# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date		School District Code									
91	20.	22	2179	79 7/22/2022			Base: 65-0011 /					Unified:				
Location	Ю	Sale	Number	Useability	& Code#											
0011147	14700 243 4 05		05	GeoCde	Twn	Rng	Sect	·	Subdiv	Area	Blk	Parce				
	Da	ate of Sa	le Assessed	Value	<u> </u>	4375	2	9	34	3	00000	1	000	1720		
Land		Imp	rovements	Te	otal		D	ate of	of Sale Property Classification Code							
1,084,	875		<u></u>	1,0	84,875	Status		perty Ty		Zoning	Location					
		Irrigati	on Type:	<u>-</u>	1	A) 2	B)	05	-	) 5	D) 3	E)	y Size	Parcel S F) 9		
LCG		A	CRES:	VAL	JUE•		LCG	-			<del></del>	12)				
IRRIGATEI	) 1A1			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	<u> </u>	GR	ASSLA	ND 10	31	ACR 4	3.430	VALUE: 60,800				
	1A		97.300	4	45,635				G		3.890	19,4				
	2A1		6.610		30,275			20	31		6.100			12,40		
	2A		24.840	1	08,550			2	G			<del></del>				
	3A1							30	1	- (	0.020			3		
	3A							3	G		0.790			22		
	4A1		0.330		1,395			4G	1							
	4A		30.270	1	28,040			40	G	4	1.060			1,13		
DRYLAND	1D1					S	helterbe	t/Timbe	er							
	1D		39.180		98,930		A	ccretio	n							
	2D1		14.130		35,680			Wast	е							
	2D 3D1		17.750		39,405	<u> </u>		Othe	<del>_</del>							
			18.980		12,135	AG LA	LND T	OTAI	,	366	.160		1,08	4,87		
	3D 4D1							Road								
	4D1		38.480		705		Fa	rm Site:	3   -							
	4D		36.480	•	50,795			ne Sites	+-							
Drave	ellings	ve sale sale					Re	creation	1							
Outbui						Non	AC TO	Other				<del></del>				
						TNON-	AG T	JIAL	1							

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

## Good Life, Great Service.

### **Real Estate Transfer Statement**

**FORM** 

DEPARTMENT OF REVENUE

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

521

The deed will not be	recorded unless this staten	nent is signed and items 1-25 are accurate	ely completed.						
1 County Name 2 County WEBSTER - 91		3 Date of Sale/Transfer 4	Date of Deed	2022					
5 Grantor's Name, Address, and Telephone (Plea	an Drive	Mo. Day Yr. Mo. Day Yr.							
Grantor's Name (Seller)	se Print)	6 Grantee's Name, Address, and Telephone							
Megan N. Crary		Grantee's Name (Buyer) Lauren Taylor Crary & Sarah L.	Crary						
Street or Other Mailing Address 301 W Nopal Pl		Street or Other Mailing Address 7092 Charles St							
City Stat Chandler Az	Zip Code - 8522			Zip Code 68132					
Phone Number (480) 243-5373			501(c)(3) organization? ntee a 509(a) foundation?	Yes No					
Email Address N/a		Email Address slcrary@hotmail.com							
7 Property Classification Number. Check one bo	x in categories A and B. Check (	if property is also a mobile home.							
(A) Status		(B) Property Type		(C)					
Improved Single Family Unimproved Multi-Family IOLL Commercial	☐ Industrial  ✓ Agricultural  ☐ Recreational	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed Exempt	Mobile Home					
8 Type of Deed Conservator		and Contract/Memo Partition Sh	eriff Other	•••					
Bill of Sale Corrective Cemetery Death Certificate – Transfer	Easement	_ease Personal RepTru	eriiiouter ist/Trustee arranty						
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		eclosure Irrevocable Trust Revocable Trust		ath					
			Trustee to Bene	-					
11 Was ownership transferred in full? (If No. explain to Yes No undivided 1/3 interest		12 Was real estate purchased for							
13 Was the transfer between relatives, or if to a truster  V Yes No Aunt or Uncle to Ni									
☑ Brothers and Sister		, Partnership, or LLC Self s and Grandchild Spouse	Other						
Ex-spouse	Parents and		n-child						
14 What is the current market value of the real proper	ty?	15 Was the mortgage assumed? (If Yes, state	•						
\$1,319,750	•	☐Yes ☑ No \$	and annual and interest rais.	%					
16 Does this conveyance divide a current parcel of lar Yes No	d?	17 Was transfer through a real estate agent or of the agent or title company contact.)	a title company? (If Yes, include Yes	de the name					
18 Address of Property		19 Name and Address of Person to Whom the		No					
Rural, Guidé Rock, NE		Sarah L Crary							
18a V No address assigned 18b V Vacant I		7092 Charles St. Omaha, NE 68132							
18a No address assigned 18b Vacant I 20 Legal Description (Attach additional pages, if needs		Offiana, NE 00132							
See description attached.	ed.)								
and an analysis and an analysi									
21 If agricultural, list total number of acres transferred	n this transaction364+-	•							
22 Total purchase price, including any liabilities	assumed		22 \$	oloo					
23 Was non-real property included in the purchase	?		\$	0,00					
Yes No (If Yes, enter dollar amoun			23	0;00					
24 Adjusted purchase price paid for real estate		_	24	0 00					
25 If this transfer is exempt from the documenta	ry stamp tax, list the exemption	n number 7							
Under penalties of law, I declare correct, and that I am duly authorized to	that I have examined this statem	ent and that it is, to the best of my knowledge and	d belief, true, complete, and						
David B. Garwood			(402) 7	46-3613					
Sign Print or Type Name of Graphee or Author	rized Representative	A4	Phone Nur						
Signature of Grantee or Authorized Rep	resentative	Attorney		08-24-2022					
Here -			Date						
26 Date Deed Recorded 27 Value of S	Register of Deed's Use O Stamp or Exempt Number	nly   28 Recording Data	For Dept.	Use Only					
Mo. 8 Day 26 Yr. 22 \$ E	Xennt #7	BK2022 Ha 2179							
lebraska Department of Revenue			thorized by Neb. Rev. Stat. §§ 76-2	14, 77-1327(2)					

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;

10009.62 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 bearsS31°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 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.

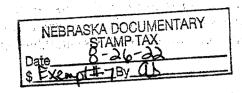
6235.01

State of Nebraska ss.
County of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of day of A.D., 2022, at 100 o'clock A.M. Recorded in Book on Page 2179-2180

O Stuse Pettic V 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 3

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 bearsS31°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:

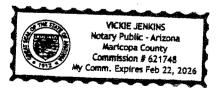
Lot Eleven (11), New Territory of Guide Rock, in the Southwest Quarter(SW1/4) of Section Three (3), Township One (1) North, Range Nine (9)West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion described as follows: Commencing at

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. /	<u>lo</u> , 2022.
	Meyan N. Crary
STATE OF ARIZONG	_, COUNTY OF Malicopa ) ss.
	was acknowledged before me on Aug. 1/2
Comm. expires Feb. 22,	2026 Dickie Terku
	Notary Public



## Agricultural Land Sales Worksheet

Cnty No. Book Page Sale Date						School District Code												
91	202	22	2181	7/22	2/2022	Base: <b>65-0011</b> Af					Affiliated:				Unified:			
Location	ID	Sale	Number	Useability	& Code#					P	arcel l	Vuml	er					
0010009	900		244	4	05	GeoCde	Twn	Rn	g	Sect	Qrt	Sul	odiv	Area	Blk	Parcel		
	Da	ate of Sale Assessed Value				4487	1	9		3	0 00000 1		00000 1 0		000	0000		
Land		Imp	rovements	Т	otal			Date (	of Sa	ale Pr	operty	Cla	ssifica	tion (	Code			
276	,815		135,950		412,765	Status	Pı	operty	Турє	9 2	Coning	Lo	cation	Cit	y Size	Parcel Size		
		Irrigat	ion Type:	<del></del>		A) 1	B)	0.5	5	C)	5	D)	3	E)	0	F) 10		
LCG ACRES: VALUE:							LCG				ACR	ES:		:	VAL	UE:		
IRRIGATE	D 1A1					GR	ASSL	AND	1GI			0.7	50	1,05				
	1A								10	ř		1.4	20			1,990		
	2A1								2G1									
	2A								2G	ř								
	3A1								3G1									
	3A		·						<b>3</b> G	i								
-	4AI								4G1									
	4A								4G									
DRYLAND			75.450		190,515	S	helter	oelt/Tir		+-								
	1D		3.880	-	-			Ассте		<del> </del>								
	2D1 2D	900	3.880		9,795				aste			0.9	80			3,075		
	3D1			<u>'</u>		AG L	A NID		ther		10	3.6	90			24,135		
	3D	·				AGL	AIND		oads			0.6		<del></del>		24,133		
	4D1									<del>                                     </del>		2.0			<del></del>	27,680		
	4D		11.210		17,710	Farm Sites Home Sites						1.0	-+			25,000		
								Recrea										
D	wellings		2000 00 May 100 00 00 00 00 00 00 00 00 00 00 00 00	one established de la constitución de la constituci	68,435			-	ther									
Outb	uildings				67,515	Non	-AG	TOT				3.6	10			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)

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

**FORM** 

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

• If additional space is needed, add an attachment and identify the applicable item. DEPARTMENT OF REVENUE

521

	The deed will	not be recorded	d unless this		nt is signed and	items 1-25 are acc		ed.					
1 County Name	2	County Number			3 Date of Sale/Tra	1							
	WEBSTER				Mo. 07 Day 22 Yr. 2022 Mo. 08 Day 15 Yr. 2022								
5 Grantor's Name, Ad Grantor's Name (Seller		ne (Please Print)				e, Address, and Tele	phone (Please Pri	nt)					
Lauren Taylor C	Crary				Grantee's Name (Buyer) Megan N. Crary								
Street or Other Mailing 2802 35th St. S	Address W				Street or Other M 301 W Nopa	Street or Other Mailing Address 301 W Nopal PI							
Lehigh Acres		State FL	Zi	ip Code 33976	Chandler State Zip Code 85225								
(480) 341-1743					Phone Number (480) 243-53	Is the gran If Yes, is the	ntee a 501(c)(3) org ne grantee a 509(a)	anization? Yes V No					
Email Address crarylauren@gn					Email Address n/a								
7 Property Classifica	tion Number. Check	one box in catego	ories A and B			mobile home.							
(A) Status	C Single Femily			(B	) Property Type			(C)					
Unimproved	Single Family Multi-Family Commercial	<b>∠</b> Agr	ustrial icultural creational	lease and	Mineral Interests Mineral Interests	, ,	State Asses Exempt	sed Mobile Home					
8 Type of Deed	Conservator		Distribution	on Ila	nd Contract/Memo	Partition	Sheriff	Other					
Bill of Sale Cemetery	Corrective  Death Certificate - 1	Fransfer on Death	Easemen	nt 🖺 Le	ase neral	Personal Rep.	Trust/Trustee	Outer					
9 Was transfer part kind exchange (I.F	ł.C. § 1031   👝	ype of Transfer	Distribution	=	osure Irrevocat			Transfer on Death					
	Seller V No	Auction Court Decree	Easement Exchange	Gift Grant	Life Esta		on of Contract	Trustee to Beneficiary Other (Explain)					
11 Was ownership trans	ferred in full? (If No, e lo_undivided 1/3	xplain the division. interest	)		12 W			(If No, state the intended use.)					
13 Was the transfer betw	reen relatives, or if to	a trustee, are the ti	ustor and ben	eficiary rela	, ,								
✓ Yes No	Aunt or Unc	le to Niece or Nepl			Partnership, or LLC	Self	П	Other					
	✓ Brothers and	d Sisters			and Grandchild	Spouse		70.01					
	Ex-spouse		Pan	ents and Ch	nild	Step-parent ar	nd Step-child						
14 What is the current ma	arket value of the real	property?			15 Was the mortga	ge assumed? (If Yes,	state the amount a	nd interest rate.)					
\$215,000						✓ No \$		%					
15 Does this conveyance Yes N		el of land?			17 Was transfer the of the agent or t	ough a real estate agaitle company contact.		ny? (If Yes, include the name					
18 Address of Property 631 HWY 78						ess of Person to Whor							
Guide Rock, I	NE 68942				(Carrie as C	nantee)							
18a No address assi	·	acant land											
20 Legal Description (Atta See description	ach additional pages, i	if needed.)											
occ acscriptic	ni allacheu.												
21 If agricultural, list total	number of acres trans	eferred in this trans	action	110+-									
22 Total purchase pric					·		1 _ 1\$						
23 Was non-real proper	ty included in the pu	rchase?			•••••	• • • • • • • • • • • • • • • • • • • •	22	0.00					
	if Yes, enter dollar a						23	0¦00					
24 Adjusted purchase	price paid for real e	estate (line 22 m	inus line 23)				24 \$	0 00					
25 If this transfer is exe	empt from the docu	mentary stamp	ax, list the e	xemption	number								
Unde	r penalties of law, I that I am duly author	declare that I have	examined thi	s statemen	and that it is, to the	best of my knowledg	ge and belief, true,	complete, and					
	3. Garwood	ized to sign this st	atement.					(402) 746-3613					
sign Print or Typ	e Name of Grantee o	A Anorized Repre	sentative					Phone Number					
J. J	of Grantee or Authoriz	All Barrassisis	oal			Attorney		08-24-2022					
nere Pagnature o	. Chamee of Authoriz	ou nepresentative		. Т	itle			Date					
6 Date Deed Recorded	107.1/-	Regist	er of Deed's		•			For Dept. Use Only					
Mo. B Day	(gy, 22 " \$	Example =	F 7	1	28 Recording Data	. P. 2181							
ebraska Department of Reven		-2008 Rev. 6-2019	-		0)1,0000	75 0101	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)					

Lots One (1) and Two (2) in the Southeast Quarter (SE½), and the north Half of the Southeast Quarter (N½SE½) 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 (NW½) 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).

10015

Entered on the numerical index and filed for record in the Clerk's office of said county this de day of the A.D., 2002, at 11-10 o'clock A.M. Recorded in Book 2022 on Page 2181  Z STATE FLOW (County Clerk 100 Deputy Ind Comp Assessor Carded	The state of the s
W	7 <u>F</u>
Lauren Taylor Crary, a single pe PROPERTY between the parties hereby following described real estate (as defin GRANTEE:	7 (
Lots One (1) and Two (2) in the Southeast Quarter (N½SE¼) in (9) West of the 6th P.M., Webste	S
The North 560 feet of the West 3 Three (3), Township One (1) No County, Nebraska, EXCEPT high	rt
GRANTOR covenants with the	~

Prepared by Garwood & McCracken, Lawyers

401 North Webster Street, Red Cloud, NE 68970

NEBRASKA DOCUMENTARY STAMP TAX Data 8-み。- みみ \$\_Exempt 1 ] By ab

#### 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 (SE½), and the north Half of the Southeast Quarter (N½SE½) 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.

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	awren claims of an persons.
Executed Hugust 15, 2022.	
	Lauren Taylor Crary
	Lauren Taylor Crary
STATE OF TOURS OF	· <u>lel</u> ) ss.
The foregoing instrument was acknowledg by Lauren Taylor Crary, a single person.	U
Comm. expires 7/7/2025	Notary Public  Notary Public  Notary Public  Notary Public  Notary Public

Phone/Fax: (402) 746-3613

DAVE:F:\WP\700\CRARY\MEGANLT.WD 7/22/22

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date				Scl	iool Di	strict Code							
91	202	22	2182	7/2	2/2022	Base:	65-00	11	Affili	ated:		Uni						
Location 1	D	Sale	Number	Useabilit	y & Code #				Parcel Number									
0010009	00	2	245	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Bik	Parcel				
	Da	te of Sa	le Assessed	Value		4487	1	9	3	0	00000	1	000	0000				
Land		Imp	rovements	7			D	ate of	Sale F	ropert		ification Code						
276,	815	<u> </u>	135,950	<u> </u>	412,765	Status	- [	erty Ty		Zoning	Location	T						
4		Irrigation	оп Туре:	<u> </u>		A) 1	B)	05		5	D) 3	E)	0	Parcel Size				
LCG ACRES: VALUE:					I II F.		LCG			***************************************								
IRRIGATED	1A1		<u> </u>		DOES.	GR	ASSLA	ND 10	31 T	ACE	0.750		VAL	UE: 1,050				
	1A				_				G		1.420			1,990				
	2A1							20					<del></del> -	1,990				
	2A							2	G					<del></del>				
	3A1							30	+	<del> </del>			_					
	3A								G			<del></del> .						
	4A1							40	1									
	4A					-		4		<del></del> -			<u>-</u> -	-				
DRYLAND	ID1					S	helterbel	t/Timbe	er			·	<del></del> .					
	1D		75.450		190,515		A	ccretio	n									
	2D1		3.880		9,795			Wast	e	1	0.980			3,075				
	2D							Othe	-	_								
	3D1					AG LA	AND T	OTAI		10:	3.690		22	24,135				
	3D							Road	s	(	0.610	· · · · · · · · · · · · · · · · · · ·						
	4DI						Fa	rm Site	s		2.000		2	27,680				
	4D		11.210		17,710		Но	ne Site	s		L.000			25,000				
	100						Re	creation	1					-				
	llings				68,435			Othe	[									
Outbuil	dings				67,515	Non-	AG T	OTAI	,		3.610			2,680				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; SALE BETWEEN SISTERS	
, de la constante de la consta	
Comments from	Comments:
001000900 001001500	
	(Continue on back)

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

**FORM** 521

	The deed will not be re	corded unless this state	mer	nt is signed and	items 1-25 are acc	urately	completed				
1 County Name	2 County No	umber		3 Date of Sale/Tra			te of Deed	-			
[= <u> </u>	WEBSTER - 91			Mo. 07 Day 22 Yr. 2022 Mo. 07 Day 28 Yr. 2022							
Grantor's Name, Addre	ss, and Telephone (Please	Print)			e, Address, and Telep	hone (Pi	ease Print)				
Sarah L. Crary				Grantee's Name ( Megan N. C	Buyer) rary						
Street or Other Mailing Add 7092 Charles St				Street or Other Ma 301 W Nopa	ailing Address II Pl						
City Omaha	State NE	Zip Code 681	32	City Chandler		s	tate Z		Zip Cc	ode 5225	
Phone Number (402) 917-1802				Phone Number (480) 243-53	is the gran	tee a 501	(c)(3) organiz a 509(a) fou		Yes	✓ No	
Email Address SICrary@hotmail.co				Email Address n/a		e grantee	a 303(a) 100	nuation?	Yes	<b>V</b> No	
	Number. Check one box in	n categories A and B. Check	Cif	property is also a	mobile home.						
(A) Status			(B)	Property Type				T	(C)	· · · · · · · · · · · · · · · · · · ·	
	Single Family Industrial Mineral Interests-Nonproducing  Multi-Family Agricultural Mineral Interests-Producing  Commercial Recreational						ate Assessed empt		] Mobile	Home	
	onservator	Distribution	71.00	d Contract/Memo		7	<del>, -</del>				
Bill of Sale Co	orrective eath Certificate - Transfer on	Easement	Lea Min	se	Partition Personal Rep. Quit Claim	Sheriff Trust/T	rustee	Other			
Was transfer part of I kind exchange (I.R.C.)			precio			/ Warrar	<del>-</del> —	ansfer on D	)acth		
exchange) by buyer or s	eller?  Auction	Easement Gi	ift	Life Estat		, ii dot		ustee to Be		,	
	r ☑ No ☐ Court De ed in full? (If No, explain the c		ranto	Trust Partition	Satisfaction		tract Ot	ther (Explain	n)		
Yes No L	individed 1/3 interest			L	as real estate purchas Yes No	ed for sa	me use? (If N	lo, state the	intende	ed use.)	
Was the transfer between	relatives, or if to a trustee, a	re the trustor and beneficiary	relati	ives? (If Yes, check t	the appropriate box.)						
Yes No	Aunt or Uncle to Niece  Brothers and Sisters			urtnership, or LLC	Self		Othe	эr			
	Ex-spouse	Grandparer  Parents and		nd Grandchild	Spouse						
What is the current marke	t value of the real property?				Step-parent and ge assumed? (If Yes, s						
\$215,000					No \$	state tile t	amount and i	nterest rate	•	o.,	
Does this conveyance divi	ide a current parcel of land?		1	17 Was transfer thr	ough a real estate age itle company contact.)			(If Yes, incl	ude the	% name	
Address of Property	***		┵,		ess of Person to Whom	163				No	
631 HWY 78 Guide Rock, NE	68942			(Same as G	Grantee)	une iax	Statement St	tould be Se	∌nt		
a No address assigned											
	additional pages, if needed.)		$\perp$								
See description	attached.										
•											
If agricultural, list total num	ber of acres transferred in th	is transaction110+-		·							
? Total purchase price, ir	ncluding any liabilities ass	sumed				22	\$	***************************************	0.0		
Was non-real property in Yes No (If Ye	cluded in the purchase?						\$				
		nd attach itemized list.) (se			· · · · · · · · · · · · · · · · · · ·	23	e		0,0	)0	
Adjusted purchase pric	e paid for real estate (line	e 22 minus line 23)				24	\$		0 0	)0	
If this transfer is exemp	t from the documentary s	stamp tax, list the exemption	on n	umber 7	_						
Under pe	enalties of law, I declare that I am duly authorized to sign	it I have examined this staten	nent	and that it is, to the	best of my knowledge	e and bel	ief, true, con	nplete, and			
David B. G	3arwood							(402) 7	746-36	313	
ign Print of Type No	ame of Grantee or Authorize	d Representative			A			Phone No			
To the same of the	e Silve	-NY			Attorney			08-24	4-2022	2	
IERE "Signature of Gr	antee or Authorized Represe	mauve	Titi	le				Date			
Date Deed Recorded		Register of Deed's Use (						For Dept	. Use O	nly	
Mo. 8 Day 26 Yr	aa \$ Exe	np or Exempt Number	28	Recording Data	safa alba	<b>1</b>					
raska Department of Revenue	Supersedes 96-269-2008 Rev. 6-			DIVAL	xa, 100	Authoriz	ed by Neb. Rev	. Stat. §§ 76-	214, 77-13	327(2)	
00 200-2000 10-2020 MeV.	Juperseuts 30-203-2008 Hev R-	ZU19			1						

Lots One (1) and Two (2) in the Southeast Quarter (SE½), and the north Half of the Southeast Quarter (N½SE½) 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 (NW½) 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).

