10.020	25,300		Accretion	1.040							
2D1	78.620	198,520		Waste	34.570	9,685						
2D	1.810	4,020		Other								
3D1	3.860	8,570		AG LAND TOTAL	392.140	744,445						
3D				Roads								
4D1				Farm Sites	1.000	13,840						
4D	0.120	190		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings		11,560		Non-AG TOTAL	1.000	13,840						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REP DEED; BETWEEN PARENT & CHILD	
Comments from	
001803300 001804300 001805300 001805900	
Comments:	

(Continue on back)

Real Estate Transfer Statement 259

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. 8 Day 19 Yr. 2022		4 Date of Deed Mo. 8 Day 19 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Estate of Hilda E. Reiher, deceased Street or Other Mailing Address 725 N. Cherry Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2712 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Reiher Family Trust - Trustees Kim Brubaker & Richard Reiher Street or Other Mailing Address 725 N. Cherry Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2712 Email Address N/A			
				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"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home	
<input checked="" 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				

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input checked="" 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.)
 Yes No

<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$567,000

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
N/A

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Reiher Family Trust - 725 N. Cherry Street - Red Cloud, Nebraska 68970

18a No address assigned 18b Vacant land

See attached legal description

21 If agricultural, list total number of acres transferred in this transaction 367

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

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

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

Richard L. Alexander (402) 462-9989
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Attorney Title Date 9/12/27

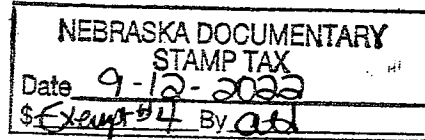
Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 12 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt # 4	28 Recording Data Bk 2022 Pg 2290-2291	

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

A tract of land as surveyed by Dale W. Sall, registered land surveyor, on April 28, 1992 located in Sections Four (4), Five (5), Eight (8) and Nine (9), Township One (1) North, Range Eleven (11) West of the 6th P. M., Webster County, Nebraska, described as follows: Commencing at the Northwest corner of Section 9; thence S89°40'18"E, along North line of Section 9, 1300.75 feet to the Southeast corner of W½SW¼ of Section 4, which is the true point of beginning; thence S89°40'18"E, along the North line of Section 9, 457.21 feet to the South line of the Railroad Right-of-Way; thence S65°45'33"E, along the South line of the Railroad Right-of-Way, 1132.74 feet; thence along a curve with radius 2735.76 feet, on the chord S67°05'18"E, 253.64 feet; thence S12°39'07"W, 331.36 feet to the center of the creek; thence along the center line of the creek, S78°41'11"E, 184.33 feet; thence S70°22'22"E, 131.38 feet; thence S79°32'29"E, 105.27 feet; thence N82°26'15"E, 113.33 feet; thence S80°42'22"E, 799.94 feet; thence N88°40'33"E, 175.86 feet; thence N76°39'58"E, 385.02 feet to the centerline of the Old Republican River; thence along the centerline of the Old Republican River, S33°50'42"W, 191.15 feet; thence S02°19'41"W, 136.82 feet; thence S28°34'35"E, 127.21 feet; thence S09°33'38"E, 238.80 feet; thence S17°07'05"W, 240.89 feet; thence S04°11'30"E, 108.31 feet; thence S25°51'48"E, 218.03 feet; thence S33°19'26"E, 224.19 feet; thence S30°18'45"E, 139.66 feet; thence S21°45'25"E, 182.71 feet; thence S33°12'35"E, 112.41 feet; thence S47°24'34"E, 91.00 feet; thence S72°15'44"E, 94.57 feet; thence S00°06'06"E, 62.72 feet; thence S50°48'18"W, 124.02 feet; thence S04°06'03"E, 54.92 feet; thence S35°43'57"E, 102.77 feet; thence N76°54'42"W, 1359.07 feet along the fence line; thence N10°03'45"E, 413.97 feet; thence N67°29'57"W, 1301.27 feet; thence S05°44'02"W, 154.51 feet; thence S01°57'39"E, 375.50 feet; thence S30°38'36"W, 573.62 feet; thence S18°13'51"W, 330.61 feet; thence N76°48'14"W, 130.19 feet; thence S11°52'51"W, 382.76 feet; thence S53°31'10"W, 867.60 feet; thence S09°23'02"W, 211.14 feet to the Centerline of the Republican River as it flows today; thence N86°07'34"W, along the river, 781.09 feet; thence N04°54'29"E, 1363.63 feet; thence N76°12'07"E, 417.46 feet; thence N15°04'51"E, 1228.89 feet to the Centerline of Indian Creek; thence N80°07'14"W, along the Creek, 139.57 feet; thence N71°28'17"W, 163.99 feet; thence S79°49'36"W, 489.09 feet; thence N72°10'55"W, 594.17 feet; thence S87°00'18"W, 90.31 feet; thence 11°35'11"W, 879.40 feet to the South line of the NE¼ of Section 8; thence N89°35'44"W, along the South line of NE¼ Section 8, 804.26 feet; thence N40°39'27"E, 527.44 feet; thence N27°32'51"E, 235.45 feet; thence N05°52'33"E, 354.55 feet; thence N10°48'40"W, 193.51 feet; thence N28°16'16"W, 268.21 feet; thence N47°02'54"W, 345.07 feet; thence N50°31'37"W, 411.72 feet to the West line of E½NE¼ of Section 8; thence N00°34'19"E, along the West line of the E1/2NW1/4, 733.47 feet to the Northwest corner of E1/2NE1/4; thence N00°19'49"E, along the West line of the E½SE¼ of Section 5, 1372.19 feet to the South line of the Railroad Right-of-Way; thence S65°45'33"E, along South line of the Railroad Right-of-Way, 2873.78 feet to the East line of the W½SW¼ of Section 4; thence S00°26'46"W, along East line of W½SW¼, 202.54 feet to the point of beginning, said tract contains 367.61 acres, more or less.

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 12 day
of Sept A.D., 2022, at 12:45
o'clock P. M. Recorded in Book 2022
on Page 2290-2291
Louise Retsch County Clerk
\$16.00 Att Deputy
Ind Comp Assessor Carded



PERSONAL REPRESENTATIVE'S DEED

Kim M. Brubaker, Personal Representative of the Estate of Hilda E. Reiher, Deceased pending in Webster County Court, Webster County, Nebraska identified as Case No. PR 20-22, GRANTOR, pursuant to authority given by her as the duly appointed personal representative of the estate hereby conveys to the co-trustees of the Reiher Family Trust who are Kim M. Brubaker and Richard Reiher as GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land as surveyed by Dale W. Sall, registered land surveyor, on April 28, 1992 located in Sections Four (4), Five (5), Eight (8) and Nine (9), Township One (1) North, Range Eleven (11) West of the 6th P. M., Webster County, Nebraska, described as follows: Commencing at the Northwest corner of Section 9; thence S89°40'18"E, along North line of Section 9, 1300.75 feet to the Southeast corner of W½SW¼ of Section 4, which is the true point of beginning; thence S89°40'18"E, along the North line of Section 9, 457.21 feet to the South line of the Railroad Right-of-Way; thence S65°45'33"E, along the South line of the Railroad Right-of-Way, 1132.74 feet; thence along a curve with radius 2735.76 feet, on the chord S67°05'18"E, 253.64 feet; thence S12°39'07"W, 331.36 feet to the center of the creek; thence along the center line of the creek, S78°41'11"E, 184.33 feet; thence S70°22'22"E, 131.38 feet; thence S79°32'29"E, 105.27 feet; thence N82°26'15"E, 113.33 feet; thence S80°42'22"E, 799.94 feet; thence N88°40'33"E, 175.86 feet; thence N76°39'58"E, 385.02 feet to the centerline of the Old Republican River; thence along the centerline of the Old Republican River, S33°50'42"W, 191.15 feet; thence S02°19'41"W, 136.82 feet; thence S28°34'35"E, 127.21 feet; thence S09°33'38"E, 238.80 feet; thence S17°07'05"W, 240.89 feet; thence S04°11'30"E, 108.31 feet; thence S25°51'48"E, 218.03 feet; thence S33°19'26"E, 224.19 feet; thence S30°18'45"E, 139.66 feet; thence S21°45'25"E, 182.71 feet; thence S33°12'35"E, 112.41 feet; thence S47°24'34"E, 91.00 feet; thence S72°15'44"E, 94.57 feet; thence S00°06'06"E, 62.72 feet; thence S50°48'18"W, 124.02 feet; thence S04°06'03"E, 54.92 feet; thence S35°43'57"E, 102.77 feet; thence N76°54'42"W, 1359.07 feet along the fence line; thence N10°03'45"E, 413.97 feet; thence N67°29'57"W, 1301.27 feet; thence S05°44'02"W, 154.51 feet; thence S01°57'39"E, 375.50 feet; thence S30°38'36"W, 573.62 feet; thence S18°13'51"W, 330.61 feet; thence N76°48'14"W, 130.19 feet; thence S11°52'51"W, 382.76 feet; thence S53°31'10"W, 867.60 feet; thence S09°23'02"W, 211.14 feet to the Centerline of the

Republican River as it flows today; thence N86°07'34"W, along the river, 781.09 feet; thence N04°54'29"E, 1363.63 feet; thence N76°12'07"E, 417.46 feet; thence N15°04'51"E, 1228.89 feet to the Centerline of Indian Creek; thence N80°07'14"W, along the Creek, 139.57 feet; thence N71°28'17"W, 163.99 feet; thence S79°49'36"W, 489.09 feet; thence N72°10'55"W, 594.17 feet; thence S87°00'18"W, 90.31 feet; thence 11°35'11"W, 879.40 feet to the South line of the NE¼ of Section 8; thence N89°35'44"W, along the South line of NE¼ Section 8, 804.26 feet; thence N40°39'27"E, 527.44 feet; thence N27°32'51"E, 235.45 feet; thence N05°52'33"E, 354.55 feet; thence N10°48'40"W, 193.51 feet; thence N28°16'16"W, 268.21 feet; thence N47°02'54"W, 345.07 feet; thence N50°31'37"W, 411.72 feet to the West line of E½NE¼ of Section 8; thence N00°34'19"E, along the West line of the E1/2NW1/4, 733.47 feet to the Northwest corner of E1/2NE1/4; thence N00°19'49"E, along the West line of the E½SE¼ of Section 5, 1372.19 feet to the South line of the Railroad Right-of-Way; thence S65°45'33"E, along South line of the Railroad Right-of-Way, 2873.78 feet to the East line of the W½SW¼ of Section 4; thence S00°26'46"W, along East line of W½SW¼, 202.54 feet to the point of beginning, said tract contains 367.61 acres, more or less.

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

Executed this 19 day of August, 2022.

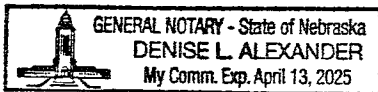
ESTATE OF HILDA E. REIHER, DECEASED.

By Kim M. Brubaker
Kim M. Brubaker, Personal Representative

State of Nebraska)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me on this 19th day of August 2022 by Kim M. Brubaker who identified herself to me to be the Personal Representative of the Estate of Hilda E. Reiher, Deceased.

Denise L. Alexander
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2339	8/29/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000120500	260	4	05	GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		001	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
515	49,340	49,855		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1970				Construction Date :				
Floor:				Floor Sq. Ft. : 1,200				Floor Sq. Ft. :				
Building Cost New:				Cost : 136,150				Cost :				
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
QCD; DISSOLUTION												
Comments from						Comments:						
000120500												

(Continue on back)

Real Estate Transfer Statement

260

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. 08 Day 29 Yr. 2022 4 Date of Deed Mo. 08 Day 31 Yr. 2022

5 Grantor's Name, Address, and Telephone (Please Print) Christopher J. Stocker 6 Grantee's Name, Address, and Telephone (Please Print) Tracy J. Stocker

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 (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? \$36,755 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 118 E. 7th Avenue Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent Tracy J. Stocker 118 E. 7th Avenue Red Cloud, NE 68970

20 Legal Description (Attach additional pages, if needed.) Lots One (1) and Two (2), Block One (1), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

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? \$ 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00

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

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

sign here Tracy J. Stocker (402) 746-2269 Signature of Grantee or Authorized Representative Title Grantee Phone Number Date 8-31-22

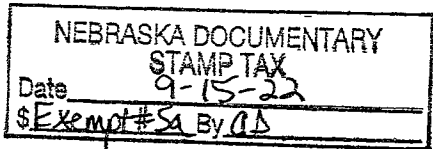
Register of Deed's Use Only

26 Date Deed Recorded Mo. 9 Day 15 Yr. 22 27 Value of Stamp or Exempt Number \$ Exempt #5a 28 Recording Data BK2022, Pg 2339

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 15 day
of Sept A.D., 2022, at 12:48
o'clock PM. Recorded in Book 2022
on Page 2339
Gaiose Petrock County Clerk
10.00 Deputy
Ind Comp Assessor Carded

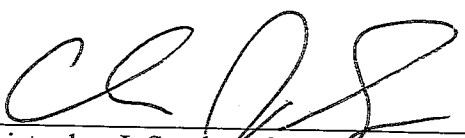


QUITCLAIM DEED

CHRISTOPHER J. STOCKER, a single person and former spouse of Tracy J. Stocker, as GRANTOR, in consideration of a Decree of Dissolution of Marriage entered in Webster County District Court in Tracy J. Stocker vs. Christopher J. Stocker, Case No. CI 22-35, and other valuable consideration, hereby quitclaims and conveys to TRACY J. STOCKER, a single person, as GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

Lots One (1) and Two (2), Block One (1), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

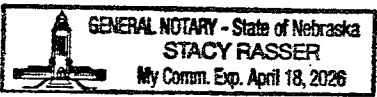
Executed on this 31 day of AUGUST, 2022.




Christopher J. Stocker, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was signed and acknowledged before me on this 31 day of AUGUST, 2022 by a person identified to me to be Christopher J. Stocker, the above-named Grantor.





Notary Public

Real Estate Transfer Statement

261

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. 08 Day 23 Yr. 2022	4 Date of Deed Mo. 08 Day 29 Yr. 2022
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Janet Petersen Street or Other Mailing Address 1115 Kingswood Dr City Rapid City State SD Zip Code 57702 Phone Number (605) 391-2152 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Amy S. Ostdiek, Amber D. Stoner, and Annette B. Spencer Street or Other Mailing Address c/o Amber D. Stoner, 1372 RD R City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0500 Email Address n/a	
---	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$51,250

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
310 N. Payne St.
Blue Hill, NE 68930

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	51,250.00
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	\$	51,250.00

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

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

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Attorney Title Date
 Sept 16, 2022

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 16 Yr. 22	27 Value of Stamp or Exempt Number \$ 117.00	28 Recording Data BK 2022, Pg 2340

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

A tract of land in the West Half ($W\frac{1}{2}$) of Outlot Three (3), Rohrer's Addition to Blue Hill, Webster County, Nebraska, described as follows: Commencing at a point 135 feet South and 135 feet East of the Northwest corner of said Outlot 3; thence East 135 feet to the West right-of-way line of Payne Street; thence South along said right-of-way line to a point 80 feet North of the South line of said Outlot 3; thence West, parallel with and 80 feet North of the South line of said Outlot 3, a distance of 135 feet; thence North on a line parallel with the West line of Outlot 3 to the point of beginning.

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 2340

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of Sept A.D., 2022, at 2:06 o'clock PM. Recorded in Book 2022 on Page 2340
Louise Petersen County Clerk
LD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-16-22
\$ 117.00 By LD

WARRANTY DEED

Janet Petersen, a resident of the State South Dakota, GRANTOR, in consideration of FIFTY-ONE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$51,250.00) receipt of which is hereby acknowledged, convey to Amy S. Ostdiek, Amber D. Stoner, and Annette B. Spencer, GRANTEES, all my undivided one-fourth (1/4) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the West Half (W1/2) of Outlot Three (3), Rohrer's Addition to Blue Hill, Webster County, Nebraska, described as follows: Commencing at a point 135 feet South and 135 feet East of the Northwest corner of said Outlot 3; thence East 135 feet to the West right-of-way line of Payne Street; thence South along said right-of-way line to a point 80 feet North of the South line of said Outlot 3; thence West, parallel with and 80 feet North of the South line of said Outlot 3, a distance of 135 feet; thence North on a line parallel with the West line of Outlot 3 to the point of beginning.

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

Executed August 29, 2022.

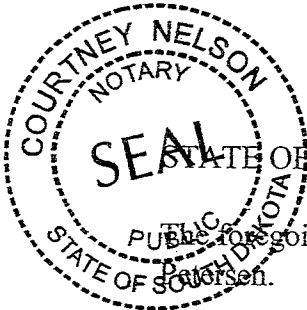
Janet Petersen
Janet Petersen

STATE OF SOUTH DAKOTA, COUNTY OF Pennington) SS.

Public foregoing instrument was acknowledged before me on ~~September~~ August 29, 2022, by Janet Petersen.

Comm. expires December 27, 2027

Courtney Nelson
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2341	8/23/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000317800		262		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,745		144,460		147,205		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1972				Construction Date :						
Floor:				Floor Sq. Ft. : 1,380				Floor Sq. Ft. :						
Building Cost New:				Cost : 210,130				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:														
WD; 4 DEEDS AGAINST 1 PARCEL														
Comments from						Comments:								
000317800														
(Continue on back)														

Real Estate Transfer Statement

262

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. 08 Day 23 Yr. 2022	Mo. 08 Day 30 Yr. 2022

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Pamela Schimke		Grantee's Name (Buyer) Amy S. Ostdiek, Amber D. Stoner, and Annette B. Spencer	
Street or Other Mailing Address 19212 N. 40th Street		Street or Other Mailing Address c/o Amber D. Stoner, 1372 RD R	
City Phoenix	State AZ	City Red Cloud	State NE
Zip Code 85050		Zip Code 68970	
Phone Number (602) 909-1768	Phone Number (402) 746-0500	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address n/a		Email Address n/a	

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

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

8 Type of Deed

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

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

Buyer Seller No

10 Type of Transfer

<input type="checkbox"/> 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"/> 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?

\$51,250

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

310 N. Payne St.
Blue Hill, NE 68930

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 description attached)

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

22 Total purchase price, including any liabilities assumed	22	\$	51,250.00
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	\$	51,250.00

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

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

David B. Garwood (402) 746-3613

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative _____ Title Attorney Phone Number Sept 16, 2022 Date

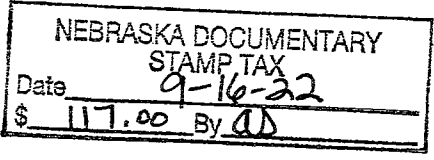
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 9 Day 16 Yr. 22	\$ 117. ⁰⁰	BK 2022, Pg 2341

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

A tract of land in the West Half ($W\frac{1}{2}$) of Outlot Three (3), Rohrer's Addition to Blue Hill, Webster County, Nebraska, described as follows: Commencing at a point 135 feet South and 135 feet East of the Northwest corner of said Outlot 3; thence East 135 feet to the West right-of-way line of Payne Street; thence South along said right-of-way line to a point 80 feet North of the South line of said Outlot 3; thence West, parallel with and 80 feet North of the South line of said Outlot 3, a distance of 135 feet; thence North on a line parallel with the West line of Outlot 3 to the point of beginning.

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 Sept A.D., 2022, at 2:07 o'clock P.M. Recorded in Book 2022 on Page 2341
Louise Peter County Clerk
10.00 Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Pamela Schimke, a resident of the State Arizona, GRANTOR, in consideration of FIFTY-ONE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$51,250.00) receipt of which is hereby acknowledged, convey to Amy S. Ostdiek, Amber D. Stoner, and Annette B. Spencer, GRANTEES, all my undivided one-fourth (1/4) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the West Half (W1/2) of Outlot Three (3), Rohrer's Addition to Blue Hill, Webster County, Nebraska, described as follows: Commencing at a point 135 feet South and 135 feet East of the Northwest corner of said Outlot 3; thence East 135 feet to the West right-of-way line of Payne Street; thence South along said right-of-way line to a point 80 feet North of the South line of said Outlot 3; thence West, parallel with and 80 feet North of the South line of said Outlot 3, a distance of 135 feet; thence North on a line parallel with the West line of Outlot 3 to the point of beginning.

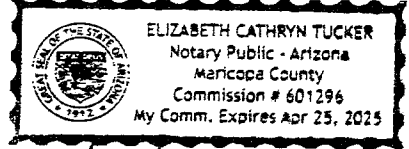
GRANTOR covenants, jointly and severally, with the GRANTEES that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will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

Executed August 30, 2022.

Pamela L Schimke
Pamela Schimke

STATE OF ARIZONA, COUNTY OF maricopa) ss.

The foregoing instrument was acknowledged before me on August ~~September~~ 30, 2022, by Pamela Schimke.



Comm. expires 4/25/2025

Elphlet Man
Notary Public

Real Estate Transfer Statement

263

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

(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 (Attach additional pages, if needed.) (See description attached)

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

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

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

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

Signature of Grantee or Authorized Representative, Attorney, 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. 9 Day 16 Yr. 22, \$ 117.00, BK 2022, pg 2342

Nebraska Department of Revenue, Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019, Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

A tract of land in the West Half ($W\frac{1}{2}$) of Outlot Three (3), Rohrer's Addition to Blue Hill, Webster County, Nebraska, described as follows: Commencing at a point 135 feet South and 135 feet East of the Northwest corner of said Outlot 3; thence East 135 feet to the West right-of-way line of Payne Street; thence South along said right-of-way line to a point 80 feet North of the South line of said Outlot 3; thence West, parallel with and 80 feet North of the South line of said Outlot 3, a distance of 135 feet; thence North on a line parallel with the West line of Outlot 3 to the point of beginning.