	DOOK SOOK INCE SILVEY
Entered on the numerical index and filed for record in the Clerk's office of said county this do day of A.D., 20 A. at 11:12 o'clock A.M. Recorded in Book 2022 on Page 2122 County Clerk LD.00 Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date B-26-22 \$Exempt# 1 By ab
WARRAN	NTY DEED
Sarah L. Crary, a single person, GRANTe PROPERTY between the parties hereby convey following described real estate (as defined in Net GRANTEE:	OR, in consideration of EXCHANGE OF all my undivided one-third (1/3) interest in the b. Rev. Stat. 76-201) to Megan N. Crary,
Lots One (1) and Two (2) in the Southeast Southeast Quarter (N½SE¼) in Section F (9) West of the 6th P.M., Webster County	st Quarter (SE½), and the north Half of the Four (4), Township One (1) North, Range Nine y, Nebraska; AND
The North 560 feet of the West 325 feet of Three (3), Township One (1) North, Rang County, Nebraska, EXCEPT highway RO	of the Northwest Quarter (NW½) of Section ge Nine (9) West of the 6th P.M., Webster OW (the old government bin site).
GRANTOR covenants with the GRANTE such real estate and that it is free from encumbrar restrictions of record; (2) has legal power and law and will defend title to the real estate against the l	rful authority to convey the same: (3) warrants
Executed July 28, 2022.	Sarah L. Crary
STATE OF Nebraska, COUNTY OF	Douglas ) ss.
The foregoing instrument was acknowledged by Sarah L. Crary, a single person.  Comm. expires April 4, 2026	ged before me on July 28th, 2022,  GENERAL NOTARY - State of Nebrasi ALICIA FLORES My Comm. Exp. April 4, 2028  Notary Public

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	ıle Date		- 15 - 15 - 15	Maria de la compansión de	Scl	100l Di	strict Cod	le		
91	202	22	2192		9/:	L/2022	Base: 91-0002 Affiliated: Unified:								eraken e
Location	$\mathbf{D}$	Sale I	Number	U	seabilit	y & Code#				J	Parcel	Number		orio estado Orio estados	
0001146	00	2	47		1		GeoCde	Tw	n Rng	Sect	Qrt	Subdiv	Агеа	Blk	Parcel
	Da	te of Sa	le Assesse	d Vah	це		4491			00	0	10005		024	0000
Land		Impr	ovements			Cotal			Date of	Sale P	ropert	y Classific	ation	Code	075 Av. 121
	830		47,16	0	1. 1. 1. 1. 1.	47,990	Status	I	Property Ty	ре	Zoning	Location	n Ci	ty Size	Parcel Size
Assessor Loc	cation:	RED C	LOUD (	RC)	,		A) 1	В	01	C	) 1	D) 1	E)	6	F) <b>1</b>
			1. Sept. 18. 18. 18. 18. 18. 18. 18. 18. 18. 18			Residentia	<u>'</u>					Comme	cial		felj() filjst
	4-1-1802 PECCA	03070 JAN NASAR	25A5490-174 (2000-05/03/27)	Multi	ple. Impro	ovements.:	<del>Madel Springer, seri</del>	<u> </u>	Multiple.	Improve	ements.:		prisido (j. 184)	<u> 2000 - 12 1 10 10 10 10 10 10 10 10 10 10 10 10 1</u>	ni, dala balla a m
	1 8 1 1 28 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	and in the section.	ction Date:		ruction D	-	97		Construct						
			Floor:		Sq. Ft. :	1,4	56		Floor Sq.			<del> </del>			
		Building	Cost New:	Cost:		127,6	75		Cost:			7.7.7.7.			
Single Family	Style: 1	L <b>01</b>		Resid	dential (	Condition: 3	0		Comme	rcial O	ccupan	cy Code:	Are last	ering participation	
(100) 🗆 Mob	ile Home	9		(10)		om Out			Primary:			ther1:		Other2:	
(101) 🗷 One	Story		-	(20)	□ в	adly Worn			Comme	rcial C	onstruc	tion Class:	Selves)		sa Majara lijeti se
(102) 🗆 Two	Story			(30)	<b>∄</b> A	verage			1			uctural Stee			THE SHARE THE SHARE SHEET OF T
(103) 🗆 Split	Level			(40)	□ G	ood						oncrete Fra			
(104) 🗆 1 1/2	Story			(50)	□ V	ery Good			(3) 🗆	Maso	nry Bea	ring Walls			
(111) 🗆 Bi-Le	evel			(60)   Excellent								el Framed E	xt. Wal	ls	
(106) 🗆 Othe	Γ				and the second	re a successive and a s		4-3-3		Metal	Frame	and Walls			
Townhouse or l	Duplex S	Style:				uality: 20			(6) 🗆	Pole I	Frame				
(301) 🗆 One :	Story			(10)	□ Lo	w			Cost Rai	1k:		c	onditio	n:	
(302) 🗆 Two	Story			(20)	<b>▼</b> Fa	ir			(10)	Low		(1	10) 🗆	Worn (	Out
(307) 🗆 1 1/2	Story			(30)	□ As	егаде			(20)	Avera	ge	(2	20) 🗆	Badly V	Wom
(308) 🗆 Split	Level			(40)	□ Go	ood			(30)	Above	e Avera	ge (3	30) 🗆	Averag	e
(309) 🗆 21/2	Story			(50)	□ Ve	ry Good			(40)	High		(4	10) 🗆	Good	
(304) □ One S				(60)	□ Ex	cellent						(5	i0) 🏻	Very G	ood
(305) □ Two S	Story Duj	plex										(6	0) 🗆	Excelle	nt
Assessor's A						:									
Assessor Com	ments a	and Rea	son for Ad	ljustn	nent:			ساندون.					· · · · · · · · · · · · · · · · · · ·		*********
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Comments fro 00011460		· · ·					Ce	mm	ents:			<del></del> -			
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														(Continu	ie on back)

### NEBRASKA Good Life. Great Service.

## **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. DEPARTMENT OF REVENUE 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 • 2022 Day \_ 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Allan Pettit and Nicole Pettit Greg B. Denney and Teresa J. Denney Street or Other Mailing Address 209 14th Avenue Street or Other Mailing Address 210 N Seward St <sup>City</sup> Franklin Zip Code 68939 City Red Cloud Zip Code 68970 NF Phone Number Phone Number Is the grantee a 501(c)(3) organization? nla Yes V No 2-671-If Yes, is the grantee a 509(a) foundation? Email Address n/a Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (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 10LL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Irrevocable Trust Revocable Trust Foreclosure Transfer on Death Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Yes of the agent or title company contact.) 

Yes GTA Real Estate Group

No ₽ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 210 N Seward St Grantee Red Cloud, NE 68970 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, 21 If agricultural, list total number of acres transferred in this transaction 23 Was non-real property included in the purchase? 22 85.000<sup>1</sup>.00 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 85,000L00 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. Grantee or Authorized Representative <u>402-671-1571</u> hone Number Grantee 9/1/2022 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only Date Deed Recorded 27 Value of Stamp or Exempt Number For Dept. Use Only 28 Recording Data \$ Yr. 2 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)

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 \\( \frac{\st}{L} \day \_A.D., 20<u>02</u>\_ at <u>10:40</u> of Soct. o'clock A M. Recorded in Book 2000 on Page 2192 auise Petarh County Clerk Odd Deputy \$10.00 \_Carded\_ Comp Assessor\_ Ind\_ Return to: Southern Title, LLC PO Box 221 Red Cloud, NE 68970

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9 - 1 - 2022
\$ 19 1. 25 By Qua

#### 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.

Teresa J. Denney

Executed August 31, 2022.

STATE OF NEBRASKA

Greg B. Denney

) ss. )

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on Higust 3( , 2022 by Greg B. Denney and Teresa J. Denney, husband and wife.

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

Motary Public

My commission expires: May 19, 2024

## Agricultural Land Sales Worksheet

Cnty No.	Во	Book Page Sale Date							School District Code							
91	20	22	2213	8/3	0/2022	Base:	55-00	11	Affilia	ited:		Unified:				
Location	ш	Sale	Number	Useabilit	y & Code #				I	arcel I	Number					
0010006	00		248	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Pa	arcel	
	D:	ate of S	ale Assessed V	Value		4487	1	9	2	3	00000		000	60	003	
Land		Imp	rovements	7	l'otal		D	ate of	Sale P	roperty	Classific	ation (	Code			
48	, 385		84,595		132,980	Status	Proj	erty Ty	pe	Zoning	Location	Cit	y Size	Parce	el Size	
		Irrigat	ion Type:	· · · · · · · · · · · · · · · · · · ·		A) 1	B)	01	С	5	D) 3	E)	0	F)	6	
LCG			ACRES:	VA	LUE:	Sageria de	LCG			ACF	ES:		VAL	JE:		
IRRIGATE	D 1A1						ASSLA		Gl							
	1A							1	lG							
	2A1							20	Gl .							
	2A							2	2G							
	3A1							30	G1							
	3A							3	3G							
	4A1							40	G1							
- <del></del>	4A							. 4	IG							
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	1D							Accretic	on	·						
	2D1							Was								
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	3D1					AG L	AND I		_		2 212					
	3D							Road			0.310	1.350				
	4D1							arm Site	+		1.000			13,8		
and the second	4D	307.00 TV		16- 16- 16- 16- 16- 16- 16- 16- 16- 16-	F (1) 10 44 13			me Site			4.060			34,5	145	
	93888				34,800		R	ecreatio	_							
	vellings uldings				49,795	Non	-AG T	Othe OTA			5.370	· · <del>· · · · · · · · · · · · · · · · · </del>		18,3	₹85	
					,	1 1011	~ X 🔾 I	O1/1						, .		

Assessor's A	djustment	to Sale Pri	ce (+ or -):		Total Recapture Value	:
Assessor Com	ments and Re	ason for Adj	ustment:			
WD; SALE	BETWEEN	BROTHER	& SISTER			
	<del>-</del>					
Comments from	m			Com	ments:	
00100060	0	***				
						(Continue on back)

### NEBRASKA

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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

**FORM** 

Good Life. Great Service.

	52	7
r.		•

	The deed will not be rec	orded unless this st	atemen	it is signed and	items 1-25 are a	accurate	ly comple	ited.	
1 County Name	2 County Nur	mber		3 Date of Sale/Tra			Date of Dee		4 2024
	WEBSTER - 91			Mo. 08 Da	ay 30 Yr. 20	)22	Mo	_ Day11	1_Yr2021
	iress, and Telephone (Please P	rint)			e, Address, and T	elephone	(Please Pri	int)	
Grantor's Name (Seller)  Joy I Simpson				Grantee's Name ( Jack R. Pets					
Street or Other Mailing A	iddress A 18			Street or Other Ma					
City A #	State	Zip Cc.	ode	858 Hwy 78			State NE		Zip Code
Urucrec	NE	68130	Q	Guide Rock Phone Number				ganization?	68942 Yes <b>√</b> No
Phone Number (402) 578-7290				(402) 984-14	400 If Yes,			janization: i) foundation	
Email Address N.A.				Email Address N.A.					
7 Property Classification	on Number. Check one box in	categories A and B. Ch	eck C if	property is also a	mobile home.				
(A) Status		······································	(B)	Property Type					(C)
✓ improved	Single Family	Industrial		Mineral Interests	s-Nonproducing		State Asse	ssed	Mobile Home
Unimproved	Multi-Family	Agricultural		Mineral Interests	s-Producing	L	Exempt	1	
IOLL	Commercial [	Recreational							
	Conservator	Distribution	==	d Contract/Memo	Partition	=	eriff	Other	r
= ==	Corrective Death Certificate – Transfer on D	Easement	Lea		Personal Rep.  Quit Claim	=	st/Trustee		
			Min			<b>√</b> Wa		7	D
9 Was transfer part o kind exchange (I.R.)	of IRS like- 10 Type of Tran C. § 1031	= =	Forecto	=		cable Trus	it . [		on Death
Exchange) by buyer o	r seller?	Easement	Gift	Life Esta	=	faction of	L Comtract F	Other (E	to Beneficiary
	eller / No Court Dec erred in full? (If No, explain the di		Granto						te the intended use.
✓ Yes				1	✓ Yes N				
13 Was the transfer between	en relatives, or if to a trustee, ar	e the trustor and benefici	ary relat	ives? (If Yes, check	the appropriate bo	ox.)			
✓ Yes No	Aunt or Uncle to Niece	or Nephew 🔲 Family	Corp., Pa	artnership, or LLC	Self			Other	
	✓ Brothers and Sisters	Grandp	arents a	nd Grandchild	Spouse				
	Ex-spouse	Parents	and Chi	id	Step-parer	nt and Ste	p-child		
	rket value of the real property?		T	15 Was the mortga	age assumed? (If )	Yes, state	the amount	and interes	t rate.)
\$60,000		·			✓ No \$			-	%
16 Does this conveyance of Yes ✓ No	divide a current parcel of land?			17 Was transfer th of the agent or	rough a real estate title company cont	agent or act.)	a title comp	any? (If Yes is Land Til	s, include the name tle Co. \tag No
18 Address of Property				19 Name and Add					
2338 Road F			- 1			viioni sio	rax Glatonii	3.16 O1.0did 1	35 CO.R
Guide Rock, NE 689	142			See Grante	<del>:</del> e				
18a No address assign									
20 Legal Description (Attac	ch additional pages, if needed.)								
See Exhibit "A'	yt.								
21 If agricultural, list total no	umber of acres transferred in thi	s transaction		· ·					
22 Total purchase price	, including any liabilities ass	umed					22 \$		00.000.00
	y included in the purchase?	anioa					22	<del></del>	60,000,00
	f Yes, enter dollar amount an	d attach itemized list.)	(see in	structions)			23		1
	price paid for real estate (line						\$		60,000,00
						• • • • •	24		00,000,00
	mpt from the documentary s				·				
Under correct, and t	penalties of law, I declare that I am duly authorized to sign	t I have examined this st	atement	and that it is, to th	e best of my know	vledge an	d belief, true	e, complete	, and
	L. Kelley	triis statement.						(4	102) 463-4198
Print or Type	Name of Grantee or Authorized	Representative						<u>`</u>	one Number
sign O	- lle de	Villen		Clo	sing Dept. M	anagei	٢	0	08-30-2022
here Signature of	Grantee or Authorized Heprese	ntative //	Ti	tle				Date	
		Danistan at D. 11 **	c ·					<del></del>	
26 Date Deed Recorded.		Register of Deed's Us p or Exempt Number		/ 8 Recording Data				For	Dept. Use Only
Mo Day	v, 22 \$ 135	80	1	RKIN	د لم دد	213	₹		
lebraska Department of Revenue		•		PILAU	on, 14 9		thorized by N	eb. Rev. Stat	§§ 76-214, 77-1327(2)
arm No. 96-269-2008 10-2020 R	lev. Supersedes 96-269-2008 Rev. 6-2	<sup>2019</sup> tee—Retain a copy	of this	document for	Volum rocardo		<b>,</b>		
	Giani	— riciain a copy	CHIE		your records.				

#### Exhibit "A"

A tract of land in the Southwest Quarter (SW½) of Section Two (2) North, Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M., in Webster County, Nebraska, described as follows: Commencing at the southwest corner of the SW½, thence N89°27′E, along the south line of said SW½, 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 SW½; thence S89°27′W, along the south line of said SW½, 413.64 feet to the Point of Beginning, subject to county road right-of-way.

Index	
Computer	
Assessor	
Carried	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 09/01/22

\$ 135.00 By AS

Bk 2022, Pg 2213

State of Nebraska county of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 01 day of September A.D., 2022, at 01:02 o'clock PM. Recorded in Book 2022 on Page 2213

Fee: \$10.00 By: AS Deputy

Electronically Recorded

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

#### WARRANTY DEED

Joy I Simpson, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Jack R. Petsch, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the Southwest Quarter (SW½) 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 said SW1/4, thence N89°27'E, along the south line of said SW1/4, 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 SW1/4; thence S89°27'W, along the south line of said SW1/4, 413.64 feet to the point of beginning, subject to county road right-of-way

Grantor covenants, jointly and severally, with Grantee that Grantor:

(1) is lawfully seised of such real estate and that it is free from encumbrances;

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

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

Executed February 1, 2021.

JULY Sumpson

STATE OF NEBRASKA

COUNTY OF SUMPY

The forestein instrument and dealer to the forestein inst

The foregoing instrument was acknowledged before me on February // , 2021 by Joy I Simpson, a single person.