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 Sept A.D., 20 22, at 2:09 o'clock p.M. Recorded in Book 2622 on Page 2342
Loise Patz County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-16-22
\$ 117.00 By AD

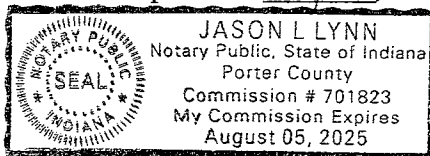
WARRANTY DEED

Peggy Orchard, a resident of the State Indiana, GRANTOR, in consideration of FIFTY-ONE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$51,250.00) receipt of which is hereby acknowledged, convey to Amy S. Ostdiek, Amber D. Stoner, and Annette B. Spencer, GRANTEES, all my undivided one-fourth (1/4) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the West Half (W1/2) of Outlot Three (3), Rohrer's Addition to Blue Hill, Webster County, Nebraska, described as follows: Commencing at a point 135 feet South and 135 feet East of the Northwest corner of said Outlot 3; thence East 135 feet to the West right-of-way line of Payne Street; thence South along said right-of-way line to a point 80 feet North of the South line of said Outlot 3; thence West, parallel with and 80 feet North of the South line of said Outlot 3, a distance of 135 feet; thence North on a line parallel with the West line of Outlot 3 to the point of beginning.

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

Executed September 14, 2022.



Peggy Orchard
Peggy Orchard

STATE OF INDIANA, COUNTY OF Porter) SS.

The foregoing instrument was acknowledged before me on September 14, 2022, by Peggy Orchard.

Comm. expires 8-5-2025

Jason L. Lynn
Notary Public

Real Estate Transfer Statement

264

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)

Grantor's Name (Seller) Melinda and Jahn Grandstaff Grantee's Name (Buyer) Amy S. Ostdiek, Amber D. Stoner, and Annette B. Spencer

Street or Other Mailing Address 2578 Quail Dr c/o Amber D. Stoner, 1372 RD R

City State Zip Code Fremont NE 68075 City State Zip Code Red Cloud NE 68970

Phone Number (402) 699-5110 Phone Number (402) 746-0500 Is the grantee a 501(c)(3) organization? Yes No

Email Address n/a Email Address n/a

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

(A) Status (B) Property Type (C) 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? \$51,250 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 310 N. Payne St. Blue Hill, NE 68930 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)

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

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

22 Total purchase price, including any liabilities assumed \$ 51,250.00 23 Was non-real property included in the purchase? Yes 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) \$ 51,250.00

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

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

David B. Garwood

(402) 746-3613

sign here

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Phone Number

Sept 16, 2022

Date

Register of Deed's Use Only

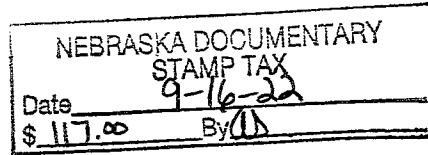
For Dept. Use Only

26 Date Deed Recorded Mo. 9 Day 16 Yr. 22 27 Value of Stamp or Exempt Number \$ 117.00 28 Recording Data BKadaa, Pg 2343

A tract of land in the West Half ($W\frac{1}{2}$) of Outlot Three (3), Rohrer's Addition to Blue Hill, Webster County, Nebraska, described as follows: Commencing at a point 135 feet South and 135 feet East of the Northwest corner of said Outlot 3; thence East 135 feet to the West right-of-way line of Payne Street; thence South along said right-of-way line to a point 80 feet North of the South line of said Outlot 3; thence West, parallel with and 80 feet North of the South line of said Outlot 3, a distance of 135 feet; thence North on a line parallel with the West line of Outlot 3 to the point of beginning.

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 Sept A.D., 2022, at 2:12 o'clock P.M. Recorded in Book 2022 on Page 2343
A. Denise Peter County Clerk
10.00 Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Melinda Grandstaff and Jahn Grandstaff, wife and husband; GRANTORS, in consideration of FIFTY-ONE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$51,250.00) receipt of which is hereby acknowledged, convey to Amy S. Ostdiek, Amber D. Stoner, and Annette B. Spencer, GRANTEES, all my undivided one-fourth (1/4) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the West Half (W1/2) of Outlot Three (3), Rohrer's Addition to Blue Hill, Webster County, Nebraska, described as follows: Commencing at a point 135 feet South and 135 feet East of the Northwest corner of said Outlot 3; thence East 135 feet to the West right-of-way line of Payne Street; thence South along said right-of-way line to a point 80 feet North of the South line of said Outlot 3; thence West, parallel with and 80 feet North of the South line of said Outlot 3, a distance of 135 feet; thence North on a line parallel with the West line of Outlot 3 to the point of beginning.

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

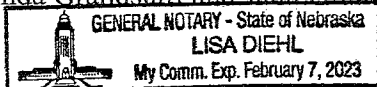
Executed August 30th, 2022.

Melinda Grandstaff
Melinda Grandstaff

Jahn Grandstaff
Jahn Grandstaff

STATE OF NEBRASKA, COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me on August 30th, 2022, by Melinda Grandstaff and Jahn Grandstaff, wife and husband.



Comm. expires 2-7-23

Lisa Diehl

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2022	2346	9/19/2022	Base: 65-0011		Affiliated:		Unified:									
Location ID	Sale Number	Useability & Code #		Parcel Number													
001001900	265	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel					
Date of Sale Assessed Value				4487	1	9	5	0	00000	1	000	0000					
Land	Improvements	Total		Date of Sale Property Classification Code													
622,680		622,680		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	15.590	71,400	GRASSLAND	1G1	6.510	9,110										
	1A	29.010	132,865		1G	0.900	1,260										
	2A1	4.710	21,570		2G1												
	2A				2G												
	3A1	26.880	114,510		3G1	0.560	785										
	3A				3G												
	4A1	11.900	50,335		4G1												
	4A	44.710	189,120		4G												
DRYLAND	1D1			Shelterbelt/Timber													
	1D	2.120	5,355	Accretion													
	2D1			Waste													
	2D			Other													
	3D1	7.950	17,650	AG LAND TOTAL		156.360	622,680										
	3D			Roads													
	4D1	0.880	1,390	Farm Sites													
	4D	4.640	7,330	Home Sites													
				Recreation													
	Dwellings			Other													
	Outbuildings			Non-AG TOTAL													

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER TO LLC	
Comments from	Comments:
001001900	

(Continue on back)

Real Estate Transfer Statement

FORM 521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>09</u> Day <u>19</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>09</u> Day <u>12</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jeanne L. Sippel Revocable Living Trust U/A amended & restated September 12, 2022 Street or Other Mailing Address 703 W. Maple St City <u>Sutton</u> State <u>NE</u> Zip Code <u>68979</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Allen and Jeanne Sippel, LLC Street or Other Mailing Address 703 W. Maple St City <u>Sutton</u> State <u>NE</u> Zip Code <u>68979</u>	
Phone Number (402) 773-5413		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 alsippel@gmail.com		Email Address alsippel@gmail.com	

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

(A) Status	(B) Property Type		(C)
<input 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 checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<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 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 type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input checked="" type="checkbox"/> Other (Explain) <u>LLC</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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input checked="" 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?
\$622,680

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
5-1-9

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Allen R. Sippel
703 W. Maple St.
Sutton, NE 68979**

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The North Half of the West Half of the Northeast Quarter (N1/2W1/2NE1/4) of Section Five(5), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, except tract deeded to the State of Nebraska, Book 29, Page 497; and The South Half of the West Half of the Northeast Quarter (S1/2W1/2NE1/4) and the East Half of the Northwest Quarter (E1/2NW1/4) of Section Five (5), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 156.36

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 76-902(5)(a)

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

Laura K. Essay

(402) 934-4770

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign here

Signature of Grantee or Authorized Representative

Title

Attorney

09/19/2022

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>9</u> Day <u>19</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK2022 Pg 2346</u>	
---	---	--	--

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/19/22
\$ Ex05a By AS

Bk 2022, Pg 2346

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 September A.D., 2022, at 12:46 o'clock PM. Recorded in Book 2022 on Pages 2346-2348

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

AFTER RECORDING RETURN TO:

Laura K. Essay
Dvorak Law Group, LLC
9500 W. Dodge Road, Suite 100
Omaha, NE 68114

QUITLCAIM DEED

JEANNE L. SIPPEL AND ALLEN R. SIPPEL, Co-Trustees of the JEANNE L. SIPPEL REVOCABLE LIVING TRUST under agreement amended and restated dated September 12, 2022 ("Grantors"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby quitclaim to ALLEN AND JEANNE SIPPEL, LLC, a Nebraska limited liability company ("Grantee"), that certain real estate (as defined in Neb. Rev. Stat. § 76-201), together with all improvements thereupon, if any, legally described in Exhibit "A" attached hereto and incorporated by reference herein (the "Property").

This transaction is exempt from documentary stamp tax pursuant to Neb. Rev. Stat. § 76-902(5)(a).

[Remainder of Page Intentionally Left Blank; Signature Page Follows.]

Dated: September 12, 2022.

GRANTORS:

Jeanne L. Sippel
Jeanne L. Sippel, Co-Trustee of the Jeanne L. Sippel Revocable Living Trust U/A amended and restated dated September 12, 2022

Allen R. Sippel
Allen R. Sippel, Co-Trustee of the Jeanne L. Sippel Revocable Living Trust U/A amended and restated dated September 12, 2022

STATE OF NEBRASKA)
) ss.
COUNTY OF CLAY)

The foregoing instrument was acknowledged before me on September 12, 2022, by Jeanne L. Sippel and Allen R. Sippel, Co-Trustees of the Jeanne L. Sippel Revocable Living Trust, Grantors.

Laura K Essay
Notary Public

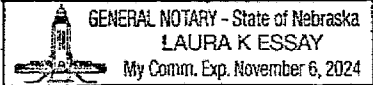


EXHIBIT "A"

Legal Description of the Property

Parcel 1 (PID 001001900):

The North Half of the West Half of the Northeast Quarter (N $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Five (5), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, except tract deeded to the State of Nebraska, Book 29, Page 497; and

The South Half of the West Half of the Northeast Quarter (S $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$) and the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Five (5), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2385	9/13/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000336800		266		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20055		012	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,420		104,590		107,010		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date : 1962				Construction Date :						
Floor:				Floor Sq. Ft. : 1,129				Floor Sq. Ft. :						
Building Cost New:				Cost : 152,540				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:														
WD; SALE BETWEEN PARENT & CHILD														
Comments from						Comments:								
000336800														

(Continue on back)

Real Estate Transfer Statement

206

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. 9 Day 13 Yr. 22 4 Date of Deed Mo. 9 Day 13 Yr. 22

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

City, State, Zip Code, Phone Number, Email Address for both Grantor and Grantee.

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: Conservator, Bill of Sale, Cemetery, etc.

9 Was transfer part of IRS like-kind exchange? 10 Type of Transfer: Auction, Court Decree, etc.

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 (Attach additional pages, if needed.) West 1/2 of Lot 5 and all of Lot 6, Block 12 Hoover's Addition to the Village of Blue Hill, Webster County, Nebraska

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

Table with 2 columns: Item Number, Amount. Rows 22-24 showing purchase price, non-real property, and adjusted purchase price.

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.

Signatures and titles of Jennifer Fleischer (Grantee/Authorized Representative) and Attorney.

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

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 Sept A.D., 2022, at 11:39 o'clock AM. Recorded in Book 2622 on Page 2385
Lauree Peterson County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-22-22
\$ 243.00 By AS

WARRANTY DEED

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

MICHAEL R BUSCHOW and ELIZABETH L. BUSCHOW, husband and wife, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto, **ALEXANDER A. BUSCHOW and SARA M. BUSCHOW**, husband and wife, as joint tenants and not as tenants in common the following described real estate in Webster County, Nebraska:

ALL MY INTEREST IN AND TO:

THE WEST ONE-HALF (W 1/2) OF LOT FIVE (5) AND ALL OF LOT SIX (6), BLOCK TWELVE (12) HOOVER'S ADDITION TO THE VILLAGE OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

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

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

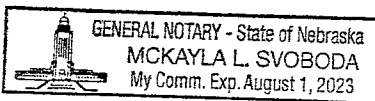
Executed: Sept 13, 2022
Michael R. Buschow
MICHAEL R. BUSCHOW, Grantor

Elizabeth L. Buschow
ELIZABETH L. BUSCHOW, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

Before me, a notary public qualified for said county, personally came MICHAEL R. BUSCHOW and ELIZABETH L. BUSCHOW, husband and wife, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on September 13, 2022.



Mckayla L. Svobeda
Notary Public

Real Estate Transfer Statement

267

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>09</u> Day <u>19</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>09</u> Day <u>19</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Terry and Dorothy Hansen, Jack and Debra McGuire				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mary Marlene Hansen			
Street or Other Mailing Address c/o Debra McGuire, 839 HWY 136				Street or Other Mailing Address c/o Debra McGuire 839 HWY 136			
City Red Cloud		State NE		Zip Code 68970		City Red Cloud	
State NE		Zip Code 68970		City Red Cloud		State NE	
Zip Code 68970		City Red Cloud		State NE		Zip Code 68970	
Phone Number (402) 746-4650		Phone Number (402) 746-4650		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"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$70,000

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
**707 West 7th Ave
 Red Cloud, NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as grantee

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The West 86 feet of Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block One (1), Case & McNeny's Addition to Red Cloud, Webster County, Nebraska.

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

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

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

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney 9/21/2021
 Signature of Grantee or Authorized Representative Title Date

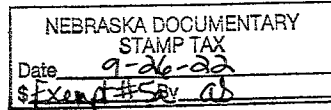
Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>26</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2022, Pg 2388	

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

State of Nebraska }
County of Webster }

BOOK 2022 PAGE 2388

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of Sept A.D., 2022 at 10:42 o'clock A.M. Recorded in Book 2022 on Page 2388
Laure Petrich County Clerk
\$ 10.00 Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Terry Hansen and Dorothy M. Hansen, husband and wife; and Debra McGuire and Jack McGuire, wife and husband, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00), LOVE AND AFFECTION receipt of which is hereby acknowledged, convey to Mary Marlene Hansen, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The West 86 feet of Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block One (1), Case & McNeny's Addition to Red Cloud, Webster County, Nebraska;

GRANTORS covenants (jointly and severally, if more than one) with the GRANTEE that GRANTORS: (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record; (2) have legal power and lawful authority to convey the same; (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed September 19, 2022.

Terry Hansen
Terry Hansen

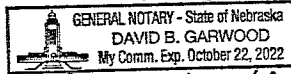
Dorothy M. Hansen
Dorothy M. Hansen,

Debra McGuire
Debra McGuire

Jack McGuire
Jack McGuire,

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 19, 2022, by Terry Hansen and Dorothy M. Hansen, husband and wife.

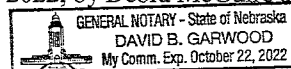


Comm. expires 10-22-2022

David B. Garwood
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 20th, 2022, by Debra McGuire and Jack McGuire, wife and husband.



Comm. expires 10-22-2022

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2391	9/14/2022	Base: 65-0011			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
001012800	269	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	31	4	00000	1	000	0800
Land	Improvements	Total		Date of Sale Property Classification Code								
266,980		266,980		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	66.000	92,400						
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste	13.000	3,640						
2D				Other								
3D1	77.000	170,940		AG LAND TOTAL	156.000	266,980						
3D				Roads	4.000							
4D1				Farm Sites								
4D				Home Sites								
Dwellings				Recreation								
Outbuildings				Other								
				Non-AG TOTAL	4.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PR; BETWEEN SPOUSE	
Comments from	Comments:
001012800	
(Continue on back)	

Real Estate Transfer Statement

269

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. 9 Day 14 Yr. 22
4 Date of Deed Mo. 9 Day 14 Yr. 22
5 Grantor's Name, Address, and Telephone (Please Print) See Attachment A
6 Grantee's Name, Address, and Telephone (Please Print) Kermit Jeffery
201 3rd Street North Branch KS 66936
Phone Number (785) 647-8711
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: 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, 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? \$179,962
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: Kermit Jeffery, 201 3rd Street, North Branch, KS 66936

20 Legal Description (Attach additional pages, if needed.) One-half (1/2) interest in: The Southeast Quarter (SE1/4) of Section Thirty-One (31), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 160

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? \$ 0.00. 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00.

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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. Randall Alexander, Print or Type Name of Grantee or Authorized Representative, Attorney at Law, Signature of Grantee or Authorized Representative, Title, (402) 879-4751, Phone Number, 9/26/22, Date

Register of Deed's Use Only
26 Date Deed Recorded Mo. 9 Day 27 Yr. 22
27 Value of Stamp or Exempt Number \$ Exempt # 15
28 Recording Data BK2022 Pg 2391
For Dept. Use Only

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

Attachment A

Mark Jeffery, Personal Representative of the Estate of Loyce Jeffery, Deceased,
pursuant to appointment by the County Court of Webster County, Nebraska.

2941 80 Rd.
Burr Oak, KS 66936
(785) 545-5527

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	2397	9/27/2022	Base: 65-0011		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000626700		270	1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4487				00	0	40010		001	0000
Land		Improvements		Total		Date of Sale Property Classification Code							
555		16,060		16,615		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 11	C) 7	D) 1	E) 7	F) 1				

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date :	Construction Date : 1880
Floor:		Floor Sq. Ft. :	Floor Sq. Ft. : 4,000
Building Cost New:		Cost :	Cost : 486,680
Single Family Style:		Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 311	Other1: 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: 20
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
CORP JTWD	
Comments from	Comments:
000626700	
(Continue on back)	

Real Estate Transfer Statement

270

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. 9 Day 27 Yr. 2022		4 Date of Deed Mo. 9 Day 26 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) American Legion, Belleau Wood Post 278 Street or Other Mailing Address 420 University St City Guide Rock State NE Zip Code 68942 Phone Number n/a Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jaclyn Duffy and Sean L. Duffy Street or Other Mailing Address PO Box 125 City Guide Rock State NE Zip Code 68942 Phone Number 402-469-9585 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"/> TOLL	(B) Property Type <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	(C) <input type="checkbox"/> Mobile Home
---	---	--

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input 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?
\$16,000

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 **Montgomery Auction & R** No

18 Address of Property
420 University St 457 university st
Guide Rock, NE 68942

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.)
Lots Five (5) and Six (6), Block One (1), Vance's First Addition to Guide Rock, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22 \$ 16,000.00
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 \$ 16,000.00

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 **Jaclyn Duffy** **Jaclyn Duffy** **402-469-9585**
 Print or Type Name of Grantee or Authorized Representative Phone Number
Jaclyn Duffy Grantee Date
 Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 27 Yr. 22	27 Value of Stamp or Exempt Number \$ 36.00	28 Recording Data BK2022, Pg 2397

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of Sept A.D., 2022, at 3:15 o'clock P.M. Recorded in Book 2022 on Page 2397-2398
Aimee Potech County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-27-22
\$ 36.00 By AB

CORPORATION JOINT TENANCY WARRANTY DEED

The American Legion, Belleau Wood Post Number 278 of Guide Rock, Nebraska, organized and operating under the Constitution and Bylaws of The American Legion, Department of Nebraska, GRANTOR, in consideration of SIXTEEN THOUSAND AND NO/100 DOLLARS (\$16,000.00) received from GRANTEE, Sean L. Duffy and Jaclyn Duffy, husband and wife as joint tenants, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Five (5) and Six (6), Block One (1), Vance's First Addition to Guide Rock, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances except roads and highways, easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title to the real estate against the lawful claims of all persons.

The undersigned further certify that they are the duly elected Commander and Adjutant of said Post; that a true copy of ARTICLE X of the Constitution and Bylaws of The American Legion, Department of Nebraska, Post Organization and Administration, is hereto attached as required by Neb.R.R.S. §21-609; that pursuant thereto the proposed sale of this property was advertised to all members of the Post by first class mail and that no better offer was received; and further that there were more than 10 members in this Post as of February 1, 2022.

Executed September 26, 2022.

The American Legion, Belleau Wood Post Number 278 of Guide Rock, Nebraska

Attest: S E A L

Jimmy Shaw Attest
Jimmy Shaw, Adjutant (Secretary)

By: Phil Troutd
Phil Troutd, Commander (President)

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 26, 2022, by Phil Troutd, Commander and Jimmy Shaw, Adjutant of The American Legion, Belleau Wood Post Number 278 of Guide Rock, Nebraska.

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

Comm. expires 8/27/2025

Teresa L. Theobald
Notary Public

ARTICLE X POST ORGANIZATION AND ADMINISTRATION

Section 1. Each post shall have the following Post officers to be elected in any manner prescribed by the Post: a Post Commander, one or more Post Vice Commanders, Post Adjutant, Post Executive Committee, Post Finance Officer, Post Chaplain, and Post Sergeant-at-Arms; (Provided, however, the Commander of a post may, if the Post Bylaws so provide, appoint a Post Adjutant, subject to the approval of the Post Executive Committee). A Post Service Officer shall be appointed by the Post Commander.

Any one member except the Post Commander may be designated as, and act as, one or more said officers.

Section 2. Each Post shall elect its officers for the ensuing year prior to the annual Department convention, and such officers shall assume their duties at the first regular post meeting following said convention.

Section 3. The fiscal year of all posts within the Department shall be from January 1 to December 31, unless otherwise provided for in the Post Bylaws.

Section 4. All officers of posts within the Department who handle funds of the post or funds for which the post is responsible shall be required to furnish bond in the amount and form to be determined by the Post Executive Committee.

Section 5. The Department Commander or the Department Executive Committee may at any time require any post within the Department to render to the Department a complete financial statement of its property, assets and liabilities, and its receipts and disbursements over any designated period.

Section 6. Any contemplated sale, disposal or destruction of real or personal property of any post within the Department, in excess of \$1,500.00 in value, shall be advertised to all members of the post concerned, through the medium of the local newspaper, the post newspaper or through the medium of first class mail.