GENERAL NOTARY - State of Nebraska

JANETTE HUGHES

My Comm. Exp. January 21, 2023

Notary Public

Who

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page		Sale Date	School District Code									The second	
91	20	22	2214	8	/30/2022	Base:	65-00	11	Afi	filiated:		Uni	ied:	-0	. 45-4	
Location	D	Sale	Number	Useal	oility & Code #					Parcel N	umber					
0010006	00	2	249	1		GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	P	arcel	
	D	ate of S	ale Assessed	Value		4487	1	9	2	2 3	00000		000	6	003	
Land		Imp	rovements		Total		D	ate of	Sale	ale Property Classification Code						
41	,585		41,275	5	82,860	Status	Prop	erty Ty	ре	Zoning	Location	Cit	y Size	Parc	cel Size	
		Irrigati	on Type:			A) 1	B)	01		c) <b>5</b>	D) 3	E)	0	F)	6	
LCG		A	CRES:		VALUE:		LCG			ACRI	ES:		VAL	JE:		
IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1			<u> </u>				
	1A							1	lG							
	2A1							20	G1							
	2A							2	2G							
	3A1							30	G1							
	3A							. 3	3G				_			
	4A1							40	G1			-				
	4A						-	4	IG							
DRYLAND	1D1					S	helterbe	lt/Timb	er							
	1D						I	Accretic	n							
	2D1							Was	te							
	2D							Oth	er							
	3D1					AG L	AND T	OTA	$\mathbf{L}$	_						
	3D							Road	ls	C	.310					
	4D1		<u> </u>				Fa	ırm Site	es	1	.000			L3,8	840	
	4D	Status VIII small more	a ang sa na na Sanggara a sa sa la	E CONTROL CONTROL	TOTAL TOTAL CONTROL TO STREET TO STR		Но	me Site	es	1	.880			27,	745	
					August 1		Re	ecreatio	n							
	vellings				34,800			Othe		<u>-</u>						
Outbi	uildings				6,475	Non	-AG T	OTAl	L	3	.190		4	11,5	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)

## NEBRASKA

**Real Estate Transfer Statement** 

**FORM** 

Good Life, Great Service,	<ul> <li>To be filed with the Register of Deeds.</li> <li>If additional space is needed, add an at</li> </ul>	Read instructions on reverse side. tachment and identify the applicable item number.	521
	The deed will not be recorded unless this state	ement is signed and items 1-25 are accurately complete	ed.
1 County Name	2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
	WEBSTER - 91	· · · · · · · · · · · · · · · · · · ·	Day24Yr2022
Grantor's Name, Addre	ss, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Prin	t)
Jack Petsch		Grantee's Name (Buyer) Rachel Dickhoff and Anthony Wyatt	
Street or Other Mailing Add 858 Hwy 78		Street or Other Mailing Address P.O. Box 192	
City Guide Rock	State Zip Code NE 689		Zip Code 68942
Phone Number (402) 984-1400		Phone Number (631) 375-1578 Is the grantee a 501(c)(3) orgalif Yes, is the grantee a 509(a)	nization? Yes ✓N
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)
Unimproved [	Single Family   Industrial     Multi-Family   Agricultural     Commercial   Recreational	Mineral Interests-Nonproducing               □ State Assess                 □ Mineral Interests-Producing               □ Exempt	sed Mobile Homa
Bill of Sale Co	onservator Distribution prective Easement Easement Easement Executor	Land Contract/Memo     □ Partition     □ Sherift       Lease     □ Personal Rep.     □ Trust/Trustee       Mineral     □ Quit Claim     ▼ Warranty	Other
11 Was ownership transferre  Yes No  13 Was the transfer between	§ 1031   Auction   Easement   G	oreclosure	Transfer on Death Trustee to Beneficiary Other (Explain) If No, state the intended use
Yes No			Other
	☐ Brothers and Sisters ☐ Grandpare	ents and Grandchild Spouse	
	Ex-spouse Parents an	d Child Step-parent and Step-child	
14 What is the current marke	t value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount a	nd interest rate.)
\$38,000		Yes	%
16 Does this conveyance divi	de a current parcel of land?	17 Was transfer through a real estate agent or a title compary of the agent or title company contact.)  Yes Adams	ny? (If Yes, include the name Land Title Co No
18 Address of Property		19 Name and Address of Person to Whom the Tax Statemen	t Should be Sent
2338 Road F Guide Rock, NE 68942	>	See Grantee	
18a No address assigner		·	
20 Legal Description (Attach	additional pages, if needed.)		
See Exhibit "A"	iber of acres transferred in this transaction		
22 Total purchase price, in	ncluding any liabilities assumed		38,000,00
23 Was non-real property in Yes  No (If Ye	ncluded in the purchase? es, enter dollar amount and attach itemized list.) (se	on instructions)	00,000,00
	ee paid for real estate (line 22 minus line 23)		38,000100
	ot from the documentary stamp tax, list the exemple	<del></del>	00,000,00
Under pe correct, and that	enalties of law, I declare that I have examined this state at I am duly authorized to sign this statement.	ment and that it is, to the best of my knowledge and belief, true,	complete, and
Danielle L			(402) 463-4198
sign Finter Type N	ame of Grentee or Anthorized Representative	Closing Don't Manager	Phone Number
. · / / / / / / / / / / / / / / / / / /	rantee or Authorized Representative	Closing Dept. Manager	08-30-2022 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

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

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

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

#### Exhibit "A"

A tract of land located in the East Half of the Southwest Quarter (E½ SW½) of Section Two (2), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M., in Webster County, Nebraska, described as follows: Commencing at the southwest corner of the SW½ of said Section 2, thence N88°40′54″E, on the south line of said SW½, 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 SW½; thence S88°40′54″W, along the south line of said SW½, 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

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 SW½) of Section Two (2), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> 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:

 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;

CARLA JACKSON My Comm. Exp. July 8, 2028

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

STATE OF NEBRASKA
COUNTY OF ACOMS

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

Notary Public - CONSON OCCUSORS

# Agricultural Land Sales Worksheet

Cnty No.	Во	ook	Page	Sí	ale Date										
91	202	22	2220	8/3	31/2022	Base: 0	01-01	123	Affil	iated:			Uni	fied:	
Location	ID	Sale	Number	Useabilit	ty & Code#					Parcel I	Numb	er			
0021072	100	. 2	250	4	05	GeoCde	Twn	Rng	Sect	t Qrt	Subo	div	Area	Bik	Parcel
	Da	ate of Sa	ale Assessed \	Value		4131	4	11	4	0	000	00	1	000	7008
Land		Imp	rovements		Total	Date of Sale Property Classification Code									
637,	,795	i			637,795	Status	Pro	perty Ty	уре	Zoning		cation	Cit	ty Size	Parcel Size
e jako pini Rojano Vila		Irrigati	ion Type:	-1		A) 2	B)	05	-	c) <b>5</b>	D)	A 12 3 12 4 1 1 1 1	E)	0	F) 9
		A	CRES:	VA	LUE:		LCG			ACI	RES:	N. V.	A DESCRIPTION	VAL	HF:
IRRIGATEI			89.100	T	408,080		ASSLA					- 1	<u> </u>	<u> </u>	Dage.
	1A		26.400		120,910				1G						
	2A1	<b></b>						20	G1						
<del></del>	2A	<b></b>	1.600		6,990			2	2G						
· · · · · · · · · · · · · · · · · · ·	3AI			<u></u>				<b>3</b> G	31						
	3A							3	3G		****				<del></del> -
	4A1		10.800		45,680	i		4G	<i>3</i> 1						
	4A			i				4	1G						
DRYLAND	1D1					SI	helterbel	lt/Timb/	ег				-		
	1D		17.600		44,445			Accretio	n						
	2D1			·				Wast	te			I		Viria.	~ <del></del>
	2D							Othe				I			
<del></del>	3D1			<del></del>		AG LA	ND T	OTAJ	Ĺ	15:	2.90	0		63	37,795
	3D							Roads	is	/	4.00	0	tion of the second	randorum.	
<del></del>	4D1		7.400	<del></del>	11,690	·	Fa	arm Sites	s				*		, <u>.</u>
	4D		The second secon	and a second second second second second			Но	me Sites	s			T			
		30.5.3					Re	ecreation	n						
	ellings	<u> </u>						Other	<i>x</i>						
Outbui	ldings					Non-	AG TO	OTAI	1	4	4.000	ο			

Assessor's Adjustment to Sale Price (-	+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustm	ent:	<del>"</del>		
WD; TRANSFER TO A REVOCABLE				
, seemed to a revocable	15021			
	-			
				···
Comments from		Comp	nents:	
002107200				
		·		
		-		·····
				(Continue on back)

### NEBRASKA

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

**FORM** 521

Good Life. Great Service. DEPARTMENT OF REVENUE

additional option to novoca, tak an artificial	mant and mantaly the applicable item number.	
The deed will not be recorded unless this statemen		ed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	-
WEBSTER - 91		Day 31 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Prin Grantee's Name (Buyer)	nt)
Nancy Curry	See attached.	
Street or Other Mailing Address 201 S Webster Street, P.O. Box 305	Street or Other Mailing Address	
City State Zip Code Blue Hill NE 68930	City State	Zip Code
Phone Number	Phone Number Is the grantee a 501 (c)(3) orgalist if Yes, is the grantee a 509(a)	
Emall Address NA	Email Address	foundation? Yes VN
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 Assess	
✓ Unimproved     Multi-Family     ✓ Agricultural       IOLL     Commercial     Recreational	Mineral Interests-Producing Exempt	
	10 ) 21   []	
8 Type of Deed Conservator Distribution Land Bill of Sale Corrective Easement Lease	d Contract/Memo Partition Sheriff Personal Rep. Trust/Trustee	Other
Cemetery Death Certificate - Transfer on Death Executor Mine		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	sure Irrevocable Trust 🗹 Revocable Trust	Transfer on Death
	Life Estate Sale	Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Grantor  11 Was ownership transferred in full? (If No, explain the division.)		Other (Explain)
Yes NoNo	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.	ves? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pa		Other
Brothers and Sisters Grandparents an	francia - Sarana	
Ex-spouse Parents and Chil	The bearing on the quite	
14 What is the current market value of the real property? \$637,795	5 Was the mortgage assumed? (If Yes, state the amount ar	nd interest rate.)
	Yes No \$	%
Yes V No	7 Was transfer through a real estate agent or a title compar of the agent or title company contact.) Yes	
18 Address of Property 1	9 Name and Address of Person to Whom the Tax Statement	Should be Seed
(5	Same as grantee.	CONDUIG DO GOIN
18a V No address assigned 18b Vacant land		
18a [V] No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)		
The Southwest Ouerter (SM 1/A) of Soction Equal (A)	Taxonia Francis III de m	
The Southwest Quarter (SW 1/4) of Section Four (4), West of the 6th P.M., Webster County, Nebraska.	rownship Four (4) North, Range E	leven (11)
Trock of the out it im., Webster County, Neplaska.		
21 If agricultural, list total number of acres transferred in this transaction	•	
22 Total purchase price, including any liabilities assumed	115	
23 Was non-real property included in the purchase?	22   \$	1¦.00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see Ins	tructions) 23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	<del></del>	1,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption nu	Sec. 350	
Under penalties of law, I declare that I have examined this statement a	and that it is, to the best of my knowledge and helief true	20molete and
correct, and that I am duly authorized to sign this statement.  Matthew D. Baack	the state of the s	
Print or Type Marga of Constagns Authorized Consecration		(402) 834-3300
sign // Sign /	Attorney at Law	Phone Number
here Signature of Grantee or Authorized Representative Title	-	Q/\/1 <u>7</u> _2
Register of Deed's Use Only		
	Recording Data	For Dept. Use Only
Ma. 9 Day Lyr. dd & Exempt 4	BK2022. P. 2220	
ebraska Department of Revenue xm No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	1701.	Rev. Stat. §§ 76-214, 77-1327(2)

#### 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

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

Bk 2022, Pg 2220

of September A.D., 2022, at 02:46 o'clock PM. Recorded in Book 2022 on Pages 2220-2221 Louise Letsel 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 14) 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, Gantor

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

Printed Name

# Agricultural Land Sales Worksheet

Cnty No.	Bo		Page	Sa	le Date	School I					strict Code		:		
91	20	022 2244		9/8	9/8/2022		Base: 91-0002 A				- Lum	Unified:			
Location	ID	Sale Number Useability &			y & Code#					Parcel I	Number				
0023078	00	251				GeoCde	Twn	Rng	Seci	Qrt	Subdiv	Area	Bik	T	Parcel
Date of Sale Assessed Value					4369	2	12	15	1	00000	1	000	+	000	
Land		Improvements Total				D	ate of	Sale 1	roperty	Classific:	tion (	Code		* · ·	
971,	825		<u> </u>		971,825	Status	Proj	erty Ty	ре	Zoning	Location	Cit	y Size	Par	rcel Si
		Irrigati	on Type:			A) 2	B)	05		) 5	D) 3	E)	0	F)	9
LCG	LCG ACRES: VALUE:				LCG		<del>, , , , , , , , , , , , , , , , , , , </del>	ACR	ES:		VALUE:				
IRRIGATEI	D 1A1		11.000		50,380	GR	ASSLA	ND 10	G1		6.000	VALU			400
	1A							1	G						<u>'-</u>
	2A1	<u> </u>						20	71			<del></del>			
	2A							2	G						
	3A1							30	<del>1</del> 1					_	
	3A							3	G		-				
	4A1		61.000		258,030			——— 4G	1						
	4A		60.000	2	253,800			4	G			_			
DRYLAND	1D1		14.660		37,015	SI	nelterbel	t/Timbe	er						
	1D	1	.22.400	3	309,060			Accretio	n					-	_
	2D1							Wast	e						
	2D							Othe	er						
	3D1					AG LA	ND T	OTAI		309.960		9		71,	825
	3D							Road	s	-	7.750				
-	4D1		4.000		6,320		Fa	rm Site	s			<u> </u>		<del></del>	
	4D	22 (19 jag 27 (20 a)	30.900		48,820		Ho	me Site	s						
							Re	creation	1					_	
	ellings	· · · · · · · · · · · · · · · · · · ·						Othe	r	_					
Outbui	ildings					Non-	AG T	OTAL	,	7	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)

#### NEBRASKA Good Life. Great Service.

## **Real Estate Transfer Statement**

**FORM** 

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

521

The deed will not be recorded unless this sta	tement is signed and items 1-25 are accurately	completed.
County Name 2 County Number	3 Date of Sale/Transfer 4 Da	ate of Deed
WEBSTER - 91   ▼	Mo. 9 Day 8 Yr. 2022	lo. 9 Day 8 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (P	
Grantor's Name (Seller) Candace K. Crockett, Dana R. Crockett and Diane A. Her Street or Other Mailing Address		S .
4233 Nordic Road	Street or Other Mailing Address 1741 Road 400	
Grand Island	803 Campbell	State Zip Code NE 68932
Phone Number (402) 469-4177	Phone Number (402) 746-3855 Is the grantee a 50 lf Yes, is the grantee	1(c)(3) organization? Yes ✓ No e a 509(a) foundation? Yes ✓ No
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check	ck C if property is also a mobile home.	
(A) Status	(B) Property Type	(C)
Improved		ate Assessed Mobile Home
8 Type of Deed Conservator Distribution	Land Contract/Memo Partition Sherif	f Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Cometery ☐ Death Certificate – Transfer on Death ☐ Executor	Lease Personal Rep. Trust/	Trustee
	Mineral Quit Claim ✓ Warra  Foreclosure ∏rrevocable Trust ☐ Revocable Trust	nty Transfer on Death
Exchange) by buyer or seller?	Gift Life Estate Sale	Trustee to Beneficiary
Buyer Seller No Court Decree Exchange  11 Was ownership transferred in full? (If No, explain the division.)	Grantor Trust Partition Satisfaction of Cor	
Yes No	Yes No	ame use? (If No, state the intended use.
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficial		
	orp., Partnership, or LLC Self	Other
Ex-spouse Parents a	rents and Grandchild Spouse und Child Step-parent and Step-cl	aild
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the	
\$1,922,000	☐ Yes 🗾 No \$	%
16 Does this conveyance divide a current parcel of land?  ✓ Yes No	17 Was transfer through a real estate agent or a ti of the agent or title company contact.)   Yes	tle company? (If Yes, include the name s Southern Title, LLC No
18 Address of Property AG Land	19 Name and Address of Person to Whom the Tax 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 (1:	2) West of the 6th P.M., Webster County, Nebraska	
21 If agricultural, list total number of acres transferred in this transaction3204		
	•	
22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase?		1,937,000,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (s	see instructions)	\$ 15,000 <sub>1</sub> 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 exemp	otion number	
Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement.  Todd Bartels	ement and that it is, to the best of my knowledge and be	
Sign Print errype Name of Grantee or Authorized Representative		(402) 746-3855 Phone Number
here Signature of Grantee or Authorized Representative	Grantee	9/8/2022
	Title	Date
Register of Deed's Use 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	Only 28 Recording Data	For Dept. Use Only
Mo. 9 Day 8 Yr. 22 \$ 4324.50	BK2022,P2 2244	
lebraska Department of Revenue form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019		zed by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Pivot Irrigation System, gearhead, column, pump and bowls

\$15,000.00

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 Lot A.D., 20 23, at 3:36 o'clock P.M. Recorded in Book 2020 on Page 2244-2245

The Peta County Clerk

Loc Assessor Carded

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 6<sup>th</sup> 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 6<sup>th</sup> 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

Dana R. Crockett

Debra A. Henkel	
STATE OF NEBRASKA	) ) ss.
COUNTY OF ADAMS	)
The foregoing instrument was by Candace K. Crockett and Dana R.	s acknowledged before me on September 7, 2022 Crockett, wife and husband.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025	Notary Public
My commission expires: 8/27/	12025
STATE OF NEBRASKA	)
COUNTY OF ADAMS	) ss. )
The foregoing instrument was by Debra A. Henkel, a single person.	acknowledged before me on September 2022
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025	Notary Public Notary Public
My commission expires: 8/2-	1/2025

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	S	ale Date			School District Code									
91	202	22 2253 9/8/2022			Base: 01-0123 Affiliated:							Unified:					
Location	ID	Sale Number U			Useability & Code #	Parcel Number											
0024071	.00	252 1				GeoCde	Twn	Rng	Sec	t Qrt	Subdi	v T	Area	rea Blk Parcel			
	Date of Sale Assessed Value				4247	3	12	11	0	0000	0	1	000	-	000		
Land		Imp	rovements		Total		D	ate of	Sale ]	Propert	y Classi	fica	tion (	Code			
184,	595				184,595	Status	Pro	perty Ty	pe	Zoning	Loca	tion			Parcel Size		
		Irrigati	оп Туре:			A) 2	B)	05		c) <b>5</b>		3	E)	0	F)	9	
LCG		A	CRES:	v	ALUE:		LCG			ACI	PFC.			T/AT			
IRRIGATEI	D 1A1					GR	ASSLA	ND 10	31	ACI	ŒS:	T		VAL	UE:	<u> </u>	
	1A						_	1	G	_		$\dashv$					
	2A1							20	<del>5</del> 1	<del></del> -	<del>-</del>	$\top$			_		
	2A							2	G			+					
	3A1						3G1								<u>-</u>		
	3A							3	G			1					
	4A1							40	1								
	4A							4	G			1					
DRYLAND	1D1		21.290		53,755	S	nelterbe	lt/Timb	er								
	1D		42.470		107,235		I	Accretio	n								
	2D1							Wast	e					<del></del> .			
	2D					<u> </u>		Othe	T								
	3D1			- <u>-</u> -		AG LA	ND T	OTAI		78.700			184,595			595	
	3D							Road	s		1.000			4, 1 . N	****	41	
	4D1						Fa	rm Site	s				******				
	4D	1844 1445	14.940	er en	23,605		Но	me Site	s						_		
	T.						Re	creation	ı								
	ellings		2.43.42					Othe									
Outbui	udings					Non-	AG T	OTAL	,	1	L.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	
002407100	Comments:
002107100	
	(Continue on back)

### **NEBRASKA**

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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