Section 7. The minimum membership of a Post shall be 10 members by February 1 of the current year.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	2408	9/29/2022	Base: 91-0002			Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
000137700		271	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		004	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
1,055		177,140		178,195		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :					
Construction Date:				Construction Date : 1893				Construction Date :					
Floor:				Floor Sq. Ft. : 2,500				Floor Sq. Ft. :					
Building Cost New:				Cost : 326,570				Cost :					
Single Family Style: 102				Residential Condition: 35				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 checked="" 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: 50				(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 checked="" type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
JTWD													
Comments from						Comments:							
000137700													
(Continue on back)													

Real Estate Transfer Statement

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>9</u> Day <u>29</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>9</u> Day <u>27</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joseph D and Annette I. Pickering Street or Other Mailing Address 507 Purdy Avenue City Daykin State NE Zip Code 68328				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Don Mullen and Tami Mullen Street or Other Mailing Address 541 N Walnut St City Red Cloud State NE Zip Code 68970			
Phone Number n/a		Phone Number 719-600-8543		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 checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> 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?
\$100,000

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 **Nebraska Realty** No

18 Address of Property
**541 N Walnut St
Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The North Ninety (90) feet of the Northeast Quarter (NE1/4) of Block Four (4), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	\$ 100,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 100,000.00

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.

Don Mullen

719-600-8543

sign here

Print or Type Name of Grantee or Authorized Representative Don Mullen	Grantee	Phone Number 9/29/2022
Signature of Grantee or Authorized Representative <i>Don Mullen</i>	Title	Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>29</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>225.00</u>	28 Recording Data <u>BL 2022, Pg 2408</u>	

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2412	9/29/2022	Base: 65-0005			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001200300		272		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	1	4	00000	1	000	1770		
Land		Improvements		Total		Date of Sale Property Classification Code								
115,520				115,520		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	21.000	29,400					
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1	27.000	27,000					
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste		5.000	1,400					
	2D	26.000		57,720		Other								
	3D1					AG LAND TOTAL		79.000	115,520					
	3D					Roads		1.000						
	4D1					Farm Sites								
	4D					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:	
PERSONAL REP JTWD	
Comments from	Comments:
001200300	

(Continue on back)

Real Estate Transfer Statement

212

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>29</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>09</u> Day <u>27</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gilbert John Buescher Estate Street or Other Mailing Address 2829 Road R City Lawrence State NE Zip Code 68957 Phone Number 402-225-2341 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Peter and Samantha Spirk Street or Other Mailing Address 1822 WEDEKING COURT City Aurora State NE Zip Code 68818 Phone Number 402 460 6725 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 NA			

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input checked="" type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
			<input type="checkbox"/> 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?
\$225,000

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 **Warne Real Estate** 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.)
East Half of the Southeast Quarter (E1/2SE1/4) of Section One (1), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction **80**

22 Total purchase price, including any liabilities assumed	22	\$	225,000.00
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	\$	225,000.00

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

Peter Spirk
Print or Type Name of Grantee or Authorized Representative

Peter Spirk
Signature of Grantee or Authorized Representative

Grantee

402 460 6725
Phone Number

9-29-22
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>30</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ 506.25	28 Recording Data BK 2022 Pg 2412	

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2439	9/30/2022	Base: 65-0005			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001205400		273		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4241	3	9	14	1	00000	1	000	6204
Land		Improvements		Total		Date of Sale Property Classification Code								
315,215		5,885		321,100		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1			GRASSLAND	1G1	37.000	51,800							
	1A				1G	43.000	60,200							
	2A1				2G1									
	2A				2G									
	3A1				3G1									
	3A				3G									
	4A1				4G1									
	4A				4G									
DRYLAND	1D1	32.000	80,800	Shelterbelt/Timber										
	1D	43.000	108,575	Accretion										
	2D1			Waste										
	2D			Other										
	3D1			AG LAND TOTAL		155.000	301,375							
	3D			Roads		4.000								
	4D1			Farm Sites		1.000	13,840							
	4D			Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings		5,885	Non-AG TOTAL		5.000	13,840							
Assessor's Adjustment to Sale Price (+ or -):						Total Recapture Value:								
Assessor Comments and Reason for Adjustment:														
PERSONAL REP JTWD														
Comments from						Comments:								
001205400														
(Continue on back)														

Real Estate Transfer Statement

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FORM
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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 91	3 Date of Sale/Transfer Mo. 09 Day 30 Yr. 2022	4 Date of Deed Mo. 09 Day 27 Yr. 2022
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gilbert John Buescher Estate Street or Other Mailing Address 2829 Road R City Lawrence State NE Zip Code 68957 Phone Number: 402-225-2341 Email Address: NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kyle and Lisa Faimon Street or Other Mailing Address 300 E 4th Street City Lawrence State NE Zip Code 68957 Phone Number: 402-960-6770 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: Kylefaimon@gmail.com	
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

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

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

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

10 Type of Transfer

<input checked="" type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Distribution	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<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?
\$660,000

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 **Warne Real Estate** 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.)
The Northeast Quarter (NE1/4) of Section Fourteen (14), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction **160**

22 Total purchase price, including any liabilities assumed	22	\$	660,000.00
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	\$	660,000.00

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

Kyle Faimon *Kyle Faimon*
Print or Type Name of Grantee or Authorized Representative

_____ Grantee
Signature of Grantee or Authorized Representative Title

402-960-6770 Phone Number
9-30-22 Date

26 Date Deed Recorded Mo. 09 Day 30 Yr. 22		27 Value of Stamp or Exempt Number \$ 1485.00	28 Recording Data BL 2022 Pg 2439	For Dept. Use Only
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Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2464	9/30/2022	Base: 65-0011			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000619600		274		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40025		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
585		33,655		34,240		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)						A) 2	B) 01	C) 1	D) 1	E) 7	F) 1			
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				Cost :						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
TRUSTEE ' S DEED														
Comments from						Comments:								
000619600 000620900														
(Continue on back)														

Real Estate Transfer Statement

274

• 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. 9 Day 30 Yr. 2022		4 Date of Deed Mo. 9 Day 19 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ralph Anderson and Carol A. Anderson, Trustees Street or Other Mailing Address 2840 Clark St. #7 City Baker City State OR Zip Code 97814				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jarett S. Yelken Street or Other Mailing Address PO Box 31 City Guide Rock State NE Zip Code 68942			
Phone Number (402) 257-7392		Phone Number (402) 746-0569		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"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> 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 checked="" 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 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?
\$77,500

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 Montgomery Auction & R No

18 Address of Property
420 W State Street
Guide Rock, NE 68942

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

18a No address assigned 18b Vacant land

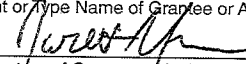
20 Legal Description (Attach additional pages, if needed.)
 The East Fifteen (15) feet of the South Three Hundred (300) feet of Lot Twenty (20), Block One (1), Roberts Addition to the Village of Guide Rock, Webster County, Nebraska, and the West Fifty (50) feet by Three Hundred (300) feet, in Block F, Subdivision by Ordinance to the Village of Guide Rock, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$	77,500.00
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	\$	77,500.00

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.

sign here Jarett S. Yelken (402) 746-0569
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Grantee
 Signature of Grantee or Authorized Representative Title 9/30/2022
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 30 Yr. 22	27 Value of Stamp or Exempt Number \$ 175.50	28 Recording Data BK 2022, Pg 2464	

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

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 30th day
of Sept A.D., 2022, at 1:45
o'clock P.M. Recorded in Book 2002
on Page 2464
Louise Dotsch County Clerk
R.M.O. Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-30-2022
\$ 175.50 By att

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

TRUSTEE'S DEED

Ralph Anderson and Carol A. Anderson, Trustees of the Ralph and Carol Anderson Family Trust,
GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received
from GRANTEE, Jarett S. Yelken, convey to GRANTEE, the following described real estate, (as
defined in Neb. Rev. Stat. 76-201):

The East Fifteen (15) feet of the South Three Hundred (300) feet of Lot Twenty (20), Block
One (1), Roberts Addition to the Village of Guide Rock, Webster County, Nebraska, and the
West Fifty (50) feet by Three Hundred (300) feet, in Block F, Subdivision by Ordinance to
the Village of Guide Rock, Webster County, Nebraska.

Subject to easements and restrictions of record

GRANTORS covenant with GRANTEE that GRANTORS:

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

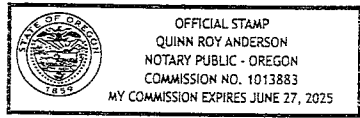
Executed 19 September, 2022.

Ralph M. Anderson
Ralph Anderson

Carol A. Anderson
Carol A. Anderson

STATE OF OREGON)
) ss.
COUNTY OF Baker)

The foregoing instrument was acknowledged before me on September 9, 2022,
by Ralph Anderson and Carol A. Anderson, Trustees of the Ralph and Carol Anderson Family
Trust.



[Signature]
Notary Public

My Commission Expires: 6/27/25

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2489	9/30/2022	Base: 65-0011			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000607200		275		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487				00	0	40010		002	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
180		45,140		45,320		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 1,484				Floor Sq. Ft. :						
Building Cost New:				Cost : 159,920				Cost :						
Single Family Style: 104				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 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:								
000607200														
(Continue on back)														

Real Estate Transfer Statement

275

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 09 Day 30 Yr. 2022	4 Date of Deed Mo. 09 Day 22 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lela B. Doughman Street or Other Mailing Address 1040 4th Ave. East City Dickinson State ND Zip Code 58601 Phone Number N/A Email Address lindajeboettcher@hotmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mark McKell and Jami McKell Street or Other Mailing Address 51 E Magellan City Elk Ridge State UT Zip Code 84651 Phone Number (801) 592-7603 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 drmckell@slceyecare.com	

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

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

8 Type of Deed

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

9 Was transfer part of an IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$60,000.00

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

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

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

18 Address of Property
**230 Grant St.
 Guide Rock, NE 68942**

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Mark McKell and Jami McKell
 51 E Magellan
 Elk Ridge, UT 84651**

20 Legal Description (Attach additional pages, if needed.)
The West Sixty feet (W60') of Lots Five (5) and Six (6), Block Two (2), Vance's Addition to the Village of Guide Rock, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	60,000	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)		\$	60,000	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

Advantage Title Services by Jenna Wonch
 Print or Type Name of Grantee or Authorized Representative (801) 592-7603
 Phone Number

Jenna Wonch
 Signature of Grantee or Authorized Representative Authorized Representative
 Title 09-30-2022
 Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 30 Yr. 22	27 Value of Stamp or Exempt Number \$ 135.00	28 Recording Data BX 2022, Pg 2489

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/30/22
\$ 135.00 By AH

Bk 2022, Pg 2489

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of September A.D., 2022, at 03:26 o'clock PM. Recorded in Book 2022 on Pages 2489-2490

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

AFTER RECORDING RETURN TO:

Advantage Title Services, LLC
503 West Koenig
Grand Island, NE 68801

WARRANTY DEED

Lela B. Doughman, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Mark McKell and Jami McKell, husband and wife, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

The West Sixty feet (W60') of Lots Five (5) and Six (6), Block Two (2), Vance's Addition to the Village of Guide Rock, Webster County, Nebraska.

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

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

67-18140-
ADVANTAGE TITLE SERVICES

Executed: Sept 22, 2022.

Lela B. Doughman

Linda Boettcher

By: Linda Jean Boettcher, Power of Attorney

STATE OF North Dakota

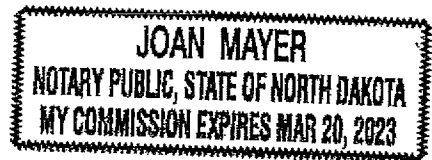
COUNTY OF Stark

The foregoing instrument was acknowledged before me this 22nd day of September, 2022 by Linda Jean Boettcher, Power of Attorney for Lela B. Doughman.

Joan Mayer
Notary Public

My Commission Expires: 3-20-2023

File No. GI18140-



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2518	10/3/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000168900		276		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10115		002	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,110		141,215		142,325		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1915				Construction Date :						
Floor:				Floor Sq. Ft. : 1,704				Floor Sq. Ft. :						
Building Cost New:				Cost : 242,660				Cost :						
Single Family Style: 104				Residential Condition: 35				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input checked="" 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:														
JTWD														
Comments from						Comments:								
000168900														
(Continue on back)														

Real Estate Transfer Statement

276

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. 10 Day 3 Yr. 2022 4 Date of Deed Mo. 9 Day 29 Yr. 2022

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

Grantor's Name (Seller) Charles R. Van Beber and Merna C. Van Beber Grantee's Name (Buyer) John Turner and Sandra D. Turner

Street or Other Mailing Address 2117 Glenfair Road 541 N Jefferson St

City Greeley State CO Zip Code 806 31 City Red Cloud State NE Zip Code 68970

Phone Number 970-352-9418 970-308-3522 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 n/a

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

(A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death 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.) 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? \$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 GTA No

18 Address of Property 541 N Jefferson St Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.) Lots One (1), Two (2), Three (3) and Four (4), Block Two (2), Subdivision of Annex Lot 12 to the City of Red Cloud, Webster County, Nebraska

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 \$ 250,000.00. Row 23: Was non-real property included in the purchase? No (if Yes, enter dollar amount and attach itemized list.) \$ 0. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 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.

John Turner

Print or Type Name of Grantee or Authorized Representative

sign here

Signature of Grantee or Authorized Representative

Grantee

Title

970-308-3522

Phone Number

10/1/2022

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 10 Day 3 Yr. 22 27 Value of Stamp or Exempt Number \$ 562.50 28 Recording Data BK 2022, Pg 2518

State of Nebraska }
County of Webster } ss.

BOOK 2022 PAGE 2518

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of Oct A.D., 2022, at 3:36 o'clock P.M. Recorded in Book 2022 on Page 2518
Louise Petrosch County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-3-22
\$ 562.50 By AD

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

JOINT TENANCY WARRANTY DEED

Charles R. Van Beber and Merna C. Van Beber, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, John Turner and Sandra D. Turner, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3) and Four (4), Block Two (2), Subdivision of Annex Lot 12 to the City of Red Cloud, Webster County, Nebraska

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

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

Executed September 29, 2022.

Charles R. Van Beber
Charles R. Van Beber

Merna C. Van Beber
Merna-C. Van Beber

STATE OF Colorado)
COUNTY OF Weld) ss.

The foregoing instrument was acknowledged before me on September 29th, 2022 by Charles R. Van Beber and Merna C. Van Beber, husband and wife.

ALEXIS MINJAREZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134069021
MY COMMISSION EXPIRES OCTOBER 31, 2025

Alexis Minjarez
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2525	9/27/2022	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001012300	278	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	30	0	00000	1	000	6077
Land	Improvements	Total		Date of Sale Property Classification Code								
569,950	200	570,150		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	49.480	69,275						
1A				1G	43.490	60,885						
2A1				2G1	140.900	197,260						
2A				2G	148.460	207,845						
3A1				3G1	8.000	11,200						
3A				3G	3.480	4,870						
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste	17.060	4,775						
2D				Other								
3D1				AG LAND TOTAL		410.870		556,110				
3D				Roads								
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings		200		Non-AG TOTAL		10.270		13,840				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001012300 001012600	
(Continue on back)	

Real Estate Transfer Statement

278

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 09 Day 27 Yr. 2022		4 Date of Deed Mo. 09 Day 27 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard Andrew Payne and Teresa A. Payne, husband and wife Street or Other Mailing Address 322 Chappell Road City Dawsonville State GA Zip Code 30534				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lisa J. Delka and Leonard D. Delka, wife and husband, Lisa Delka and Street or Other Mailing Address 403 North Church Street City Doniphan State NE Zip Code 68832			
Phone Number (404) 433-2823				Phone Number 402-960-4994		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address dwiebe@charter-title.net				Email Address dwiebe@charter-title.net			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$240,000.00

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

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

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

18 Address of Property
 _____, NE

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Lisa J. Delka and Leonard D. Delka
403 North Church Street
Doniphan, NE 68832

20 Legal Description
SEE ATTACHED EXHIBIT "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed _____	22	\$	240,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____	24	\$	240,000	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.

▶ Lisa J. Delka and Leonard D. Delka, wife and husband Print or Type Name of Grantee or Authorized Representative	402-960-4994 Phone Number
* <i>Lisa Delka</i> Signature of Grantee or Authorized Representative	_____ Title
	September 27, 2022 Date

sign here

Register of Deeds' Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 10 Day 4 Yr. 22	27 Value of Stamp or Exempt Number \$540.⁰⁰	28 Recording Data BK 2022, 19 2525
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Exhibit "A"

An undivided on-half interest in and to the Northwest Quarter (NW1/4) of Section 31, Township 1 North, Range 9 West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW1/4); the North Half of the Northeast Quarter (N1/2NE1/4); and a tract of land in the Southwest Quarter (SW1/4) described as follows: Commencing at the Southwest corner of the NW1/4; thence East 115 rods, thence South 22.5 rods, thence West 20 rods, thence South 20 rods, thence West 55 rods, thence North 20 rods, thence West 40 rods, thence North 22.5 rods to the place of beginning, all in Section 30, Township 1 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-4-22
\$ 540.00 By AS

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 4 day
of Oct A.D., 2022, at 3:32
o'clock PM. Recorded in Book 2022
on Page 2525-2528
Jessie Peten County Clerk
28.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

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

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT
Richard Andrew Payne and Teresa A. Payne husband and wife, herein called the grantor
whether one or more, in consideration of One Dollar and other valuable consideration received
from grantees, do grant, bargain, sell, convey, and confirm unto

Lisa J. Delka and Leonard D. Delka, wife and husband, as joint tenants with right of
survivorship

the following described real property in Webster County, Nebraska:

SEE ATTACHED EXHIBIT "A"

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

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

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

Executed this 27 day of September, 2022.

Richard Andrew Payne
Richard Andrew Payne

Teresa A. Payne
Teresa A. Payne

STATE OF Georgia
COUNTY OF Lumpkin

The foregoing instrument was acknowledged before me this 27th day of September, 2022 by
Richard Andrew Payne and Teresa A. Payne, husband and wife.

Nancy Anne Mundy
Notary Public Nancy Anne Mundy

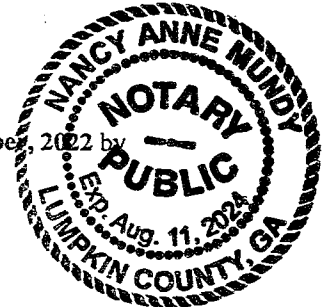


EXHIBIT "A"

An undivided one-half interest in and to the Northwest Quarter (NW1/4) of Section 31, Township 1 North, Range 9 West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW1/4); the North Half of the Northeast Quarter (N1/2NE1/4); and a tract of land in the Southwest Quarter (SW1/4) described as follows: Commencing at the Southwest corner of the NW1/4; thence East 115 rods, thence South 22.5 rods, thence West 20 rods, thence South 20 rods, thence West 55 rods, thence North 20 rods, thence West 40 rods, thence North 22.5 rods to the place of beginning, all in Section 30, Township 1 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

WHEN THIS COPY CARRIES THE RAISED SEAL OF THE NEBRASKA STATE DEPARTMENT OF HEALTH, IT CERTIFIES THE BELOW TO BE A TRUE COPY OF AN ORIGINAL RECORD ON FILE WITH THE STATE DEPARTMENT OF HEALTH, BUREAU OF VITAL STATISTICS, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS.