Good Life. Great Service. DEPARTMENT OF REVENUE

**FORM** 521

	The deed will not be reco	orded unless this statem	ent is signed and i	tems 1-25 are accura	tely comp	eted.	
1 County Name	2 County Num	ber	3 Date of Sale/Tra	nsfer	4 Date of De	eed	
E Crentaria Nama A I I	WEBSTER - 91			y 8 Yr. 2022		Day8Yr202	22
Grantor's Name, Addr	ress, and Telephone (Please Pri	int) Delora		e, Address, and Telepho	ne (Please F	rint)	
Candace K. Crock	kett, Dana R. Crockett	and <del>Diane</del> A. Henkel	Grantee's Name (E Donald D. Ba	artels, Trustee			
Street or Other Mailing Ac 4233 Nordic Road	dress		Street or Other Ma	iling Address			
City Grand Island	State NE	Zip Code 68803	City	11.70	State	6 07	ade>
Phone Number (402) 469-4177	IV.	00003	Phone Number	Is the grantee			<u>"5</u> 2
Email Address			192-756-2 Email Address	リオン If Yes, is the gr	rantee a 509	a) foundation? Yes	VN
n/a			∣n/a	1			
(A) Status	on Number. Check one box in c			nobile home.			
Improved	Single Family	Industrial (I	3) Property Type			(C)	
✓ Unimproved	Multi-Family	] Agricultural	Mineral Interests- Mineral Interests-		State Ass	essed Mobile	Home
	Commercial	Recreational	- Willierd Interests-	r ipadicing	Exempt		
8 Type of Deed	Conservator	Distribution L	and Contract/Memo	Partition S	Sheriff	Other	
	Corrective	Easement L	ease [	= '= '= '= '	rust/Trustee	Outer	
	Death Certificate - Transfer on De		ineral [	Quit Claim	Varranty		
9 Was transfer part of kind exchange (I.R.C Exchange) by buyer or	IRS like- 10 Type of Transf		closure Irrevocabl		ust	Transfer on Death	
Buyer Sel		Easement Gift  Exchange Gran	Life Estate			Trustee to Beneficiary	,
11 Was ownership transfer	red in full? (If No, explain the divi		tor Trust Partition	Satisfaction o		Other (Explain)? (If No, state the intende	
Yes No.		· · · · · · · · · · · · · · · · · · ·		Yes No	ior same use	? (If No, state the intende	d use.
13 Was the transfer between	en relatives, or if to a trustee, are	the trustor and beneficiary rel	atives? (If Yes, check t	ne appropriate box.)			
Yes No	Aunt or Uncle to Niece or		Partnership, or LLC	Self		Other	
	Brothers and Sisters		and Grandchild	Spouse			
14 What is the current mark	Ex-spouse  (et value of the real property?	Parents and C		Step-parent and S			
\$388,000	set value of the real property?			ge assumed? (If Yes, state	e the amount	and interest rate.)	
•	vide a current parcel of land?		_	No \$	or a title some	oany? (If Yes, include the r	%
Yes No			of the agent or tit	tle company contact.)	Yes South	nern Title. LLC	name No
18 Address of Property AG Land			19 Name and Addre	ss of Person to Whom the			
AG Lanu			Grantees	1			
18a 🔽 No address assign	ed 18b Vacant land						
	additional pages, if needed.)						
	•						
The EastHalf of the	e Northwest Quarter (E	½NW¼) of Section E	leven (11), Tow	nship Three (3) N	lorth. Rai	nge Twelve (12)	
West of the 6th P.M	M., Webster County, Ne	ebraska	, ,	(-)	,	190 1110110 (12)	
21 If agricultural, list total nu	mber of acres transferred in this t	transaction80+-	·				
22 Total purchase price.	including any liabilities assur	mod			I IS		
23 Was non-real property	included in the purchase?	neu		• • • • • • • • • • • • • • • • • • • •	22	388,000 <mark>.</mark> 0	00
Yes No (If	Yes, enter dollar amount and	attach itemized list.) (see i	nstructions)		23  \$		
	ice paid for real estate (line 2				\$	399 00010	
				• • • • • • • • • • • • • • • • • • • •	24	388,000,0	
Under r	npt from the documentary sta	mp tax, list the exemption	number				
ourroug and a	penalties of law, I declare that I hat I am duly authorized to sign the	nave examined this statement is statement.	it and that it is, to the	best of my knowledge a	nd belief, true	e, complete, and	
	D. Bartels, Trustee  Name of Grantee or Authorized F					• -	
sign	Name of Grantee of Authorized F	Representative		Grantee		Phone Number	
11200	Grantee or Authorized Represent	<u>Sustle</u>	Title	Grantee		9/8/2022	
IGIC .						Date	
6 Date Deed Recorded		egister of Deed's Use On	-			For Dept. Use Or	nly
. a 3	27 Value of Stamp	50 Exempt Number	28 Recording Data  BK 2622.	11 22			
ebraska Department of Revenue			Dh dodd,	tg 2253	uthorized	ah Pau Chai se 70 ani -	20274
	v. Supersedes 96-269-2008 Rev. 6-201	19		<i>O</i> A	шпоп <b>zeα</b> ;by №	eb. Rev. Stat. §§ 76-214, 77-13	327(2)

State of Nebraska Ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 8 \_A.D., 20.aみ M. Recorded in Book 202 M.County Clerk Carded\_ Comp Assessor

**NEBRASKA DOCUMENTARY** Date

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.

Sept. 8 Executed , 2022.

Debra A. Henkel	
STATE OF NEBRASKA  ) ss  COUNTY OF ADAMS  The foregoing instrument was acknown by Candace K. Crockett and Dana R. Crocket	wledged before me on Sontomber 2000
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025  My commission expires:	Notary Public  27/2025
STATE OF NEBRASKA ) COUNTY OF ADAMS ) ss.	
The foregoing instrument was acknown by Debra A. Henkel, a single person.  GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025  My commission expires:	Notary Public Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	В	ook		Page			Sal	e Date						Se	eho	al Dis	tri	ct Code				· · · · · · · · · · · · · · · · · · ·	
91	20	22	:	2255	1	9	/7	/2022	Е	Base: 01-0123 Affiliated: Unified:													
Location	ID	Sale	Nun	aber	U	seab	ility	& Code	#			·	Parcel Number									- <u> </u>	
0005080	000		253			1		T		eoCde	1	wn						Subdiv	Area Blk			T	
	Date of Sale Assessed Val						*			131	-	· · · · ·	Aug	00		Qrt O	-	0015	AI	ea	Blk 002	Parcel 0000	
Land Improvement					T		T	otal				D:	ate of S				<u></u>		atio	n (		0000	
	,065			4,570	+			25,63		<b>64-4</b>	Ţ		Date of Sale Property Classification Code										
Assessor Lo		BLADI						25,03	A	Status 1	$\perp$	B)	perty Ty			oning	+-	Location	+-		Size	Parcel Size	
				(DIII)				Residen				Б)	OI		C)	1	ــــــــــــــــــــــــــــــــــــــ	D) 1 ommer	E		7	F) 2	
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		Building			Cost			121	,870				ost:	Ft									
Single Family	Style:	101					al Co	ndition:	·				ommer	rcial (	Occ	unane	~ ~	'odo:		_			
(100) □ Mob	oile Horr	ne			(10)		Wo	orn Out					rimary:				her1				ther2:		
(101) 🗷 One	Story				(20)	***	Bac	ily Worn				_			Con			Class:			dici z.		
(102) 🗆 Two	Story				(30)	X	Ave	erage	٧.									ral Steel	Frat	me	<u> </u>		
(103) 🗆 Split	Level				(40)		God					$\neg$						rete Fran		inc			
(104) 🗆 1 1/2	2 Story				(50)		Ver	y Good								y Bear				-			
(111) 🗆 Bi-L	evel	<u></u>			(60)		Exc	ellent			_		(4) <sub>□</sub>					amed Ex	t. W	/alls	·		
(106) 🗆 Othe	r												(5) 🗆			rame a							
Townhouse or	Duplex	Style:	<u> </u>	]	Resid	dentia	l Qu	ıality: 3	0			(	6) 🗆	Pole	Fra	ame							
(301) 🗆 One					(10)		Lov	v _				C	ost Ran	ık:				C	ondi	tior	1:		
	Story				(20)		Fair	·				(1	10) 🗆	Low	7			(10	0)		Worn C	out	
	Story				(30)	*	Ave	rage				(2	20) 🗆	Ave	rage	;		(20	0) 1		Badly V	Vorn	
(308) □ Split				(	(40)		Goo	od				(3	30) 🗆	Abo	ve I	Averag	е	(30	D) I		Average	;	
(309) 🗆 2 1/2		<del>-</del>		(	(50)		Very	y Good		<u>-</u> -		(4	10) 🗆	High	1			(40	) [		Good		
(304) □ One :				(	(60)		Exc	ellent										(50	)) [		Very Go	ood	
(305) □ Two						···												(60	)) [		Exceller	ıt	
Assessor's									<del></del>														
Assessor Con	ments	and Rea	ison	for Adj	ustı	nent				_						<u></u>					- <u></u> -		
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## NEBRASKA Good Life, Great Service.

## Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add on other branching and instructions on reverse side.

253

FORM **521** 

	- il additional space is needed, ac	id an altach	ment and identify the	e applicable iten	n number.	\ \tag{2}	. •
1 County Name	The deed will not be recorded unless the	nis stateme	nt is signed and iten	ns 1-25 are accur	ately completed		
* Codiny Name	2 County Number WEBSTER - 91	7	3 Date of Sale/Transfe	••	4 Date of Deed		
5 Grantor's Name Ad	Idress, and Telephone (Please Print)		Mo. 09 Day _			y <u>02</u> Yr. <u>2</u>	<u>2022</u>
Grantor's Name (Seller	1		6 Grantee's Name, Ad Grantee's Name (Buye		one (Please Print)		
Jeffrey M. Morg			Deborah L. Má	strodonato			
Street or Other Mailing 1755 W. 950 N			Street or Other Mailing 321 West Marie	Address Street			
City St. George	State UT	Zip Code 84770	City Bladen		State NE		Code 68928
Phone Number (480) 435-1405			Phone Number (225) 337-4473	Is the grantee	e a 501 (c)(3) organiz grantee a 509(a) fou	ration? Ye	s √No
Email Address N.A.			Email Address N.A.	1	jianeo a 505(a) 10a	ndation? Ye	s √N
7 Property Classificat	tion Number. Check one box in categories A and	B. Check C if	property is also a moh	ile home			
(A) Status			Property Type	ne neme:		(6)	
✓ Improved	✓ Single Family Industrial	ĺ	Mineral Interests-Non	producing	State Assessed	(C	oile Horne
Unimproved	Multi-Family Agricultural		Mineral Interests-Prod	lucing	Exempt		me Home
loll	Commercial Recreational				-		
8 Type of Deed	Conservator Distribu	. 🗀	d Contract/Memo	Partition	Sheriff	Other	
Bill of Sale Cemetery	Corrective Easeme Death Certificate – Transfer on Death Executo	=	⊒.	• ==	Trust/Trustee		
9 Was transfer part					Warranty		
kind exchange (I.R Exchange) by buyer	.C. § 1031		Sure Inrevocable Tr	ust ☐ Revocable Ti  ✓ Sale		ansfer on Death	
Buyer S	eller V No Court Decree Exchange			Satisfaction	=	ustee to Beneficia	згу
	erred in full? (If No, explain the division.)			pal estate purchased		her (Explain)	ided use
			🛂 Ye	es ∐ No			
Yes ✓ No	een relatives, or if to a trustee, are the trustor and be			ppropriate box.)			
			artnership, or LLC	Self	Othe	r	
		randparents a arents and Chi	_	Spouse			
14 What is the current ma	irket value of the real property?			Step-parent and S			
\$89,000			15 Was the mortgage a. ☐ Yes		te the amount and ir	iterest rate.)	
6 Does this conveyance	divide a current parcel of land?		17 Was transfer through	a real estate agent	or a title company?	/If Voc. include th	_ %
Yes ✓ No	)		of the agent or title of	ompany contact.)	7 Yes Adams Lar	nd Title Co.	No
8 Address of Property		-	19 Name and Address o	f Person to Whom th	e Tax Statement Sh	ould be Sent	
321 West Mariel Str Bladen, NE 68928	eet		See Grantee				
18a No address assig	gned 18b Vacant land						
	ch additional pages, if needed.)						
		<b>.</b>	_				
Nichrooks con	(13) and Fourteen (14), Block T	l wo (2),	Spences Addi	tion to Blade	en, Webster	County,	
Nebraska, acc	ording to the recorded plat the	reof.				•	
1 If agricultural, list total n	number of acres transferred in this transaction						
22 Total purchase price	e, including any liabilities assumed				00  \$		<del></del>
23 Was non-real propert	ty included in the purchase?				22 9	89,000	00
☐ Yes 🗹 No (I	f Yes, enter dollar amount and attach itemized I	list.) ( <u>see ins</u>	structions)		23 5		1
	orice paid for real estate (line 22 minus line 23				24 \$	89,000	100
					24	03,000	100
Under	mpt from the documentary stamp tax, list the or penalties of law, I declare that I have examined to	exemption n	umber	<del></del>			
concet, and	mar ram duly admonzed to sign this statement	iis sialeiileiil i	and that it is, to the best	of my knowledge a	nd belief, true, com	plete, and	
	L. Kelley					(402) 463-4	1198
sign (	e Name of Grentee or Authorized Representative		01	D		Phone Number	
	Grantee or Authorized Representative			Dept. Manage	er 	09-07-20	22
1ere Slovature o	On the or Abbrothed Representative	Titl	e			Date	
	Register of Deed					For Dept. Use	Only
Date Deed Recorded	27 Value of Stamp or Exempt Numbe	r 28	Recording Data	0	,		
Mo Day	پر <u>عک</u> \$ 200.25		BK2022	14 225	2		
braska Department of Revenu 'm No. 96-269-2008 10-2020 F	e Rev. Supersedes 96-269-2008 Rev. 6-2019		1	δ <del>-</del>	Authorized by Neb. Rev.	Stat. §§ 76-214, 77-	-1327(2)

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 09/09/22 \$ 200.25 By AS

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 09 day of September A.D., 2022, at 08:41 o'clock AM. Recorded in Book 2022 on Page 2255

Bk 2022, Pg 2255

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 Granter, 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.

STATE OF NEBRASK

COUNTY OF WEBSTER Washingto

Jeffrey M. Morgan

On this Z day of SUP

, 2022, before me personally appeared Jeffrey M. Morgan.

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

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sal	e Date	School District Code														
91	20	22	2274		9	9/9	/2022	Base:	Base: 01-0123 Affiliated: Unified:									· · · · · · · · · · · · · · · · · · ·				
Location	ID	Sale	Number	τ	seab	ility	& Code#						Par	rcel N	Tuml	ber						
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	Da	ate of Sa	le Assesse	d Va	lue			4131				00	)	0	300	020	Lain.	C	002	0000		
Land		Imp	rovements			T	otal			Dat	e of S	Sale	Proj	perty	Cla	ssific	ation	Co	de			
5 ,	,920		26,57	0			32,490	Status		Proper	Date of Sale Property Classification Code  Property Type   Zoning   Location   City Size   Parcel Si											
Assessor Lo	cation:	BLADI	EN (BLA	)		-		A) 1		3)	01		C)	1	D)	1	E)	7	,	F) 3		
							Residentia	il					****		Con	nmer	cial					
	Mult	iple Imp	rovements:	Mult	iple. I	nprov	rements.:			Mu	ltiple.	Impro	veme	nts.:			·····	<u> </u>	<u>'''.:</u>			
		Constru	ction Date:	Cons	structio	n Dat	te:															
			Floor:	Floo	r Sq. F	t. :				Construction Date : Floor Sq. Ft. :												
		Building	Cost New:	Cost	:					Cost:												
Single Family	Style:			Res	ident	al Co	ondition:			Cost:  Commercial Occupancy Code:												
(100) □ Mob		e		(10)		_Wo	om Out			Prir	nary:			Otl	nerl:			Oth	er2:			
(101) 🗆 One				(20)		Bac	dly Worn			Cor	nmer	cial (	Cons	truct	ion C	lass:						
(102)				(30)		Av	erage		_	(1)	) 🏻	Fire	ргос	f Stru	ctura	l Steel	Fram	e				
(103) □ Split				(40)		Go	od			(2)	) 🗆	Rei	nforc	ed Co	ncret	te Frar	ne					
(104) 🗆 1 1/2				(50)		Ver	ry Good			(3)		Mas	sonry	/ Bear	ing W	Valls						
(111) 🗆 Bi-L				(60)		Exc	cellent			(4)		Wo	od o	r Stee	Fran	ned Ex	ct. Wa	lls				
(106) □ Othe										(5)		Met	al Fr	ame a	nd W	alls						
Townhouse or		Style:	<u></u>				ıality:		· <u>·</u>	(6)		Pole	Fra	me								
(301)  One				(10)		Lov				Cos	t Ran	k:				C	onditi	on:				
(302)  Two		<del></del>		(20)	_	Fair				<del>  `- '</del>	) 🗆		-			(1	0) 🗆	W	orn C	ut		
(307)   1 1/2				(30)			erage	<del>-</del>	_	(20)		Ave		· .	_	(2)	0) 🗆	Ba	adly W	/orn		
(308) □ Split (309) □ 2 1/2				(40)		Goo		<u> </u>		(30)				verag	e	(30			verage	·		
(304)  One :		nlov.		(50)	<u></u>		y Good			(40)	) 🗆	High	1			(40	0) 🛘	G	ood	·		
(305)   Two				(60)		Exc	ellent						J		<u> </u>	(50	<del></del>		ery Go			
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Assessor's							·					_										
Assessor Con	nments	and Rea	son for A	ljust	ment	:														· <del>-</del> · · ·		
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#### NEBRASKA Real Estate Transfer Statement **FORM** Good Life, Great Service To be filed with the Register of Deeds. Read instructions on reverse side. DEPARTMENT OF REVENUE If additional space is needed, add an attachment and identify the applicable item number. 521 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\_ 9 1 3 Date of Sale/Transfer 4 Date of Deed Select County & County Number Day \_ 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) 6 Grantee's Name, Address, and Telephone (Please Print) Josh Street or Other Mailing Addres Street or Other Mailing Zip Code Phone Number Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type Improved Single Family (C) Industrial Mineral Interests-Nonproducing State Assessed Unimproved Multi-Family Mobile Home Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Bill of Sale Other Corrective Easement Lease Personal Rep. Cemetery Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Warranty 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Yes No Trustee to Beneficiary Court Decree Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) Satisfaction of Contract Other (Explain) Was real estate purchased for same use? (If No, state the intended use.) Yes Yes No\_ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Z/No \$ 16 Does this conv eyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Yes of the agent or title company contact.) 18 Address of Property 700, Block N Newaska St 19 Name and Address of Person to Whom the Tax Statement Should be Sent Some as grantee 18a No address assigned 18b Vacant land 20 Legal Description attached 21 If agricultural, list total number of acres 00 c 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 lam duly authorized to sign this statement. Print or Type Name of fee or Authorized Represe sign Signature of Grantee of Authorized Representative

26 Date Deed Recorded

28 Recording Data

For Dept. Use Only

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

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

\$

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 3ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this \_\_\_\_\_day of SeD+ A.D., 20 22, at 1: 29 o'clock D M. Recorded in Book 202 County Clerk n ni 50 Yo Deputy 00.00 Carded

Comp\_

NEBRASKA DOCUMENTARY STAMP TAX

### 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 7, 2022.

Tetha S. Kral Letha S. Kral

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September  $\frac{9}{1}$ , 2022, by Letha S. Kral, a single person.