DATE OF ISSUANCE

JAN 28 1997
LINCOLN, NEBRASKA

Stanley S. Cooper
STANLEY S. COOPER
ASSISTANT STATE REGISTRAR
NEBRASKA DEPARTMENT OF HEALTH

STATE OF NEBRASKA - DEPARTMENT OF HEALTH
BUREAU OF VITAL STATISTICS
CERTIFICATE OF DEATH

1. DECEDENT - NAME FIRST MIDDLE LAST Tressie Sarah Wichmann			2. SEX Female		3. DATE OF DEATH (Month Day Year) December 12, 1996	
4. CITY AND STATE OF BIRTH (If not in U.S.A., name country) Burr Oak, Kansas			5a. AGE - Last Birthday (Yrs) 103		6. DATE OF BIRTH (Month Day Year) December 5, 1893	
7. SOCIAL SECURITY NUMBER 498-54-2554			8a. PLACE OF DEATH HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> ER Outpatient <input type="checkbox"/> DOA <input type="checkbox"/> OTHER: <input checked="" type="checkbox"/> Nursing Home <input type="checkbox"/> Residence <input type="checkbox"/> Other (Specify) _____			
8b. FACILITY - Name (If not institution, give street and number) Good Samaritan Center			8c. CITY, TOWN OR LOCATION OF DEATH Superior			
9a. RESIDENCE - STATE Nebraska			9b. COUNTY Webster		9c. CITY, TOWN OR LOCATION Guide Rock Rt. 1	
10. RACE - (e.g., White, Black, American Indian, etc.) (Specify) White		11. ANCESTRY (e.g., Italian, Mexican, German, etc.) (Specify) German		12. MARRIED <input checked="" type="checkbox"/> WIDOWED <input checked="" type="checkbox"/> NEVER MARRIED <input type="checkbox"/> DIVORCED <input type="checkbox"/>		
14a. USUAL OCCUPATION* (Give kind of work done during most of working life, even if retired) Homemaker			14b. KIND OF BUSINESS INDUSTRY Own Home		15. NAME OF SPOUSE (If wife give maiden name) Bernard Wichmann (deceased)	
16. FATHER - NAME FIRST MIDDLE LAST Oren Francis			17. MOTHER - NAME FIRST MIDDLE LAST Abbie Carpenter			
18. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes, no, or unk.) (If yes, give war and dates of services) No			18a. INFORMANT - NAME Francis Wickman (son)			
19b. MAILING ADDRESS (STREET OR R.F.D. NO., CITY OR TOWN, STATE, ZIP) R.R. #1 - Guide Rock, Nebraska 68942						
20. EMBALMER - SIGNATURE & LICENSE NO. <i>Sharon Williams</i> 918			21a. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Removal <input type="checkbox"/> Cremation <input type="checkbox"/> Donation		21b. DATE Dec. 14, 1996	
22a. FUNERAL HOME - NAME Simonson-Williams Funeral Home			21c. CEMETERY OR CREMATORY NAME Burr Oak Cemetery			
22b. FUNERAL HOME ADDRESS (STREET OR R.F.D. NO., CITY OR TOWN, STATE, ZIP) 241 West 4th Avenue - Red Cloud, Nebraska 68970						
23. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR 1a), (b), AND (c)) PART I (a) Cardiopulmonary Arrest						
PART II OTHER SIGNIFICANT CONDITIONS - Conditions contributing to the death but not related PART III IF FEMALE WAS THERE A PREGNANCY IN THE PAST 3 MONTHS? (Ages 10-54) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
26a. <input type="checkbox"/> Accident <input type="checkbox"/> Undetermined <input type="checkbox"/> Suicide <input type="checkbox"/> Pending <input type="checkbox"/> Homicide Investigation		26b. DATE OF INJURY (Mo., Day, Yr.)		26c. HOUR OF INJURY		
26d. DESCRIBE HOW INJURY OCCURRED		26e. INJURY AT WORK Yes <input type="checkbox"/> No <input type="checkbox"/>		26f. PLACE OF INJURY - At home, farm, street, factory, office building, etc. (Specify)		
26g. LOCATION STREET OR R.F.D. NO., CITY OR TOWN, STATE		27a. DATE OF DEATH (Mo., Day, Yr.) December 12, 1996				
27b. DATE SIGNED (Mo., Day, Yr.) 1/23/97		27c. TIME OF DEATH 4:20 AM		28a. DATE SIGNED (Mo., Day, Yr.)		
27d. To the best of my knowledge, death occurred at the time and place and due to the cause(s) stated.		28b. TIME OF DEATH		28c. PRONOUNCED DEAD (Mo., Day, Yr.)		
28d. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated.		28d. PRONOUNCED DEAD (Hour)		29. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN		
30a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		30b. WAS CONSENT GRANTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
31. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, CORONER'S PHYSICIAN, OR COUNTY ATTORNEY) (Type or Print) Dr. Judith Butler, M.D., 254 ... 4th - P.O. Box 130 - Superior, Nebraska 68978						
32a. REGISTRAR <i>Stanley S. Cooper</i>				32b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) JAN 9 1997		

STATE OF NEBRASKA

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



2022 PAGE 2528

DATE OF ISSUANCE
09/07/2022
LINCOLN, NEBRASKA

Sarah Bohnenkamp
SARAH BOHNENKAMP
ASSISTANT STATE REGISTRAR
DEPARTMENT OF HEALTH
AND HUMAN SERVICES

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES
CERTIFICATE OF DEATH

11 27291

1. DECEASED'S NAME (Print) Helen Mae Wickman		3. SEX Female		2. DATE OF BIRTH (Mo, Day, Yr) August 26, 2011	
4. CITY AND COUNTY OF BIRTH Northbranch, Kansas		5a. AGE (Last birthday) 84		5b. DATE OF DEATH (Mo, Day, Yr) Febr 17 1927	
7. FEDERAL RESIDENCY NUMBER 508-30-2624		6a. PLACE OF DEATH Webster County Community Hospital			
8. FACILITY NAME (If not institution, give street and number)		6b. TYPE OF FACILITY <input checked="" type="checkbox"/> Inpatient <input type="checkbox"/> Home <input type="checkbox"/> Hospice Facility <input checked="" type="checkbox"/> Outpatient <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other			
9a. CITY OF TOWN OF DEATH (Include Zip Code) Red Cloud 68970		9b. COUNTY OF DEATH Webster			
10. RESIDENCE STATE Nebraska		11. COUNTY Webster		12. CITY OR TOWN Guide Rock	
13. STREET AND NUMBER 1958 River Road		14. ZIP CODE 68942		15. INSIDE OF COUNTY LIMITS <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
16. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married		17. NAME OF SPOUSE (Print, Valid Last Name) (If wife, give maiden name) Francis Wickman			
18. FATHER'S NAME (Print) Henry E. Brezina		19. MOTHER'S NAME (Print) Louise I. Jettner			
20. DECEASED IN U.S. ARMED FORCES (Give dates of service if yes)		21. DEPENDENT NAME Francis Wickman		22. RELATIONSHIP TO DEPENDENT Husband	
23. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accidental <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Unknown		24. SUSPECTED CAUSE OF DEATH Coronary Artery Disease		25. DATE OF DEATH Aug 29 2011	
26. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State)		27. ZIP CODE 68970			
28. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Simonson-Williams FH 241 W 4th Ave - Red Cloud, Nebraska		29. ZIP CODE 68970			
30. PART I Enter the immediate, proximate, or remote cause and directly caused the death. DO NOT enter terminal condition as a single event. Secondary event, or event leading to the event causing the death, DO NOT abbreviate. Enter any case signs on the line. Add additional lines if necessary.					
IMMEDIATE CAUSE (Final cause or condition resulting in death)		31. DUE TO OR AS A CONSEQUENCE OF		32. PERIOD OF TIME TO DEATH	
33. SECONDARY CAUSE (Cause leading to the cause listed on line 30)		34. DUE TO OR AS A CONSEQUENCE OF		35. PERIOD OF TIME TO DEATH	
36. UNDERLYING CAUSE (Cause which or injury that initiated the events resulting in death)		37. DUE TO OR AS A CONSEQUENCE OF		38. PERIOD OF TIME TO DEATH	
39. PART II OTHER SIGNIFICANT CONDITIONS Contributing to the death as a result of the underlying cause given in PART I					
Severe Degenerative Arteriosclerosis					
40. PART III OTHER SIGNIFICANT CONDITIONS Contributing to the death as a result of the underlying cause given in PART I					
41. TRANSPORTATION INJURY (If it was an AUTOBUS or PERFORMED)					
42. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH?					
43. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					
44. DATE OF BIRTH (Mo, Day, Yr) 8/26/2011					
45. DATE OF DEATH (Mo, Day, Yr) 2/17/2022					
46. TIME OF DEATH (Mo, Day, Yr) 8:30 P.M.					
47. TIME FROM UNEXPECTED DEATH (Mo, Day, Yr) 8:30 P.M.					
48. TIME FROM EXPECTED DEATH (Mo, Day, Yr)					
49. On the basis of observation and/or investigation, in the opinion of the physician, state the cause of the time, date and place of death.					
50. DO YOU WANT TO USE CONTRIBUTOR TO DEATH?					
51. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>					
52. SIGNATURE OF PHYSICIAN, PHYSICIAN ASSISTANT, CORONER'S PHYSICIAN OR COUNTY ATTORNEY (Print or Print) Dr. James Craig, MD 721 West 6th Ave. - Red Cloud, NE. 68970					
53. SIGNATURE OF REGISTRAR (Print or Print) SEP 1 2011					

0817977

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.

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

20 Legal Description, 21 If agricultural, list total number of acres 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, 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. John Gerten, Print or Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, Title, Phone Number, Date.

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

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

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-4-22
By AB

BOOK 2022 PAGE 2539

Prepared By: Gretchen Mastodonato
603 North Main St.
Bladen, NE 68928

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 4 day of Oct A.D., 2022 at 3:54 o'clock P.M. Recorded in Book 2022 on Page 2539-2540
Louise Peterson County Clerk
Deputy
ind ___ Comp ___ Assessor ___ Carded ___
TAX PARCEL ID# 000512500

After Recording Return To,
John Gerten
5138 W 134th Pl.
Hawthorne, CA 90250

QUIT CLAIM DEED

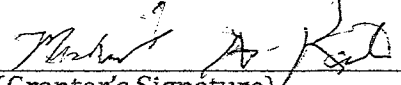
BE IT KNOWN BY ALL, that Michiael Kile, ("Grantor") whose address is 333 W. Helen St. Bladen, NE 68928, and Barbara Kile, ("Grantor") whose address is 333 W. Helen St. Bladen NE 68928, hereby **REMISE, RELEASE AND FOREVER QUIT CLAIM TO** John Gerten ("Grantee") whose address is 5238 W 134th Pl. Hawthorne, CA, 90250, all right, title, interest and claim to the following real estate property located at 216 West Francis St., in the City/Township f Bladen, located in the County of Webster and State of Nebraska and ZIP code of 68928, to-wit:

Property having the following description: 0 4 11 LOTS 1-2 BLK 5 BLADEN 1ST ADDITION

FOR VALUABLE CONSIDERATION in the amount of \$2500.00 dollars, given in hand, and for other good valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FUTHER KNOWN that this transfer shall be effective as of 5/25/2022, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfer whatever interest the Grantor has in it to the Grantee.

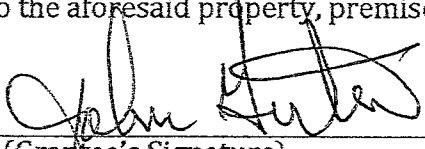
TO HAVE AND TO HOLD all of Grantor's right, title, and interest in and to the above-described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever, so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim, or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.



(Grantor's Signature)

Michiael Kile


(Grantor's Printed Name)



(Grantee's Signature)

John Gerten

(Grantee's Printed Name)



(Grantor's Signature)

Barbara Kile

(Grantor's Printed Name)

Grantee's Address:

John Gerten
5138 W. 134th PL
Hawthorne, CA 90250

Grantor's Address:

Michiael Kile
333 W. Helen St.
Bladen, NE 68928

Barbara Kile
333 W. Helen St.
Bladen, NE 68928

Mail Subsequent Tax Bills To:

John Gerten
5138 W. 134th PL
Hawthorne, CA 90250

STATE OF NEBRASKA

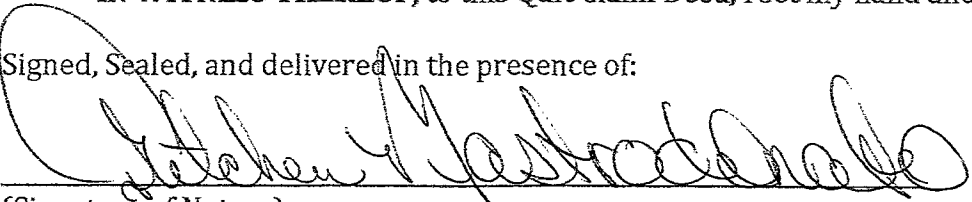
COUNTY OF WEBSTER

)
) SS.
)

The foregoing Quit Claim Deed was acknowledged before me on 5-25-2022 by, Michiael Kile and Barbara Kile, who are personally known to me or who have produced a valid driver's license and/or passport as identification, and such individual (s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

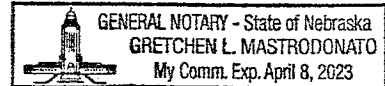
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, Sealed, and delivered in the presence of:



(Signature of Notary)