GENERAL NOTARY - State of Nebrasic KORY MCCRACKEN My Comm. Elp. August 27, 2028

# Agricultural Land Sales Worksheet

Cuty No.	Во	ok	Page	Sal	e Date	T			S	chool Di	strict Code	)					
91	20	22	2283	9/9,	/2022	Base:	91-00	002		iliated:		Unified:					
Location	ID	Sa	le Number	Useability	& Code#	Parcel Number											
0022017	00		255	4	05	GeoCde	Twn	Rng	Se	1	Subdiv	Area	Area Blk Parc				
	D	ate of	Sale Assessed	Value		4493	1	12	7		00000	1	000	0000			
Land		Im	provements	Te	otal .		D	ate of	Sale	Propert	y Classific:	ation (					
1,070	,705		249,420	1,3	320,125	Status	T .	perty Ty	T	Zoning	Location		y Size	Parcel Siz			
		Irriga	tion Type:	<del></del>		A) 2	B)	05	P~	c) <b>5</b>	D) 3	E)	0	F) 9			
LCG			ACRES:	VAL	IIF:		LCG			7.15. 4.49	<del>- Line</del>	127					
IRRIGATE	D 1Á1		15.500		70,990	GR		ND 10	G1	ACF	6.810	<u> </u>	VALI	UE: 07,540			
:	1A		87.870	3	09,740			1	G		3.850			03,390			
	2A1							20	<del>3</del> 1		5.940		78,315				
	2A		7.920		28,245			2	G		7.000			65,800			
	3A1		26.050		82,710			30	-		6.720			9,410			
	3A							3	G					-,			
	4A1		6.820		21,415			4G	1	3			30,000				
	4A		17.970		56,425			4	G								
DRYLAND	1D1					S	helterbe	lt/Timbe	er								
	1D		8.620		21,765		F	Accretio	n		8.000						
<del>-</del> -	2D1							Wast	е	9	4.000	_	2	26,320			
	2D	4	5.730		12,720		_	Othe	_!								
	3D1	· ·				AG LA	ND T	OTAI		56	8.800		1,02	4,785			
	3D	<u>.</u> .				Roads					5.980						
	4D1					Farm Sites					2.000		2	0,920			
	4D							me Sites	+		1.000		2	5,000			
	11.	ALL THE SEC		5-4-205-X 5 <sub>0</sub> -5-5			Re	ecreation	1								
Dw Outbui	ellings				7,290		<del></del>	Other									
Culba	aunigo			17	2,130	Non-	AG T	OTAL	<u>_</u>		3.980		4	5,920			

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 0	02312800
	(Continue on back)
	(Continue on back)

Real Estate Transfer Statemen



**FORM** 

Good Life. Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statem	nent is signed and items 1-25 are accurately con	nniotod
County Name   2 County Number	3 Date of Sale/Transfer. 4 Date of	
WEBSTER - 91	1	09 Day 09 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Pleas	
Grantor's Name (Seller) Gordon D. Eckhardt aka Gordon Eckhardt	Grantee's Name (Buyer)	<del></del>
Street or Other Mailing Address	Gordon D. Eckhardt, Trustee of the C Street or Other Mailing Address	Gordon D. Eckhardt
310 Highway 136 City State Zin Code	310 Highway 136 Rev. Tr	rust dated Sept. 9, 2022
Inavale NE 68952	2 Inavale NE	Zip Code 68952
Phone Number (402) 746-3256	Phone Number (402) 746-3256 Is the grantee a 501(c) (ff Yes, is the grantee a	3) organization? Yes JN
Email Address N/a	(402) 746-3256 If Yes, is the grantee a second of the seco	09(a) foundation? Yes ✓N
7 Property Classification Number. Check one box in categories A and B. Check C	If property is sign a mobile home	<del> </del>
	B) Property Type	
Improved Single Family Industrial		(C)
✓ Unimproved  Multi-Family  Agricultural	<b>∸</b> =	Assessed . Mobile Home
IOLL Commercial Recreational	Mineral Interests-Producing Exemp	)1 
9 Time of Paris	and Contract/Memo Partition Sheriff	
	and Contract/Memo Partition Sheriff ease Personal Rep. Trust/Trust	Other
	Mineral Quit Claim Warranty	ee
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Fore	closure irrevocable Trust Revocable Trust	Transfer on Death
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  10 Type of Transfer Distribution Fore Auction Easement Gift	Life Estate Sale	
☐ Buyer ☐ Seller ☑ No ☐ Court Decree ☐ Exchange ☐ Gran	ntor Trust Partition Satisfaction of Contrac	Trustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same	use? (If No. state the intended use
Yes No	V Yes   No	univo. State the intellided tise
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	latives? (If Yes, check the appropriate box )	
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC  Self .	Other
□ - · · · · · · · · · · · · · · · · · ·	and Grandchild Spouse	Other
Ex-spouse Parents and C		,
4. What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amo	
\$1,320,125	Yes V No \$	unt and interest rate.)
6 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title c	Ompony? (If Vog. in alude the
☐ Yes ☑ No	of the agent or title company contact.)	No
8 Address of Property	19 Name and Address of Person to Whom the Tax Star	
310 Highway 136	Gordon D. Eckhardt, Trustee	erresu arrodio de aetir
Inavale, NE 68952	310 Hwy 136	
8a 📝 No address assigned 18b 📝 Vacant land	Inavale, NE 68952	
D Legal Description (Attach additional pages, if needed.)		
(Please see attachment for legal descriptions)		
(* reason and and and rescriptions)		
I If agricultural, list total number of acres transferred in this transaction 577.78±		
	· · · · · · · · · · · · · · · · · · ·	•
2 Total purchase price, including any liabilities assumed		
3 Was non-real property included in the purchase?		0,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions) 23	
4 Adjusted purchase price paid for real estate (line 22 minus line 23)	S S S S S S S S S S S S S S S S S S S	
	2	0 00
5 If this transfer is exempt from the documentary stamp tax, list the exemption	number <u>(4)</u>	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief,	true, complete, and
Gordon D. Eckhardt, Trustee	• •	
Print or Type Name of Grantee of Authorized Boards Intative		(402) 746-3256
sign , AT // AI ETT /		Phone Number
STATE STATE OF THE	Grantaa	
Signature of Grantee or Authorized Representative	Grantee	09/09/2022
Pere Signature of Grantee or Authorized Representative	Grantee	
Register of Deed's Use On	Title Ily	09/09/2022 Date
Register of Deed's Use On  Date Deed Recorded 27 Value of Stamp or Exempt Number	Title	09/09/2022
Register of Deed's Use On	Title Ily	09/09/2022 Date

### 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 6<sup>th</sup> 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 (NW½) of Section Eighteen (18), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The Southwest Quarter (SW½) of Section Thirty-three (33), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> 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 (SW¼) of Section Thirty-three (33), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> 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 (S½NW¼) of Section Thirty-three (33), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> 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 ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of September A.D., 2022, at 09:34 o'clock AM. Recorded in Book 2022 on Pages 2283-2284

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 6<sup>th</sup> 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 (SW½) of Section Thirty-three (33), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> 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 (SW¼) of Section Thirty-three (33), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> 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 (S½NW¼) 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.

At 1	11 "
Dalen ()	Mutt
Gordon D. Eckhardt	

STATE OF NEBRASKA	)
COUNTY OF BUFFALO	) ss: )

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

GENERAL NOTARY - State of Nebraska
DAMON T. BAHENSKY
My Comm. Exp. August 30, 2025

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# Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	6.	ile Date												
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				8/1	9/2022	Base:	91-0(	002	Affi	liated:		Unified:					
Location		Sale	Number	Useabilit	y & Code #	Parcel Number											
001803300 256 4 05						GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	P	arcel		
Date of Sale Assessed Value						4491	1	11	4	0	00000	1	000	00	000		
Land		Imp	rovements		<b>Fotal</b>		D	ate of	Sale	Property	Classifica	tion (	Code		:		
97,	015		51,925		148,940	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parc	el Size		
		Irrigati	оп Туре:			A) 1	B)	05		c) <b>5</b>	D) 3	E)	0	F)	8		
LCG		Ā	CRES:	VA	LUE:		LCG			ACR	ES:		VAL	TP.			
IRRIGATEI	) 1A1					GR		ND 10	G1		1.280	********			790		
·	1A				_			1	lG		2.850			3,	990		
	2A1			,				20	G1		5.070	_			095		
	2A							2	2G		2.960		-		830		
	3A1							30	<b>31</b>								
	3A							3	G.								
·	4A1							40	31								
	4A							4	G		6.850			1,	920		
DRYLAND	1D1					S	helterbe	lt/Timb	er								
	1D							Accretic	n								
	2D1		5.750		14,520			Was	te								
	2D					<u></u>		Oth		<u> </u>							
	3D1	<del>-</del>				AG LA	AND T	OTA	L		4.880		4	14,3	335		
	3D							Road		(	0.200						
<del></del>	4D1		0.100	<del></del>			F	arm Site	es		2.000	_	2	27,6	680		
	4D		0.120		190			me Site		1	1.000		2	25,0	000		
1000							R	ecreatio	n								
Dw Outbu	ellings				15,085			Othe		<del></del>							
Outou	mungs .				36,840	Non	AG T	OTAI		3	3.200		5	2,6	088		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REP DEED; BETWEEN PARENTS & CHI	ID
THE SELECTION OF THE SE	UD
Comments from	
001803300 001803400	Comments:
001803300 001803400	
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	(Continue on back)

### NEBRASKA

Good Life. Great Service. DEPARTMENT OF REVENUE

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

**FORM** 521

	it is signed and items 1-25 are accurately completed.										
1 County Name   2 County Number  WEBSTER - 91	3 Date of Sale/Transfer										
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)										
Grantor's Name (Seller) Estate of Hilda E. Reiher, deceased	Grantee's Name (Buyer) Reiher Family Trust - Trustees Kim Brubaker & Richard Reihe										
Street or Other Mailing Address 725 N. Cherry Street	Street or Other Mailing Address 725 N. Cherry Street										
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970										
Phone Number (402) 746-2712	Phone Number   Is the grantee a 501(c)(3) organization?   Yes V No (402) 746-2712   If Yes, is the grantee a 509(a) foundation?   Yes V No										
Email Address N/A	Email Address N/A										
7 Property Classification Number. Check one box in categories A and B. Check C if											
	Property Type (C)										
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home										
☑ Unimproved	Mineral Interests-Producing Exempt										
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea	nd Contract/Memo Partition Sheriff Other										
Cemetery Death Certificate – Transfer on Death Executor Min											
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Auction  Easement  Gift											
	Life Estate Sale Trustee to Beneficiary  r 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.)										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.											
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P.											
☐ Brothers and Sisters ☐ Grandparents a											
Ex-spouse Parents and Ch	ild Step-parent and Step-child										
	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)										
16 Does this conveyance divide a current parcel of land?	Yes No \$ %  17 Was transfer through a real estate agent or a 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.)											
See attached legal description											
occ attached legal description	•										
21 If agricultural, list total number of acres transferred in this transaction21.3	·										
22 Total purchase price, including any liabilities assumed	<u></u> 0,00										
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in	structions)										
24 Adjusted purchase price paid for real estate (line 22 minus line 23)											
25 If this transfer is exempt from the documentary stamp tax, list the exemption is	number 4										
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, complete, and										
Richard L. Alexander	(402) 462-9989										
sign Print or invoe Name of Grantee or Authorized Representative	Attorney Phone-Number										
here Signature of Grantee or Authorized Representative	itle bate										
Register of Deed's Use Onl	y For Dept. Use Only										
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data										
Mo. 9 Day 12 Yr. 22 \$Exempt 4	BK 2020 19 30860										
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)										

A tract of land located in the South half of the West half of the Southwest quarter (S½W½SW¾) 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 S½W½SW¾, of said Section Four (4), thence N89°45′02″W, along the North line of S½W½SW¼, 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 W½SW¼; thence N00°26′46″E, along the East line of the W1/2SW1/4, 1006.20 feet North on the East line of the W1/2SW1/4 to the point of beginning, said tract contains 21.03 acres, more or less.

State of Nebraska County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this Diday of A.D., 2020, at 12:314 o'clock P.M. Recorded in Book 2020 on Page 2021 County Clerk All 2.00 Assessor Carded Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9 - 12 - 2022
\$EXEMPT 4 BY Qtd

### 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 (S½W½SW¼) 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 S½W½SW¼, of said Section Four (4), thence N89°45'02"W, along the North line of S½W½SW¼, 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 W½SW¼; thence N00°26'46"E, along the East line of the W1/2SW1/4, 1006.20 feet North on the East line of the W1/2SW1/4 to the point of beginning, said tract contains 21.03 acres, more or less.

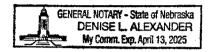
GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey the same.

Executed this 19 day of Inquist, 2022.

ESTATE OF HILDA E. REIHER, DECEASED.

By Kim M. Brubaker, Personal Representative

State of Nebraska	)
County of Adams	) ss. )
The foregoing i	nstrument was acknowledged before me on this 19th day of
august	20 <sup>22</sup> by Kim M. Brubaker who identified herself to me
to be the Personal R	epresentative of the Estate of Hilda E. Reiher, Deceased.
	Denuse R-alexander
	Notary Public



## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date	School District Code													
91	20	22	2288	8/1	9/2022	Base:	91-00	02	Affilia	ited:	<u> Anni Andre Carlos de la composición dela composición de la composición de la composición dela composición dela composición dela composición de la composición de la composición dela composición de la composición de la composición dela </u>	Uni	fied:						
Location	ID	Sale	Number	Useabilit	y & Code#	Parcel Number													
0019059	00	-	257	4	05	GeoCde Twn Rng			Sect	Sect Qrt Subdiv			Blk	Parcel					
	D	ate of S	ale Assessed	Value		4371	2	11	10	4	00000	1	000	8385					
Land		Imp	rovements	7	otal .	Date of Sale Property Classification Code													
638,	955				638,955	Status		erty Ty		Zoning	Location		ty Size	Parcel Size					
		Irrigati	on Type:			A) 2	B)	05	C)		D) 3	E)	0	F) 9					
LCG		A	LUE:		LCG			ACR	FC.										
IRRIGATEI	) IA1				***	GR	ASSLA	ND 10	31	ACR	LES:	· · · · · · · · · · · · · · · · · · ·	VAL	UE:					
	IA 48.700 223,045							IG 1.500											
	2A1					2G1													
	2A		32.800		143,335			2	G										
	3A1							30	<del>5</del> 1										
	3A							3	G										
	4A1		26.200		110,825			_											
	4A		28.300		119,710	4G													
DRYLAND	ID1					Shelterbelt/Timber													
	1D		4.200		10,605			ccretio	n										
	2D1							Wast	е			-							
<del></del>	2D		5.600		12,430			Othe											
	3D1						AG LAND TOTAL 158.000												
	3D 4D1 4.700 7.425						_	Road	s	2	2.000	1.							
		<u> </u>	4.700		7,425	Farm Sites													
	4D		6.000	es works a second	9,480	Home Sites													
							Re	creation	1										
Dw Outbui	ellings Idinas							Other		<del></del>									
Oatom	runigo					Non-	AG T	OTAL		2	2.000								

Assessor's A	djust	ment to	Sale Price	(+ or -):		_		Total Recapture Value:
Assessor Comn	ients a	nd Reaso	n for Adjust	ment:	-	<del></del>		
PERSONAL					&	CHILD		
Comments from								
001905900							Comm	ients:
			<u> </u>	<u></u>				(Continue on back)

### NEBRASKA Good Life. Great Service.

## **Real Estate Transfer Statement**

4 Date of Deed

**FORM** 521

DEPARTMENT OF REVENUE

1 County Name

Nebraska Department of Revenue

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

3 Date of Sale/Transfer

2 County Number

WEBSTER - 91 ✓	Mo. 8 Day 19 Yr. 2022 Mo. 8 D	ay <u>19</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	ay Yr
Grantor's Name (Seller) Estate of Hilda E. Reiher, deceased	Grantee's Name (Buver)	
Street or Other Mailing Address 725 N. Cherry Street	Reiher Family Trust - Trustees Kim Brubak Street of Other Mailing Address 725 N. Cherry Street	er & Richard Reiher
City State Zip Code	City State	Zip Code
Phone Number	Phone Number   Is the grantee a 501(c)(3) organi	68970 ization? Yes √No
(402) 746-2712 Email Address	(402) 746-2712 If Yes, is the grantee a 509(a) for	
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) Improved Single Family Industrial	Property Type	(C)
✓ Unimproved	Mineral Interests-Nonproducing State Assesser  Mineral Interests-Producing Exempt	d Mobile Home
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Lea		
O. Westwarf and C. D. D. H.	eral Quit Claim Warranty	
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?   Auction   Easement   Gift		ransfer on Death
Buyer Seller No Court Decree Exchange Granto		rustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	12 Was real estate purchased for same use? (If	other (Explain)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
	artnership, or LLC Self Oth	er
☐ Brothers and Sisters ☐ Grandparents a		
Ex-spouse Parents and Ch		
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.)
10.5	Yes ✓ No \$	2 (If You include the name
Yes No	of the agent or title company contact.)	
	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent
	Reiher Family Trust - 725 N. Cherry Street - Re	d Cloud,
18a 🗸 No address assigned 18b 🗍 Vacant land	Nebraska 68970	
20 Legal Description (Attach additional pages, if needed.)		
The Southeast Quarter (SE1/4) of Section Ten (10), of the 6th P.M., Webster County, Nebraska  21 If agricultural, list total number of acres transferred in this transaction	Township Two (2) North, Range Elev	en (11), West
	<u> </u>	
Total purchase price, including any liabilities assumed		0,00
<ul> <li>Yes ✓ No (If Yes, enter dollar amount and attach itemized list.) (see in</li> </ul>	structions)	
		0.00
<ul><li>24 Adjusted purchase price paid for real estate (line 22 minus line 23)</li><li>25 If this transfer is exempt from the documentary stamp tax, list the exemption r</li></ul>	<u> </u>	0 00
Under penalties of law, I declare that I have examined this statement	and that it is to the best of my knowledge and belief true co	mplete and
correct, and that I am duly authorized to sign this statement.	and the sector my knowledge and benef, had, co	
Print or Type Name of Grander or Authorized Representative		(402) 462-9989
sign Ville in the	Attorney	Phone/Number
here Signature of Grantee or Authorized Representative	tle	Date Date
Register of Deed's Use Only	,	For Donat Hay Out
	8 Recording Data	For Dept. Use Only
Mo. 9 Day 12 Yr. 22 \$ Exempt #4	PK2020 Pn 2288	
ebraska Department of Revenue orm No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)

BOOK <u>3030</u> P/	4GE_2288
---------------------	----------

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 50 t A.D., 2022, at 12:310 o'clock P.M. Recorded in Book 2022 on Page 2088

Louiso Person County Clerk

\$10.00 CAL Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9 - 12 - 22
\$\_exempt \*4 By Cook

### 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):

The Southeast Quarter (SE¼) of Section Ten (10), Township Two (2) North, Range Eleven (11) West of the 6th P. M., Webster County, Nebraska.

ESTATE OF HILDA E. REIHER, DECEASED.

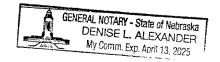
By M. Brubaker, Personal Representative

State of Nebraska )
) ss.

County of Adams )

The foregoing instrument was acknowledged before me on this 19 day of

to be the Personal Representative of the Estate of Hilda E. Reiher, Deceased.



Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok Page			Sale	e Date		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		S	chool Di	strict Coc	le								
91	202	22 2289	•	5	/22	/2022	Base:	74 Affiliated: Unified:													
Location	ID	Sale Number	Useability & Code #									111									
0003186	00	258	4 05			GeoCde	Twi	n Rng		ct Qrt	Number Subdiv	Area	Blk	Parcel							
	Da	te of Sale Assess	ed Val	ue			4133			00		20010	Airea	000	0000						
Land		Improvement							Date of	ــــــــــــــــــــــــــــــــــــــ		y Classifi	cation		0000						
5,	460	18,6	90	· · · · · · · · · · · · · · · · · · ·		24,150	Status	T		D 101											
		BLUE HILL					A) 1	B)	roperty Ty 01	/pc	<b>Zoning</b> C) 1	Locatio D) 1	E)	ty Size	Parcel Siz						
	Art.					Residentia		1 27	01		S) <u>1</u>	Comme		6	F) <b>4</b>						
	Multi	ple Improvements	• Multi	nle I	<u> </u>	ements.:		+ 3 4 1 1 1 1 1 1 1	3.5.16:-1-	T	<u> </u>		rciai	· · · · · ·	1						
		Construction Date	1		on Date		34				vements.:			<del>-</del>							
		Floor				<del>- ·</del>	92		Construction Date :												
	j	Building Cost New	111001			100,9			Floor Sq. Ft. :												
Single Family S			+		ial Co	ndition: 2		244	Cost:												
(100)			(10)			om Out			Commercial Occupancy Code:  Primary: Other1: Other2:												
(101) 🗷 One	Story		(20)			ily Worn			Commercial Construction Class:												
(102)	Story	<u> </u>	(30)		erage			(1)			uctural Stee		<u> </u>	· · · · · · · · · · · · · · · · · · ·							
(103) 🗆 Split	Level		(40)	Goo				(2)			concrete Fra		<del>-</del>								
(104) 🛘 1 1/2	Story		(50)		Ver	y Good						ring Walls	THE -								
(111) 🗆 Bi-Le	evel		(60)			ellent						el Framed E	'v+ Wa1								
(106)  Other						10.00						and Walls	AL. WAI	129							
Townhouse or I	Duplex S	tyle:	Resid	lenti	al Qu	ality: 30		-	(6) □ Pole Frame												
(301) 🗆 One S	Story		(10)		Low	7			Cost Rank: Condition:												
(302) 🗆 Two S	Story		(20)		Fair				<u> </u>	Low	7			Worn (	Durt						
$(307) \square 11/2$	<u>-</u>		(30)	*	Ave	rage			<del></del>	Ave			<del></del>								
(308) 🗆 Split I	Level		(40)		Goo	d			(20)         ☐ Average         (20)         ☐ Badly Worn           (30)         ☐ Above Average         (30)         ☐ Average												
(309) 🗆 2 1/2 :	Story		(50)		Very	y Good	-		(40) ☐ High (40) ☐ Good												
(304) □ One S			(60)		Exce	ellent						(5		Very G	 ood						
(305) □ Two S	Story Dup	olex												Excelle							
		ment to Sale P						_													
Assessor Com	ments a	nd Reason for A	djusti	nent	t:							<del></del>	<del></del>	·	<del></del> -						
QCD; DIS	SOLUI	TION																			
<u> </u>													-								
Comment 6		·																			
Comments fro 00031860							Co	mme	ents:												
20021990	<u> </u>			_					<del></del>			<del>.</del>									
				-																	
										-				(Continu	ie on back)						
														(	- vii outil						

## NEBRASKA

Good Life. Great Service.

FORM 521

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

	The deed will not be re-	corded unless this statemer	nt is signed and items 1-25 are accurate	ely completed.									
1 County Name	2 County Nu	···	f I	Date of Deed									
	WEBSTER - 91	X	Mo. <u>5</u> Day <u>22</u> Yr. <u>2022</u>	Mo Day 22 Yr 2022									
5 Grantor's Name, Add Grantor's Name (Seller)	dress, and Telephone (Please I	Print)	6 Grantee's Name, Address, and Telephone (Please Print)										
Katlyn J. Bolte	)		Grantee's Name (Buyer) Darren P. Bolte										
Street or Other Mailing . 350 S. Calvert S	Address		Street or Other Mailing Address P. O. Box 502										
City	State	Zip Code	City	State Zip Code									
Lawrence	NENE	68957	Blue Hill	NE 68930									
Phone Number (308) 215-0174				antee a 509(a) foundation? Yes ✓ No									
Email Address N/A			Email Address N/A	1.32									
	tion Number Check one hox in	categories A and B. Check C it	property is also a mobile home.										
(A) Status			) Property Type	(C)									
✓ Improved	✓ Single Family	Industrial	Mineral Interests-Nonproducing	State Assessed Mobile Home									
Unimproved	Multi-Family	Agricultural [	Mineral Interests-Producing	Exempt									
IOLL	Commercial	Recreational											
8 Type of Deed	Conservator	Distribution La	nd Contract/Memo Partition St	heriff Other									
Bill of Sale	Corrective		· —	ust/Trustee									
Cemetery	Death Certificate - Transfer on			arranty									
9 Was transfer part kind exchange (I.F.	I.C. § 1031												
Exchange) by buyer  Buyer S	<u> </u>	Easement Gift	Life Estate Sale	Trustee to Beneficiary									
	Seller ✓ No ✓ Court De ferred in full? (If No. explain the o		or Trust Partition Satisfaction of	Contract Other (Explain) or same use? (If No, state the intended use.)									
✓ Yes	, , , , , ,	,		or carrie door (in ric, clase the manage goe.)									
13 Was the transfer betw	veen relatives, or if to a trustee, a	are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)										
✓ Yes  No	Aunt or Uncle to Niece	or Nephew	Partnership, or LLC Self	Other									
	Brothers and Sisters	Grandparents	and Grandchild  Spouse										
	Ex-spouse	Parents and Cl	nild Step-parent and Ste	ep-child									
	arket value of the real property?		15 Was the mortgage assumed? (If Yes, state	,									
\$65,000	divide a current parcel of land?		✓ Yes										
Yes N	•		17 Was transfer through a real estate agent o of the agent or title company contact.)	Yes No									
18 Address of Property	-		19 Name and Address of Person to Whom the										
. ,	Street - Blue Hill,	Nehraska	Darren Bolte - P. O. Box 502 - Blue										
OOO O. EIDOI ()	oucet blue im,	IVCDIASKA											
18a 🗸 No address assi													
20 Legal Description (Atta	ach additional pages, if needed.)												
See attached	legal description												
	· ·												
		<b>N</b> 1/A											
21 If agricultural, list total	number of acres transferred in the	nis transaction N/A	·										
22 Total purchase pric	e, including any liabilities as	sumed		22 \$ 0.00									
	rty included in the purchase?			\$									
☐ Yes 🗸 No	(If Yes, enter dollar amount a	nd attach itemized list.) (see i	nstructions)	23									
24 Adjusted purchase	price paid for real estate (lin	ie 22 minus line 23)		24 \$ 0,00									
25. If this transfer is as	compt from the decumentary	stamp toy list the averation	number 5	8332551									
		stamp tax, list the exemption at I have examined this statemen	number  It and that it is, to the best of my knowledge as	nd belief true complete and									
correct, an	d that I am duly authorized to sig												
	d L. Alexander	d Phorocontation		(402) 462-9989									
sign	pe Name of Glantee or Authoriz	eu nepresentative	Attorney	Phone Number									
	of Grantee or Authorized Repres	sentative	Title										
here 'Signature	S. S. S. A. A. C. P. P. P. P. C. P.												
	Am 1/1	Register of Deed's Use On		For Dept. Use Only									
26 Date Deed Recorded	~~ -	mp or Exempt Number	28 Recording Data										
Mo Day _	TAL & EXC	IMP # DA	75 GOOD LD 2008	<u>M</u>									

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.

State of Nebraska County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of A.D., 2022, at 13:43 o'clock M. Recorded in Book 2022 on Page 2289

County Clerk

Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-13-200
SEXEMOLES BY QUE

### **QUITCLAIM DEED**

Katlyn J. Bolte, a married person, GRANTOR in consideration of and for good and valuable consideration and pursuant to a decree of dissolution of marriage entered in the Webster County District Court captioned Darren P. Bolte vs. Katlyn J. Bolte, case number Cl 21-68 hereby quitclaims and conveys to Darren P. Bolte, a married person, as GRANTEE the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

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.

Executed <u>25</u> day of <u>May</u>, 20<u>22.</u>

Kallyn Bolte, Grantor

STATE OF NEBRASKA

) ss.

COUNTY OF <u>Nebraska</u>

Before me, a duly authorized notary for said county and state, personally came Katlyn J. Bolte known to me to the identical person who signed the foregoing instrument and who acknowledged the execution thereof to be her free and voluntary act and deed on this 25

day of

GENERAL NOTARY - State of Nebraska
RICHARD L. ALEXANDER
My Comm. Exp. July 12, 2022

Notary Public

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date			77	S	School District Code											
91	20	22	2290	8/1	9/2022	Base:	91-00	02	Afi	iliated:		Unified:									
Location	ID	Sale	Number	Useability	v & Code #	Parcel Number															
0018033	300	2	259	4	05	GeoCde	Twn	Rng	Se	et Qrt	Subdiv	Агеа	Parcel								
		4491	1	11	4		00000	1	Blk 000	0000											
Land		Imp	rovements	1	otal	Date of Sale Property Classification Code															
758	,285		11,560		769,845						Location										
	Irrigation Type:					A) 1	B)	05	_	Zoning C) 5	D) 3	E)	0	F) 8							
LCG		A	CRES:	VA	LUE:		LCG			ACF		17									
IRRIGATE	D IA1		45.560		164,100	GR	ASSLA	ND 10	G1		0.290	· · · · · ·	VAL	98,410							
	1A		35.780		156,755			1	.G		7.230	- <u>-</u>		3,450							
	2A1		2.830		9,975			20	31	2	1.100	11,580									
	2A		1.300		4,980				:G	4	0.790	23,100									
	3A1							30	31					<u> </u>							
	3A						3G														
	4A1							40	71		0.100	30									
	4A		2.320		650			4	G	2	7.950	7,830									
DRYLAND	1D1		6.850		17,300	S	helterbe	-													
	1D		10.020		25,300	<u> </u>	A	Accretio	1.040												
	2D1		78.620	1	98,520			9,685													
<del></del>	2D		1.810		4,020			Othe													
	3D1 3.860 8,570							OTAI		39:	2.140		74	14,445							
	3D 4D1							Road	4-												
<del> </del>	4D1		0.120		100		Fa	rm Site	s _	:	L.000		1	.3,840							
		12- 1- 18- 14- 14- 14- 14- 14- 14- 14- 14- 14- 14	l l		190			me Site	_												
Den	ellings				6,520,23	Recreation															
Outbu			-		11,560	Other   Non-AG TOTAL   1.000   13.84															
				-	,500	INON-	AG I	UIAL	1		.000		1	3,840							

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

### NEBRASKA Good Life. Great Service.

## Real Estate Transfer Statement

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

**FORM**  To be filed with the Register of Deeds.
 Read instructions on reverse side. 521 If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Mo. 8 2022 Day 19 Yr. Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Estate of Hilda É. Reiher, deceased Grantee's Name (Buyer) Reiher Family Trust - Trustees Kim Brubaker & Richard Reiher Street or Other Mailing Address 725 N. Cherry Street Street or Other Mailing Address 725 N. Cherry Street State Zip Code 68970 City Red Cloud Red Cloud State **NE** 68970 Phone Number (402) 746-2712 Phone Number (402) 746-2712 Is the grantee a 501(c)(3) organization? V No Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address N/A Email Address N/A 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Revocable Trust Irrevocable Trust √ Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate Sale Trustee to Beneficiary Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ☐ No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$567,000 Yes ✓ No 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes **V** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent N/A 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.) See attached legal description 21 If agricultural, list total number of acres transferred in this transaction \_ 22 0!00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . 0100

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 and that I am duly authorized to sign this statement. Richard L. Alexander (402) 462-9989 ype Name of Grantee or Authorized Representative Phone Number sign Attorney here Title

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

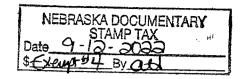
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008

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 S89º40'18"E, along North line of Section 9, 1300.75 feet to the Southeast corner of W1/2SW1/4 of Section 4, which is the true point of beginning; thence S89º40'18"E, along the North line of Section 9, 457.21 feet to the South line of the Railroad Right-of-Way; thence S65<sup>0</sup>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 S67005'18"E, 253.64 feet; thence \$12039'07"W, 331.36 feet to the center of the creek; thence along the center line of the creek, S78º41'11"E, 184.33 feet; thence S70º22'22"E, 131.38 feet; thence S79º32'29"E, 105.27 feet; thence N82º26'15"E, 113.33 feet; thence S80º42'22"E, 799.94 feet; thence N88º40'33"E, 175.86 feet; thence N76º39'58"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 S33º12'35"E, 112.41 feet; thence S47º24'34"E, 91.00 feet; thence S72º15'44"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 N72º10'55"W, 594.17 feet; thence S87º00'18"W, 90.31 feet; thence 11°35'11"W, 879.40 feet to the South line of the NE1/4 of Section 8; thence N89°35'44"W, along the South line of NE1/4 Section 8, 804.26 feet; thence N40°39'27"E, 527.44 feet; thence N27º32'51"E, 235.45 feet; thence N05º52'33"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<sup>0</sup>45'33"E, along South line of the Railroad Right-of-Way, 2873.78 feet to the East line of the W1/2SW1/4 of Section 4; thence S00°26'46"W, along East line of W1/2SW1/4, 202.54 feet to the point of beginning, said tract contains 367.61 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 12 day of 500 A.D., 2000, at 10145 o'clock P.M. Recorded in Book 2000 on Page 2090-2091 County Clerk 610.00 Peputy 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 S89º40'18"E, along North line of Section 9, 1300.75 feet to the Southeast corner of W1/2SW1/4 of Section 4, which is the true point of beginning; thence S89040'18"E, along the North line of Section 9, 457.21 feet to the South line of the Railroad Right-of-Way; thence S65<sup>0</sup>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 S67005'18"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 N88º40'33"E, 175.86 feet; thence N76º39'58"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 S33º12'35"E, 112.41 feet; thence S47º24'34"E, 91.00 feet; thence S72º15'44"E, 94.57 feet; thence S00°06'06"E, 62.72 feet; thence S50°48'18"W, 124.02 feet; thence S04<sup>0</sup>06'03"E, 54.92 feet; thence S35<sup>0</sup>43'57"E, 102.77 feet; thence N76<sup>0</sup>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

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

Executed this 

Adaption of August 1022.

By Kim M. Brubaker, Personal Representative

State of Nebraska	
County of Adams	) ss. )
The foregoing i	nstrument was acknowledged before me on this 19th day of
august	20 <sup>22</sup> by Kim M. Brubaker who identified berself to m

to be the Personal Representative of the Estate of Hilda E. Reiher, Deceased.

GENERAL NOTARY - State of Nebraska
DENISE L. ALEXANDER
My Comm. Exp. April 13, 2025

Dense L. alexander Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page			Sale	Date			School District Code													
91	20	)22	2339		8/	29	/2022	Ba	se:	91-	-000	2	Aff	iliat	ed:			U	nifi	ed:			
Location	Ю	Sale	Number	1	Useabi	lity	& Code#			,				Pa	ircel N	Number							
0001205	500	:	260		4		05	Geo	Cde	Tv	vn	Rng	Sec	ct	Qrt	Subdiv		Are	a	Blk	Parcel		
	D	ate of S	ale Assesse	d Va	lue			43	71				00	)	0	10	020	-		001	0000		
Land		Imp	rovements			To	tal				Dat	e of S	Sale	Pro	perty	Cl	assific	itio	n C	ode			
	515		49,34	0			49,855	St	Status Property Type Zoning Location									City Size Parcel Size					
Assessor Lo	cation:	RED	CLOUD (	RC)			· · ·	A)	1	E	3)						) 1	E		6	F) <b>1</b>		
							Residential									Co	mmer						
	Mul	tiple Imp	rovements:	Mul	ltiple. Im	prove	ements.:		-		Multiple. Improvements. :												
		Constr	uction Date:	Con	struction	Date	: 19	70			Construction Date :												
	·		Floor:	Floo	or Sq. Ft.	:	1,2				Floor Sq. Ft. :												
	······································		g Cost New:	Cos			136,1				Cost:												
Single Family		101	<u> </u>			-	ndition: 30	)			Cor	nmer	cial	Occ	upanc	y Co	ode:						
(100)		ne			<u> </u>		m Out	_			Primary: Other1: Other2:												
(101) <b>★</b> One (102) □ Two				(20)			ly Worn		-		Commercial Construction Class:  (1) □ Fireproof Structural Steel Frame												
(102) 🗆 1wo		<del></del>		(30) 🗷 Average							(1)								ne_				
(104)  1 1/2				(40)		Goo		_	_	_	(2)				_		ete Fran	18					
(111)  Bi-L	<u>_</u>			(50) □ Very Good (60) □ Excellent											y Bear								
(106) □ Othe				(vv) Li Lacellelli													med Ex	t. W	alls				
Townhouse or		Style:		Resi	idential	alife: 30	(5)				rame a	nd V	Walls			<del></del>							
(301) 🗆 One				Residential Quality: 30 (10) □ Low							(6)		Pole	FIE	me		-						
(302)   Two				(20)						_	Cost Rank:						ndit						
(307) 🗆 1 1/2	Story			(30)		Aver	age		_		<del>  ` ´</del>	(0.0)							☐ Worn Out				
(308) 🗆 Split	Level			(40)		Good				-	(30)												
(309) 🗆 21/2	Story			(50)		Very	Good				<u>``</u>	(30)         □         Above Average         (30)         □         Average           (40)         □         High         (40)         □         Good											
(304) 🗆 One S	Story Di	ıplex		(60)		Exce	llent				(50) □ Very Good												
(305) 🗆 Two:	Story D	uplex		. 200					7-77-				<del></del>			-/		-		xcellen			
Assessor's	Adjus	tment 1	to Sale Pr	ice	(+ or	-):						- (				-							
Assessor Com			ason for Ac	ljust	tment:		<del></del>		-				=-		<del></del>		<del></del>			<del>-</del>			
QCD; DIS	SSOLU	TION	_																-				
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· <u> </u>				-	_										<u>.</u>								
Comments fro			<del></del>	_		<del>-</del>			Co	mm	ents:												
00012050						_				шШ	ents:									<del>_</del>			
																_							
					<u>.</u>	<u>.</u>													(6	Continue	on back)		

### NEBRASKA

Good Life. Great Service.

## **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	d unless this statemer	nt is signed and items 1-2	25 are accurately complete	d.
1 County Name	2 County Number	Provide Control of the Control of th	3 Date of Sale/Transfer	4 Date of Deed	
5 Grantor's Name Addre	WEBSTER - 91 ess, and Telephone (Please Print)	· ·	Mo. 08 Day 29		Day 31 Yr. 2022
Grantor's Name (Seller)			Grantee's Name, Address Grantee's Name (Buyer)	s, and Telephone (Please Print	)
Christopher J. Sto Street or Other Mailing Ad	cker		Tracy J. Stocker		
101 Parkview Circ	ele		Street or Other Mailing Addr 118 E 7th Avenue	ess	
Red Cloud	State NE	Zip Code <b>68970</b>	City Red Cloud	State <b>NE</b>	Zip Code 68970
Phone Number (785) 564-2302			Phone Number (402) 746-2269	Is the grantee a 501(c)(3) orga	nization? Yes V No
Email Address			Email Address	If Yes, is the grantee a 509(a) f	oundation? Yes V No
7 Property Classification	n Number. Check one box in catego	ories A and B. Check C if	tracystocker88@gm	all.com	
(A) Status			Property Type		(C)
✓ Improved	Single Family Ind	ustrial [	Mineral Interests-Nonprodu	icing State Assess	
Unimproved		icultural	Mineral Interests-Producing	Exempt	
	AL I	creational			
	onservator orrective		nd Contract/Memo Partition	<u></u>	Other
	eath Certificate - Transfer on Death	Easement Lea	<u>—</u>	nal Rep. Trust/Trustee laim Warranty	
9 Was transfer part of	IRS like- 10 Type of Transfer	Distribution Forecle			Transfer on Death
kind exchange (I.R.C. Exchange) by buyer or s	seller? Auction	Easement Gift	Life Estate	ī.	Trustee to Beneficiary
	er No Court Decree	Exchange Granto			Other (Explain)
Yes No_	ed in full? (If No, explain the division.)	<u> </u>	12 Was real es	tate purchased for same use? (I	f No, state the intended use.)
13 Was the transfer between	n relatives, or if to a trustee, are the tr	rustor and beneficiary relat	ļ <del></del>		
✓ Yes    No	Aunt or Uncle to Niece or Neph		artnership, or LLC Sel		ther
	Brothers and Sisters	Grandparents a		ouse	
	Ex-spouse	Parents and Ch	ild Ste	p-parent and Step-child	
	et value of the real property?			ed? (If Yes, state the amount an	d interest rate.)
\$36,755	ride a current parcel of land?			\$	%
Yes V No	and a deficit parties of land:		of the agent or title compa	al estate agent or a title company ny contact.) Yes	y? (If Yes, include the name
18 Address of Property			19 Name and Address of Pers	son to Whom the Tax Statement	
118 E. 7th Avenue Red Cloud, NE 689			Tracy J. Stocker	The fact of the fa	Chould be cent
			118 E. 7th Avenue	,	
18a No address assigne	additional pages, if needed.)		Red Cloud, NE 68970	) 	
Lots One (1) and	d Two (2) Block One	(1) Cmith 9 M.	namala Askiliti t		_
Nebraska.	d Two (2), Block One	(1), Smith & MC	pore's Addition to	Red Cloud, Webst	er County,
, voolasia.					
1 If agricultural, list total nun	nber of acres transferred in this transa	action			
22 Total purchase price i	including on the little			[6	
23 Was non-real property i	including any liabilities assumed included in the purchase?	• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •	22 <sup>©</sup>	0.00
	es, enter dollar amount and attac	h itemized list.) (see in	structions)	23	
	ce paid for real estate (line 22 mi			\$	0:00
				24	000
Under n	pt from the documentary stamp t	ax, list the exemption n	number / 0-902(5)(a)	•	
correct, and the	enalties of law, I declare that I have at I am duly authorized to sign this sta	atement.	and that it is, to the best of m	y knowledge and belief, true, c	omplete, and
Tracy J. S					(402) 746-2269
sign Print or Type N	Name of Grantee or Authorized Repre	sentative	0		Phone Number
· · //we	Graniee or Authorized Representative			ntee	8-31-22
nere <sup>* Signature of G</sup>		Tri	ue		Date
Date Deed Recorded	Regist 27 Value of Stamp or Ex	er of Deed's Use Only			For Dept. Use Only
a 15	r. 22 S Exempor Ex		RECORDING Data	\ 200	
Mo Y braska Department of Revenue		J T JUL	BK2022, Kg =	Authorized by Niet	Por Stat SS 70 014 77 1007/5
	. Supersedes 96-269-2008 Rev. 6-2019		J	Authorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)