Gretchen Mastrodonato
(Printed Notary Name) Webster, Nebraska



My Commission Expires: 4/8/2023

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2541	10/6/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001908601	280	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	20	4	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
34,205	240,725	274,930		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 7	D) 3	E) 0	F) 7			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	0.170	240						
1A				1G	8.070	11,300						
2A1				2G1	0.690	965						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1	3.870	9,770		Waste								
2D				Other								
3D1				AG LAND TOTAL	14.240	24,550						
3D				Roads	0.660							
4D1				Farm Sites								
4D	1.440	2,275		Home Sites	1.000	9,655						
				Recreation								
Dwellings			209,095	Other								
Outbuildings			31,630	Non-AG TOTAL	1.660	9,655						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; TRANSFER FROM FAMILY CORP	
Comments from	Comments:
001908601	

(Continue on back)

Real Estate Transfer Statement

280

• 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>10</u> Day <u>6</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>10</u> Day <u>6</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) 2H Farms, Inc. Street or Other Mailing Address 873 Road K City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2600 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dennis J. Hansen and Sally A. Hansen Street or Other Mailing Address 873 Road K City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4202 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 NA			

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 checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> Exempt

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input checked="" 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?
\$348,000

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
873 Road K, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction **16+/-**

22 Total purchase price, including any liabilities assumed	\$ 348,000.00
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)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 348,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **5b**

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

sign here

Print or Type Name of Grantee or Authorized Representative Dennis J. Hansen	(402) 746-4202 Phone Number
Signature of Grantee or Authorized Representative <i>Dennis J. Hansen</i>	10/6/22 Date
Title	Grantee

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>6</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5b	28 Recording Data BK2022, Pg 2541

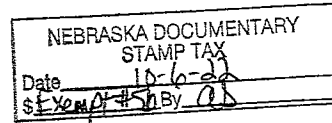
Grantee—Retain a copy of this document for your records.

A tract of land located in the Northeast Quarter of Section 20, Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows:

Commencing at the Northeast corner of said Section 20; thence $S89^{\circ}48'02''W$ (assumed bearing) on the North line of the Northeast Quarter of said Section 20 for a distance of 780.00 feet to the point of beginning; thence continuing $S89^{\circ}48'02''W$ on said North line for a distance of 865.00 feet; thence $S00^{\circ}11'58''E$, perpendicular to said North line, for a distance of 800.00 feet; thence $N89^{\circ}48'02''E$, parallel with said North line, for a distance of 865.00 feet; thence $N00^{\circ}11'58''W$, perpendicular to said North line, for a distance of 800.00 feet to the point of beginning containing 15.89 acres, more or less, including 0.66 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 6 day of Oct A.D., 2022, at 9:15 o'clock A.M. Recorded in Book 2022 on Page 2541
Faune Peter County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded



Return to:
Theobald Law Office
P O Box 423
Red Cloud, NE 68970

JOINT TENANCY WARRANTY DEED

Dennis J. Hansen, President 2H Farms, Inc. a Nebraska Corporation, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Dennis J. Hansen and Sally A. Hansen, a married couple, conveys to Grantees, as Joint Tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Northeast Quarter of Section 20, Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows:

Commencing at the Northeast corner of said Section 20; thence S89°48'02"W (assumed bearing) on the North line of the Northeast Quarter of said Section 20 for a distance of 780.00 feet to the point of beginning; thence continuing S89°48'02"W on said North line for a distance of 865.00 feet; thence S00°11'58"E, perpendicular to said North line, for a distance of 800.00 feet; thence N89°48'02"E, parallel with said North line, for a distance of 865.00 feet; thence N00°11'58"W, perpendicular to said North line, for a distance of 800.00 feet to the point of beginning containing 15.89 acres, more or less, including 0.66 acres, more or less, of county road right of way,

Grantor covenants, jointly and severally, with Grantees that Grantor:

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

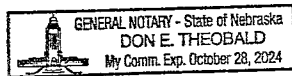
Executed October 6th, 2022.

2H Farms, Inc., a Nebraska Corporation

Dennis J. Hansen
Dennis J. Hansen, President

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 6, 2022 by Dennis J. Hansen, President, 2H Farms, Inc., a Nebraska corporation.



Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2551	10/7/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000320400		281		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20015		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,300		124,525		126,825		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:				Construction Date : 1962				Construction Date :						
Floor:				Floor Sq. Ft. : 1,270				Floor Sq. Ft. :						
Building Cost New:				Cost : 220,505				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
TRUSTEE 'S DEED														
Comments from						Comments:								
000320400														
(Continue on back)														

Real Estate Transfer Statement

281

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>10</u> Day <u>7</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>9</u> Day <u>16</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jodi R Mackin, Shari J Alber, Lida D Fricke, Co Trustees Street or Other Mailing Address 5905 W Blue Hill Road City Blue Hill State Ne Zip Code 68930 Phone Number (402) 469-0273 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Marla Harris Street or Other Mailing Address 205 N Payne 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 n/a	

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input checked="" 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 checked="" type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Trustee to Beneficiary
					<input type="checkbox"/> Other (Explain) _____

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

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

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

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

14 What is the current market value of the real property?
\$180,000

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

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

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

18 Address of Property
**205 N Payne
 Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	180,000.00
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	\$	180,000.00

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.

Teresa Theobald (402) 746-2246
 Phone Number
 10/7/2022
 Date

Print or Type Name of Grantee or Authorized Representative

sign here Closing Agent
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>7</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>405.00</u>	28 Recording Data BK 2022, Pg 2551

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

A tract of land in Lot One (1), Hawley's Subdivision of Outlot Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska, described as follows: Beginning at a point 182 feet South of the Original Northwest corner of Lot One (1), Hawley's Subdivision; running thence South 90 feet; thence East 127 feet; thence North 90 feet; thence West 127 feet to the Point of Beginning, EXCEPT a strip 20 feet wide on the West side of the above described property which was deeded to the Village of Blue Hill, Nebraska, to be used as a public road.

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 7 day of Oct A.D., 20 22 at 11:41 o'clock A M. Recorded in Book 2022 on Page 2551-2553
Jodie Petch County Clerk
AS Deputy
Ind 22.00 Comp AS Assessor AS Carded AS

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-7-22
\$ 405.00 By AS

AFTER RECORDING RETURN TO: Charles W. Hastings, Fraser Stryker PC LLO, P.O. Box 1044, Hastings, NE 68902

TRUSTEE'S DEED

JODI R. MACKIN, SHARI J. ALBER AND LISA D. FRICKE, Successor Co-Trustees of the JOANN E. ALBER LIVING TRUST dated May 7, 2008, pursuant to the terms of said trust, GRANTORS, in consideration One and no/100 DOLLAR (\$1.00) and other valuable consideration received from GRANTEE, MARLA HARRIS, a single person, convey to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in Lot One (1), Hawley's Subdivision of Outlot Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska, described as follows: Beginning at a point 182 feet South of the Original Northwest corner of Lot One (1), Hawley's Subdivision; running thence South 90 feet; thence East 127 feet; thence North 90 feet; thence West 127 feet to the Point of Beginning, EXCEPT a strip 20 feet wide on the West side of the above-described property, which was deeded to the Village of Blue Hill, Nebraska, to be used as a public road.

GRANTORS covenant with GRANTEE that GRANTORS:

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

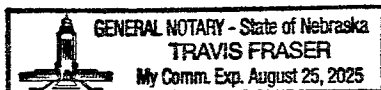
Executed September 16, 2022.

Jodi R Mackin
Jodi R Mackin, Successor Co-Trustee of the JoAnn E. Alber Living Trust dated May 7, 2008

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on September 16th, 2022, by Jodi R. Mackin, Successor Co-Trustee of the JoAnn E. Alber Living Trust dated May 7, 2008.

Travis Fraser
Notary Public



Shari J. Alber

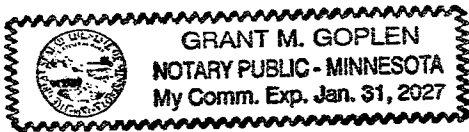
Shari J. Alber, Successor Co-Trustee of the
JoAnn E. Alber Living Trust dated May 7, 2008

STATE OF MINNESOTA)
) ss.
COUNTY OF Yellow Medicine

The foregoing instrument was acknowledged before me on September 16, 2022, by Shari J. Alber, Successor Co-Trustee of the JoAnn E. Alber Living Trust dated May 7, 2008.

Grant M. Goplen

Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2559	9/21/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000135600	282	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		001	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
940	66,685	67,625		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1945				Construction Date :				
Floor:				Floor Sq. Ft. : 1,194				Floor Sq. Ft. :				
Building Cost New:				Cost : 127,725				Cost :				
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
JTWD; BETWEEN HUSBAND & WIFE												
Comments from						Comments:						
000135600												
(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. 9 Day 21 Yr. 22		4 Date of Deed Mo. 9 Day 21 Yr. 22	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Allan Strobl and Amber J Strobl Street or Other Mailing Address 438 W 5th Ave City Red Cloud State NE Zip Code 68970 Phone Number (402) 984-8061 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Allan Strobl and Amber J Strobl Street or Other Mailing Address 438 W 5th Ave City Red Cloud State NE Zip Code 68970 Phone Number (402) 984-8061 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 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"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input checked="" type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other _____
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14 What is the current market value of the real property?
\$56,000

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
438 W 5th Ave
Red Cloud, NE

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

18a No address assigned 18b Vacant land

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

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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative
Kory J McCracken

Signature of Grantee or Authorized Representative _____ Title Attorney

Phone Number (402) 746-3613
Date 9/21/22

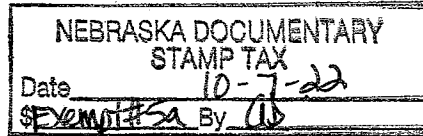
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 7 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt #5a	28 Recording Data BK 2022 Pg 2559

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

Lots Thirteen (13), Fourteen (14), Fifteen (15) and the North 10 feet of Lot Sixteen (16), Block One (1), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of Oct A.D., 2022, at 12:22 o'clock P.M. Recorded in Book 2022 on Page 2559-2560
Paule Petach County Clerk
16,00 Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

Allan Strobl and Amber J. Strobl, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Allan J. Strobl and Amber J. Strobl, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14), Fifteen (15) and the North 10 feet of Lot Sixteen (16), Block One (1), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

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

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

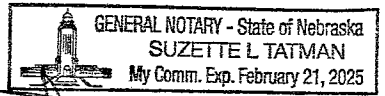
Executed September 21, 2022.

Allan J. Strobl
Allan J. Strobl

Amber J. Strobl
Amber J. Strobl

STATE OF NEBRASKA, COUNTY OF Lincoln) ss.

The foregoing instrument was acknowledged before me on September 21, 2022,
by Amber J. Strobl, a married person.



Comm. expires 2-21-25

Suzette L. Tatman
Notary Public

STATE OF NEBRASKA, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on September 30, 2022,
by Allan J. Strobl, a married person.

Comm. expires 10-01-2025

Dana L. Sutterfield
Notary Public