_	ECON SOME TAGE SIDE
State of Nebraska Ss. County of Webster Ss. Entered on the	
numerical index and filed for record in the	
Clerk's office of said county this 15 day of Sept A.D., 2022, at 12:48	
o'clock DM. Recorded in Book abad on Page 339	NEBRASKA DOCUMENTARY
Jaure Poto Kounty Clerk  A Deputy	STAMP TAX
IndCompAssessorCarded	\$ Exempt # Sa By as
A	
	AIM DEED
GRANTOR, in consideration of a Decree of Dis	person and former spouse of Tracy J. Stocker, a
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 I STOCKER a single person of
GRANTEE, the following described real estate (a County, Nebraska:	s defined in Neb. Rev. Stat. §76-201) in Webste
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	
Discouled on this of day of 10605	, 2022.
	$\Omega$
	Christopher J. Stocker, Grantor
STATE OF NEBRASKA )	<b>/</b>
) ss. COUNTY OF WEBSTER )	
The farmer is a second of the farmer is a se	
The foregoing instrument was signed and a	ified to me to be Christopher J. Stocker, the
bove-named Grantor.	ared to me to be emistopher 3. Stocker, the
A CIUDAL MATERIA AL-	
GENERAL NOTARY - State of Nebraska STACY RASSER	Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page		S	ale	Date	Base: 91-0074 Affiliated: Unified:											
91	20	)22	2340		8/2	23,	/2022												
Location	D	Sale	Number	1	U <b>seabili</b>	ty .	& Code#	Parcel Number											
0003178	300	2	261		4		05	GeoCde	Т	wn	Rng	Sect	Qrt	T	Subdiv	Area	Bik	Parcel	
	Date of Sale Assess		le Assesse	ed Value			4133		<u></u>		00	0	1	20010		000	0000		
Land		Imp	rovements			To	tal			D	ate of S	Sale F	roper	_	Classific	ation			
2	2,745 144,46			60 147,205 Status			T		erty Ty		Zoning Location			<u> </u>	City Size Pare				
Assessor Lo	cation:	BLUE	HILL (	BH)				A) 1	T:	B)	01		) 1	$\dashv$	D) <b>1</b>	E)	6	F) 3	
						]	Residentia								Commer				
	Mul	tiple Imp	rovements:	Mul	tiple. Impr	ove	ments.:	<u> </u>	<u> </u>	I	fultiple	Improv	ements :						
		100	ction Date:							Multiple. Improvements. :  Construction Date :									
			Floor:	Floo	r Sq. Ft. :		1,3	80		┰	loor Sq.								
		Building	Cost New:	Cost	:		210,1	30			ost :			_					
Single Family		101		Res	idential (	Cor	idition: 3	5		C	ommer	cial O	ccupan	CV	Code:		· · · · · · · · · · · · · · · · · · ·		
(100) □ Mob		ne		(10)	V 🗆 (	Vor	n Out			7	imary:			_	x1:	(	Other2:		
(101) 🗷 One	<u>_</u>			(20)	) <u> </u>	adl	y Worn			C	ommer	cial C			n Class:		-		
(102) 🗆 Two				(30)	<b>X</b> A	vei	age			$\neg$					tural Steel	Frame			
(103) 🗆 Split				(40)	i Be G	00	d				2) 🗆	Reini	orced C	lon	crete Fran	ne			
(104) 🗆 1 1/2	<u>-</u>	<del></del>		(50) U Very Good (3) Masonry Bearing Walls															
(111)				(60)	□ E2	xce	llent			(4) Uood or Steel Framed Ext. Walls									
(106) □ Othe										(	5) 🗆	Metal	Frame	ano	d Walls				
Townhouse or 1		Style:					lity: 30	·		(	6) 🗆	Pole l	Frame						
(301) □ One :				(10)					_	Co	st Ran	k:	-		Co	nditio	n:		
(302)  Two				(20)						(1	0) 🗆	Low			(10	0) 🗆	Worn C	Out	
(307) □ 1 1/2 (308) □ Split:		<del></del>		(30)		_	age			(2	0) 🛘	Avera	ge		(20	)) 🗆	Badly V	Vorn	
(309) 🗆 3pht.				(40)		ood				(3			Avera	ge	(30	)) 🗆	Average	<u> </u>	
(304)  One S		ınlov		(50)		<u> </u>	Good			(4	0) 🗆	High			(40	) 🗆	Good		
(305)    Two S				(60)	□ Ex	cel	lent								(50	)) 🗆	Very Go	ood	
						_				<u>L</u>					(60	) [	Exceller	ıt	
Assessor's A						):		·											
Assessor Com WD; 4 DE																	. <u>.</u> <u> </u>		
MD, 4 DE		AGAIN	ST I PA	RCE															
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Comments fro			<del></del> .				<del></del>	Co	mn	nent	s:				<del></del>				
00031780	0																		
			<del></del>			_													
				-													(Continu	on back)	

FORM **521** 

Real Estate Transfer Statement

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

The deed will not be recorded unless this statement is	s signed and items 1-25 are accurately completed.								
1 County Name 2 County Number 3  WEBSTER - 91	B Date of Sale/Transfer  Mo. 08 Day 23 Yr. 2022 Mo. 08 Day	7 <u>29</u> Yr. <u>2022</u>							
	Mo Day Yr Mo Day Yr 6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Janet Petersen	Grantee's Name (Buyer) Amy S. Ostdiek, Amber D. Stoner, and Ann	ette B. Spencer							
	Street or Other Mailing Address C/O Amber D. Stoner, 1372 RD R								
	ity State Red Cloud NE	Zip Code 68970							
Phone Number (605) 391-2152	Phone Number 402) 746-0500 Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four								
Email Address En/a E	mail Address 1/a								
7 Property Classification Number. Check one box in categories A and B. Check C if pro	operty is also a mobile home.								
	roperty Type	(C) Mobile Home							
✓ Improved       ✓ Single Family       Industrial       Mineral Interests-Nonproducing       State Assessed         Unimproved       Multi-Family       Agricultural       Mineral Interests-Producing       Exempt         IOLL       Commercial       Recreational									
	Contract/Memo Partition Sheriff	Other							
Bill of Sale Corrective Easement Lease Cemetery Death Certificate – Transfer on Death Executor Minera	`								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		ansfer on Death							
Exchange) by buyer or seller?  Buyer Seller No Court Decree Exchange Grantor Ti		ustee to Beneficiary her (Explain)							
11 Was ownership transferred in full? (If No, explain the division.)  V Yes No	12 Was real estate purchased for same use? (If N								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relative									
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Parti		er							
Brothers and Sisters Grandparents and	<del></del> ·								
Ex-spouse Parents and Child  14 What is the current market value of the real property?	Step-parent and Step-child Was the mortgage assumed? (If Yes, state the amount and it	interact rate \							
\$51,250	Yes No \$	%							
16 Does this conveyance divide a current parcel of land?  Yes No	Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name							
	310 N. Payne St. (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	30 \$	54.050.00							
23 Was non-real property included in the purchase?		51,250,00							
Yes No (If Yes, enter dollar amount and attach itemized list.) (see inst	tructions)	0,00							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 <sup>°</sup>	51,250 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 a correct, and that I am duly authorized to sign this statement.  David B. Garwood	nd that it is, to the best of my knowledge and belief, true, co	mplete, and (402) 746-3613							
Print or Type Name of Grantee for Authorized Representative		Phone Number							
sign florid Lawood	Attorney	Sept/6, 2022							
here Signature of Granted or Authorized Representative Title	2	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							
Mo. 9 Day 16 Yr. 22 \$ 17.00	BK 2022 Pa 2340								
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019		ev. Stat. §§ 76-214, 77-1327(2)							

A tract of land in the West Half (W½) 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 7 <sub>SS</sub>
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
o'clock OM. Recorded in Book 2022
on Page <u>* みるり</u>
Louise Patr Mounty Clerk
10.∞ <u>O</u> Deputy
IndCompAssessorCarded

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

### 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 (W½) 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 Hagust 39, 2022.	Janet Petersen
SE STARY OF GOVERN GOVERN	Janet Petersen
SERVATE OF SOUTH DAKOTA, COUNTY  PUEDE foregoing instrument was acknowledge  POF Souties.	OF <u>Pennington</u> ) SS.  August ed before me on September 29, 2022, by Janet
E of governen.	Courtous December

Comm. expires December 27, 2027

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale Date					S	cho	ol Dis	trict Coc	le			hubunda
91	20	22	2341		8/	23/2022	В	ase: S	91-0	074	Aff	iliate	ed:	-	U	Inific	ed:	
Location	ID I	Sale	Number	Us	eabi	lity & Code	#					Pa	rcel l	Number				
0003178	300	2	62		4	05	G	eoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Are	ea	Blk	Parcel
	D	ate of Sa	le Assessed	Valu	ıe		4	133			0	0	0	20010			000	0000
Land		Impi	rovements			Total			I	Date of	Sale	Pro	perty	/ Classifi	catio	n C	ode	
2	,745		144,460	5		147,20	5	Status	Pr	operty Ty	рe	z	oning	Locatio	on	City	Size	Parcel Size
Assessor Lo	cation:	BLUE	HILL (F	3H)			A	) 1	B)	01		C)	1	D) 1	E	E)	6	F) <b>3</b>
						Residen	tial							Comme	rcial			
	Mul	tiple Imp	rovements:	Multij	ole. Im	provements.:				Multiple.	Impr	oven.	ents.:					·
		Constru	ıction Date:	Const	ruction	n Date :	1972			Construc	tion I	Date :						
			Floor:	Floor	Sq. Ft	. 1	,380			Floor Sq.	Ft. :							
	i i i i i i i i i i i i i i i i i i i	Building	g Cost New:	Cost:		210	,130			Cost:								
Single Family	y Style:	101	\$15 T. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	Resi	denti	al Condition:	35			Comme	rcia	l Occ	cupan	cy Code:				
(100) 🗆 Mo	obile Hon	ne	7	(10)		Worn Out				Primary	:		Ot	ther1:		0	ther2:	
(101) 🗷 On	e Story			(20)		Badly Worn				Comme	rcia	l Cor	ıstruc	tion Class	i:			-
(102) 🗆 Tw	o Story			(30)	*	Average				(1)	] Fi	repro	oof Str	uctural St	el Fra	ame		
(103) 🗆 Spl	lit Level			(40)	*	Good				(2)	l Re	einfo	rced C	Concrete F	rame			
(104) 🗆 11.	/2 Story			(50)		Very Good				(3)	l M	ason	гу Веа	ring Wall	3			ii.
(111) 🗆 Bi-	Level			(60)		Excellent				(4)	1 W	ood	or Ste	el Framed	Ext. V	Walls	s	
(106) 🗆 Oth	her									(5)	l M	etal l	Frame	and Walls				
Townhouse o	r Duples	Style:		Resi	dentia	al Quality: 3	30	1 1		(6)	Po	ole Fi	rame					
(301) 🗆 On	e Story			(10)		Low				Cost Ra	nk:	. :			Conc	litio	n:	
(302) 🗆 Tw	o Story			(20)		Fair				(10)	Lo	ow			(10)		Wom	Out
(307) 🗆 11.	/2 Story			(30)	*	Average			ì	(20)	I A	vетар	ge		(20)		Badly	Wom
(308) 🗆 Spl	lit Level			(40)		Good				(30) □	] A	bove	Avera	ıge	(30)		Averag	ge
(309) 🗆 21	/2 Story			(50)		Very Good				(40) □	l Hi	igh			(40)		Good	
(304) 🗆 On	e Story I	Duplex		(60)		Excellent									(50)		Very (	Good
(305) □ Tw	o Story I	Duplex				egenetic and the first section of									(60)		Excelle	ent
Assessor's	s Adju	stment	to Sale P	rice	(+ o	r -):		•										
Assessor Co	omment	s and Re	eason for A	djust	men	t:												
WD; 4	DEEDS	AGAI	NST 1 P	ARCI	EL													
									~									
Comments 000317								•	Comm	ents:								
000317	800																	
		-																
																	(Conti	nue on back)

## **Real Estate Transfer Statement**



**FORM** 521

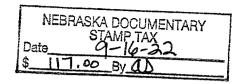
Good Life. Great Service.

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

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 7r. 2022 Mo. 08 Day 30 Yr.	2022									
	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 State Zip Code 85050		Zip Code 68970									
Phoenix AZ 03030 Phone Number (602) 909-1768	Phone Number Is the grantee a 501(c)(3) organization?	Yes 🗸 No									
Email Address	Email Address	Yes UNo									
n/a  7 Property Classification Number. Check one box in categories A and B. Check C if p	n/a										
	Property Type	(C)									
✓ Improved     ✓ Single Family     Industrial       ☐ Unimproved     ☐ Multi-Family     ☐ Agricultural       ☐ IOLL     ☐ Commercial     ☐ Recreational	Mineral Interests-Producing Exempt	Mobile Home									
8 Type of Deed Conservator Distribution Land Bill of Sale Corrective Easement Leas Cemetery Death Certificate – Transfer on Death Executor Mine											
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller No Court Decree Exchange Grantor 11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Trustee to Bend	eficiary									
✓ Yes	Yes										
Brothers and Sisters Grandparents ar Ex-spouse Parents and Chi	artnership, or LLC Self Other										
14 What is the current market value of the real property? \$51,250	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 agent or title company contact.) Yes	ide the name									
310 N. Payne St. Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Set (Same as Grantee)	nt									
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		,250 <mark> 00</mark>									
23 Was non-real property included in the purchase?  Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)	0,00									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 51	,250 <mark> </mark> 00									
25 If this transfer is exempt from the documentary stamp tax, list the exemption is	numbern/a										
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  David B. Garwood	t and that it is, to the best of my knowledge and belief, true, complete, and $(402)$	746-3613									
Print of Type Name of Grantee or Authorized Representative	Attorney Sept	µmber , 2022									
here Signature of Grantee or Authorized Representative	Title Date										
Register of Deed's Use Onl	ly For Dep	t. Use Only									
26 Date Deed Recorded  Mo. 9 Day 16 Yr. 22 Samp or Exempt Number  \$ 17 Value of Stamp or Exempt Number \$ 17.00	28 Recording Data BK 2022, Pa 2341										
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76	-214, 77-1327(2)									

A tract of land in the West Half (W½) 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	e of Nebra	iska 🤾 ss.	
Cour	ity of Web	ster	
			Entered on the
nume	erical inde	x and filed f	or record in the
Clerk	c's office o	of said county	this lo day
			at 2:07
o'clo	ck_DM	Recorded	in Book 2622
on Pa		1341	
	ause	Peter	∕Coµnty Clerk
	10.00		a 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 (W½) 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 Schimke

STATE OF ARIZONA, COUNTY OF Mancopa ) ss.

ELIZABETH CATHRYN TUCKER Notary Public - Arizona Maricopa County Commission # 601296

The foregoing instrument was acknowledged before me on September 30, 2022, by Pamela

Schimke.

My Comm. Expires Apr 25, 2025

Comm. expires 4/25/2025

Notary Public

## Residential & Commercial Sales Worksheet

Cnty No.	Book	Page			Sale I	)ate					Scho	ol Dis	strict Co	le					
91	2022	2342		8/	/23/	2022	Base:	91-0	074	Af	filiat	ted:		U	nified:				
Location	ID I	Sale Number	U:	seabi	lity &	Code#					Pa	arcel l	Number						
0003178	300	263	1.0	4		05	GeoCde	Twr	Rng	S	ect	Qrt	Subdiv	Are	a B	k	Parcel	l	
	Date	of Sale Assesse	d Val	ue			4133			0	00	0	20010	)	00	0	0000	)	
Land		Improvements			Tota	al			Date of	Sal	e Pr	opert	y Classif	catio	n Cod	8			
2	,745	144,46			14	7,205	Status	P	roperty T	ype	Z	oning	Locati	on	City Size	e P	arcel Si	ze	
		LUE HILL (					A) 1	B)			0)		D) <b>1</b>	E		F	) 3		
					R	esidentia	I .			+ + +			Commo	rcial					
	Multipl	e Improvements	Multi	ple. In	nproven	nents.:			Multiple	. Imp	rover	nents.:						_	
	75. V. J.	onstruction Date	1	-	n Date :	1.0	72		Constru	ction	Date	:							
		Floor	Floor	Sq. F	t. :	1,3	80		Floor So	ı. Ft.	:				· w.	_			
	Bı	ilding Cost New				210,1	.30		Cost:										
Single Family					al Con	dition: 3	5	77 74 5 5 54	Comm	ercia	al Oc	cupan	cy Code:			٠.			
(100) □ Mo			(10)			ı Out			Primar				ther1:		Othe	r2:			
(101) 🗷 One			(20)		Badl	y Worn			Comm	ercia	al Co	nstruc	tion Clas	s:					
(102)   Two			(30)		Aver				(1) [	∃ F	irepr	oof Str	uctural St	eel Fra	me				
(103) 🗆 Spli	it Level		(40)	<u>*</u>	Good				(2) [	⊐ R	einfo	orced (	Concrete F	rame					
(104) 🗆 11/	2 Story		(50)		Very	Good			(3) [	□ N	/lasoi	ту Ве	aring Wall	S					
(111) 🗆 Bi-I	Level		(60)		Exce	llent			(4) [	□ W	Vood	or Ste	el Framed	Ext. V	Valls	_			
(106) □ Oth	ıer		- :					5, 1 mil	(5) [	J M	(letal	Frame	and Walls	ls					
Townhouse or	Duplex St	yle:	Resi	denti	al Qua	lity: 30			(6) [	J P	ole F	rame							
(301) 🗆 One	e Story		(10)		Low				Cost R	ank:				Cond	ition:				
(302) 🗆 Two	o Story		(20)		Fair				(10)	J L	ow			(10)	□ W	orn Ot	ıt		
(307) 🗆 11/	2 Story		(30)	*	Aver	age			(20)	□ A	vera	ge		(20)	□ Ba	dly W	orn		
(308) 🗆 Spli	it Level		(40)		Good	1			(30) [	] A	bove	e Avera	age	(30)	□ Av	erage			
(309) 🗆 21/	2 Story		(50)		Very	Good			(40) I	ΙН	ligh			(40)	□ Ge	od			
(304) 🛮 One	Story Dup	lex	(60)		Exce	llent						· . · · · ·		(50)	□ Ve	ry Go	od		
(305) 🗆 Two	o Story Dup	lex												(60)	□ Ex	cellent	t		
Assessor's	Adjustn	nent to Sale 1	Price	(+ 0	r -):														
Assessor Co	mments a	nd Reason for A	Adjus	tmen	t:			•											
WD; 4 I	DEEDS A	GAINST 1	PARC	EL															
						<del></del>													
0	•							~											
Comments f								omn	nents:				·						
0003176	500																		
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															(C	ontinu	e on bac	k)	

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

### **Real Estate Transfer Statement**

**FORM** 521

DEPARTMENT OF REVENUE

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

 If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name Mo. 08 Mo. 08 Day 23 Yr. WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Peggy Orchard 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 Street or Other Mailing Address 190 Amhurst Court Zip Code 46385 Red Cloud State NF State IN <sup>Sity</sup> Valparaiso Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number (402) 746-0500 Yes Phone Number 7044 Email Address 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. (B) Property Type (C) (A) Status Mobile Home Single Family Mineral Interests-Nonproducing State Assessed Industrial Exempt Agricultural Mineral Interests-Producing Unimproved ☐ Multi-Family IOLL Recreational Commercial Sheriff Other Distribution Land Contract/Memo Partition 8 Type of Deed Conservator Easement Personal Rep. Trust/Trustee Lease Bill of Sale Corrective Mineral Quit Claim ✓ Warranty Executor Cemetery Death Certificate - Transfer on Death Irrevocable Trust Revocable Trust Transfer on Death 9 Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Sale Trustee to Beneficiary Auction Easement Gift Life Estate Exchange) by buyer or seller? Satisfaction of Contract Other (Explain) Buyer Seller No Court Decree Exchange Grantor Trust Partition 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Aunt or Uncle to Niece or Nephew Yes Grandparents and Grandchild Spouse Brothers and Sisters Step-parent and Step-child Ex-spouse Parents and Child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$51,250 V No Yes \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes **✓** No Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 310 N. Payne St. (Same as Grantee) Blue Hill. NE 68930 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 51,250.00 22 23 Was non-real property included in the purchase? 00 0 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 51.250:00 24 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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. (402) 746-3613 Phone Number e or Authorized Represent Attorney Sept ignature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded 0 \$ 00 ΙØ Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Bevenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

A tract of land in the West Half (W½) 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.

BOOK 2022 PAGE 2342

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
of Sept A.D., 20 aa, at 2:09
o'clock D.M. Recorded in Book and a
on Page 344

One of Sept A.D., 20 aa, at 2:09
o'clock D.M. Recorded in Book and a
on Page 344

One of Sept A.D., 20 aa, at 2:09
o'clock D.M. Recorded in Book and a
one page 344

One of Sept A.D., 20 aa, at 2:09
o'clock D.M. Recorded in Book and a
o'clock D.M. Re

401 North Webster Street, Red Cloud, NE 68970



### 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 (W½) 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 // , 2022.	Legas Dock	hard
Notary Public, State of Indiana Porter County Commission # 701823 My Commission Expires August 05, 2025	Peggy Orchard	
STATE OF INDIANA, COUNTY OF	orter ) ss.	(
The foregoing instrument was acknowledge Orchard.	ed before me on September/_	, 2022, by Peggy
Comm. expires 8-5-2075	Notary Public JASon	1.4,00
Garwood & McCracken, Lawyers	Ph/Fax (402) 746-3613	Page 1 of 1 pages

DAVEF:\wp\2022\grandstf\PEGGY.WD.8/26/22

# Residential & Commercial Sales Worksheet

91	Cnty No.	Boo	k	Page			Sale Date					Sch	ool Di	strict	Code							
1	91	202	2	2343		8/	23/2022	Base:	91-0	074	A	ffilia	ated:			Uni	fied:					
Mathine   Math	Location	ID I	Sale	Number	Us	eabi	lity & Code#					P	arcel .	Num	ber	a de esta de la compansión de la compans						
Total   Tota	0003178	800	2	64		1		GeoCde	Twi	n Ring	ŗ T	Sect	Qrt	Su	bdiv	Area	Blk	Parcel				
2,745	e e e	Dat	te of Sa	le Assessed	Valu	1e		4133		- 1		00	0	20	010		000	0000				
Assessor Location:   BLUE HILL (BH)	Land		Impi	rovements			Total			Date of Sale Property Classification Code												
Assessor Location: BLUE HILL (BH)	2	,745	<u> </u>	<u> </u>	)		147,205	P	roperty	Туре		Zoning	L	ocation	Ci	Parcel Size						
Nultiple Improvements   Multiple Improvements   Mult			BLUE	HILL (E	 3H)			A) 1	B)	01	L	C	) 1	D)	1	E)	6	F) <b>3</b>				
Construction Date   Construction Date   Floor Sq. Pt.   1,780   Flore Sq. Pt.   1,780   Floor Sq. Pt.   1,780   Flore Sq. Pt.   1,780   Floor Sq. Pt.   1,780   Flore Sq. Pt.   1,780   Floor Sq. Pt							Residentia	al					. A	Co	mmer	cial						
Construction Date   Construction Date   1972		Multi	ple Imp	rovements:	Multi	ple. In	provements.:			Multip	le. In	iprove	ments.	:								
Building Cost New;   Cost :   210,130   Cost :		The second second					4 /	972		Constr	uctio	n Date	e :									
Single Family Style:   101				Floor:	Floor	Sa. Ft	.: 1,:	380		Floor S	Sq. Ft	. :			_			<u></u>				
Single Family Style: 101   Residential Condition: 35   Commercial Occupancy Code:		j	Building	Cost New:				130		Cost:												
Other   Othe	Single Famil	V 3 / 2 / 4 / 5			Resi	denti	al Condition:	35		Com	nerc	ial O	ccupar	ісу Со	ode:							
(102	· · · · · · · · · · · · · · · · · · ·		3							Prima	ry:		С	ther1:			Other2:					
102	(101) 🗷 On	e Story			(20)		Badly Worn			Comr	nerc	ial C	onstru	ction (	Class:							
(103	_ `				(30)	*	Average			(1)		Firep	roof St	ructur	al Stee	l Fram	е					
11/2 Story		-			(40)	*	-			(2)		Reinf	forced (	Concr	ete Fra	me						
Comments from   Comments fro	` '				(50)		Very Good		•	(3)		Masc	onry Be	aring	Walls							
Commonse or Duplex Style:										(4)		Woo	d or Ste	eel Fra	med E	xt. Wa	ills					
Control   Cont										(5)		Meta	l Frame	e and '	Walls							
Coll     One Story   Coll   David   Cost Rank   Conduction   Coll   One Story   Coll   Pair   Coll   Cow   Coll   One Story   Coll   One Story Duplex   One Story Duplex   Coll   One Story Duplex   One Story	Townhouse o	r Duplex	Style:		Resi	dentia	al Quality: 30			(6)		Pole :	Frame			_						
307     1 1/2 Story					(10)		Low		· · · · · · · · · · · · · · · · · · ·	Cost	Ranl	ζ:			. (	ondit	ion:					
Split Level	(302) 🗆 Tw	o Story			(20)		Fair		- 0 1	(10)		Low			(	10) E	] Worn	Out				
Comments from   Comments   Comm	(307) 🗆 11	/2 Story			(30)	*	Average			(20)		Avera	age		(	20) [	I Badly	Worn				
(304) □ One Story Duplex (60) □ Excellent (50) □ Very Good (305) □ Two Story Duplex (60) □ Excellent  Assessor's Adjustment to Sale Price (+ or -):  Assessor Comments and Reason for Adjustment:  WD  Comments from Comments:  000317800	(308) 🗆 Spl	lit Level			(40)		Good			(30)		Abov	e Aver	age	(	30) E	] Avera	ige				
(305)  Two Story Duplex  Assessor's Adjustment to Sale Price (+ or -):  Assessor Comments and Reason for Adjustment:  WD  Comments from  Comments:  000317800	(309) 🗆 21	/2 Story			(50)		Very Good			(40)		High			(	40) C	] Good					
Assessor's Adjustment to Sale Price (+ or -):  Assessor Comments and Reason for Adjustment:  WD  Comments from Comments:	(304) 🗆 On	e Story Du	ıplex		(60)		Excellent								(	50) E	] Very	Good				
Assessor Comments and Reason for Adjustment:  WD  Comments from Comments: 000317800	(305) 🗆 Tw	o Story Di	uplex												(	60) E	l Excel	lent				
WD  Comments from Comments: 000317800	Assessor'	s Adjus	tment	to Sale P	rice	(+ o	r -):															
Comments from Comments: 000317800	Assessor Co	omments	and R	eason for A	djusi	men	t:			<u>"</u>												
000317800	WD											-										
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(Continue on back)	000317	800																-				
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(Continue on back)								-														
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### NEBRASKA Good Life Great Service

### **Real Estate Transfer Statement**

264

FORM **521** 

Good Life. Great Service.

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer  Mo. 08 Day 23 Yr. 2022  Mo. 08 Day Day 20 Day	
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. Day Yr. Mo. Day  6 Grantee's Name, Address, and Telephone (Please Print)	11
Grantor's Name (Seller) Melinda and Jahn Grandstaff	Grantoo's Nama (Buyar)	tto P. Sponsor
	Amy S. Ostdiek, Amber D. Stoner, and Anne	elle B. Spericer
Street or Other Mailing Address 2578 Quall Dr	Street or Other Mailing Address C/O Amber D. Stoner, 1372 RD R	Zin Codo
City State Zip Code Fremont NE 68075	City Red Cloud NE	Zip Code 68970
Phone Number (402) 699-5110	Phone Number (402) 746-0500 Is the grantee a 501(c)(3) organization (402) 18 yes, is the grantee a 509(a) found	
Email Address N/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
	Property Type	(C)
✓ Improved       ✓ Single Family       Industrial         Unimproved       Multi-Family       Agricultural         IOLL       Commercial       Recreational	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home
	d Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Lea		
	eral Quit Claim Warranty  Desure Trevocable Trust Revocable Trust Tra	nsfer on Death
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?    Buyer	Life Estate Sale	stee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	
✓ Yes		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes VNo Aunt or Uncle to Niece or Nephew Family Corp., P	tives? (If Yes, check the appropriate box.) artnership, or LLC Self Solf	г
Brothers and Sisters Grandparents a		
Ex-spouse Parents and Ch	ild Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)
\$51,250  16 Does this conveyance divide a current parcel of land?	Yes No \$	(If Ves_include the name
Yes No	of the agent or title company contact.)	No
18 Address of Property 310 N. Payne St. Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Si (Same as Grantee)	nould 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	22  \$	51,250,00
23 Was non-real property included in the purchase?	\$	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)	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	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  David B. Garwood	nt and that it is, to the best of my knowledge and belief, true, co	mplete, and (402) 746-3613
Print or Type Name of Grangee or Authorized Representative		Phone Number
sign Javel Saword	Attorney	Sept <b>/</b> 6, 2022
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use On	iy	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 17 00	R Kapal, P. 2343	
Mo Day		ev. Stat. §§ 76-214, 77-1327(2)
Norm No. 19: GCC GCCC 40 2020 Day Punamedes 0C GCC GCCC Day C GCCC	~	

A tract of land in the West Half (W½) 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 Sss. County of Webster	
	ntered on the
numerical index and filed fo	r record in the
Clerk's office of said county	this 16 day
of Copt A.D., 2022	L at <u>a · 10</u>
o'clock D.M. Recorded	in book <u>≤3D2</u>
on Page 3393	County Clerk
- A AUSP POLICE	A Deputy
Ind Comp Assessor	Carded
1110Comp	-

Garwood & McCracken, Lawyers

401 North Webster Street, Red Cloud, NE 68970



### 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 ( $W\frac{1}{2}$ ) 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.

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

STATE OF NEBRASKA, COUNTY OF houghs ) ss.

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

GENERAL NOTARY - State of Nebraska LISA DIEHL

My Comm. Exp. February 7, 2023

Comm. expires 2-1-23

Notary Public

Ph/Fax (402) 746-3613

DAVEF:\WP\2022\GRANDSTF\MELINDA.WD.8/26/22

Page 1 of 1 pages

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date	School District Code  2 Base: 65-0011 Affiliated: Unified:														
91	20	22	2346	9/19	9/2022	Base:	65-00	11	Affi	liate										
Location	ID D	Sale	Number	Useability	y & Code #	Parcel Number														
0010019	900	2	265	4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Sub	div	Area	Blk	Parcel				
	D	ate of S	ale Assessed `	Value		4487	1	9	5		0	000	00	1	000	0000				
Land		Imp	rovements	3	otal		D	ate of	Sale	Pr	operty	/ Clas	sific	ation (	Code					
622	,680				622,680	Status	Pro	perty Ty	ype	Z	oning	Lo	cation	Cit	y Size	Parcel Size				
		Irrigati	ion Type:			A) <b>2</b>	B)	05		C)	5	D)	3	E)	0	F) 9				
LCG		A	ACRES:	VA	LUE:		LCG				ACF	ES:			VAL	UE:				
IRRIGATI	D 1A1		15.590		71,400	GF	RASSLA	ND 1	Gl			6.5	10			9,110				
	1A		29.010		132,865				1G			0.9	00			1,260				
2A1 2A			4.710		21,570			2	Gl											
		-							2G											
	3A1		26.880		114,510			3	G1			0.5	60			785				
	3A						•		3G											
	4A1		11.900		50,335			4	Gl					_						
	4A		44.710		189,120				4G											
DRYLAN	) 1D1					5	Shelterb	elt/Tim	ber											
	1D		2.120		5,355			Accreti	ion											
· · · · · · · · · · · · · · · · · · ·	2D1							Wa	ste											
	2D	<del> </del>	**					Otl	-+											
	3D1		7.950		17,650	AG I	AND '		_		15	6.3	60		6	22,680				
	3D	-						Roa						1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	100	<u> </u>				
	4D1	<del> </del>	0.880		1,390			7arm Si	_											
en e	4D		4.640		7,330			ome Si			<del></del>									
							F	Recreati												
	wellings					N.T.		Otl												
Out	ouildings				··· · · · · · · · · · · · · · · · · ·	No	n-AG	IOIA	ււ											

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)

### **NEBRASKA**



Real Estate Transfer Statement

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

FOR	M
<b>52</b>	1

	t is signed and items 1-25 are accurately completed.								
1 County Name   2 County Number   WEBSTER - 91	3 Date of Sale/Transfer  Mo. 09 Day 19 Yr. 2022  4 Date of Deed  Mo. 09 Day 12 Yr. 2022								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Jeanne L. Sippel Revocable Living Trust U/A amended & restated September 12, 2022	Grantee's Name (Buyer) Allen and Jeanne Sippel, LLC								
Street or Other Mailing Address 703 W. Maple St	Street or Other Mailing Address 703 W. Maple St								
City State Zip Code Sutton NE 68979	City State Zip Code Sutton NE 68979								
Phone Number (402) 773-5413	Phone Number Is the grantee a 501(c)(3) organization? Yes (402) 773-5413 Is the grantee a 509(a) foundation? Yes 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	(6)								
	Property Type (C)								
☐ Improved       ☐ Single Family       ☐ Industrial         ☐ Unimproved       ☐ Multi-Family       ☐ Agricultural         ☐ IOLL       ☐ Commercial       ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home  Mineral Interests-Producing Exempt								
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other								
☐ Bill of Sale     ☐ Corrective     ☐ Easement     ☐ Leasement       ☐ Cemetery     ☐ Death Certificate – Transfer on Death     ☐ Executor     ☐ Mir	ase Personal Rep. Trust/Trustee  Trust/Trustee  Deral 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 Forecle Carbon Distribution Gift	Life Estate Sale Trustee to Beneficiary								
Buyer Seller No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	or Trust								
✓ Yes    No	Ves								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.									
	Partnership, or LLC								
☐ Brothers and Sisters ☐ Grandparents : ☐ Ex-spouse ☐ Parents and Ci									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
\$622,680									
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name								
Yes No	of the agent or title company contact.) Yes No								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
5-1-9	Allen R. Sippel 703 W. Maple St.								
18a ✓ No address assigned 18b ☐ Vacant land	Sutton, NE 68979								
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 County, Nebraska, except tract deeded to the State of Nebraska, Book 29, Page 497; the East Half of the Northwest Quarter (E1/2NW1/4) of Section Five (5), Township One	and The South Half of the West Half of the Northeast Quarter (S1/2W1/2NE1/4) and								
21 If agricultural, list total number of acres transferred in this transaction									
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)									
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 stateme	nt and that it is, to the best of my knowledge and belief, true, complete, and								
correct, and that I am duly authorized to sign this statement.  Laura K. Essay	(402) 934-4770								
Print or Type Name of Grantee or Authorized Representative	Phone Number								
sign Yauro Kossu	Attorney 09/19/2022								
here Signature of Grantee or Authorized Representative	Title Date								
Register of Deed's Use Or	nly For Dept. Use Only								
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data								
Mo. Day 19 yr. ad \$ [Xempt = 5a	DK2022.tg 2546								
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)								

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY **STAMP TAX** 

Date: 09/19/22 By AS \$ Ex05a

Bk 2022, Pg 2346

State of Nebraska }ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of September A.D., 2022, at 12:46 o'clock PM. Recorded in Book 2022 on Pages 2346-2348

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

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.

Notary Public

6ENERAL NOTARY - State of Nebraska LAURA K ESSAY My Comm. Exp. November 6, 2024

### **EXHIBIT "A"**

### Legal Description of the Property

### Parcel 1 (PID 001001900):

The North Half of the West Half of the Northeast Quarter (N½W1/2NE¼) 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 (S½W½NE½) and the East Half of the Northwest Quarter (E½NW½) 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.	Bo	ok	Page	Sale Date				School District Code											
91	20	22	2385	9/13/2022		Base: 9	91-0	074 Affiliated: Unified:							The state of the s				
Location	ID	Sale	Number	U	seabil	ity & Code#													
0003368	300		266		4	05	GeoCde	Twn	Rng	; :	Sect	Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assesse	l Val	ue		4133				00	0	20055		012	0000			
Land		Imp	rovements			Total		]	Date o	f Sa	le Pr	operty	y Classifi	cation	Code				
2	,420		104,59	0		107,010	Status	Pı	roperty	Гуре	2	Coning	Locatio	n C	City Size Parcel				
Assessor Lo	cation:	BLUE	HILL (	BH)			A) <b>1</b>	B)	01	•	C)	1	D) <b>1</b>	E)	6	F) 2			
						Residential							Comme	rcial					
	Mul	tiple Imj	provements:	Mult	iple. Im				Multiple. Improvements.:										
		Constr	uction Date:	Cons	truction				Constr	ıctior	n Date	:							
			Floor:	Floor	Sq. Ft.				Floor S	q. Ft	.:								
		Buildin	g Cost New:	Cost	:	152,5	40		Cost:										
Single Family	Style:	101		Resi	identia	l Condition: 35	5		Comn	aerci	ial Oc	cupan	cy Code:						
(100) □ Mo	bile Hon	ne		(10)		Worn Out			Primary: Other1: Other2:										
(101) 🗷 One	e Story			(20)		Badly Worn			Commercial Construction Class:										
(102) 🗆 Two	o Story			(30) 🗷 Average						(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spli	it Level			(40) 🗷 Good					(2)   Reinforced Concrete Frame										
(104) 🗆 1 1/				(50) □ Very Good						(3)   Masonry Bearing Walls									
(111) □ Bi-I	Level			(60)  Excellent						(4) U Wood or Steel Framed Ext. Walls									
(106) □ Oth	er			_					(5)  Metal Frame and Walls										
Townhouse or		Style:				l Quality: 30					Pole F	rame							
(301) 🗆 One				(10)		Low			Cost I					Condit					
(302)   Two				(20)		Fair			(10)					`	10) 🗆 Wom Out				
(307) 🗆 1 1/2				(30)		Average			(20)										
(308) □ Spli	-			(40)		Good						e Avera			Avera				
(309) □ 2 1/2 (304) □ One	<u>·</u> _	hanlor	1,530	(50) (60)		Very Good Excellent			(40)	<u> </u>	Hign			· · · /	Good Very				
(305)   Two				(00)	· <u>ப</u>	EXCENEIN								` _	Excel				
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			PARENT																
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Comments f							(	Comn	nents:										
0003368	300																		
		·																	

### **NEBRASKA**

Good Life, Great Service. DEPARTMENT OF REVENUE

## **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 Norma	T									
1 County Name 2 County Number  WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed 12 2									
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 1 Day 13 Yr. 22 Mo. 1 Day 13 Yr. 22  6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller)	Grantee's Name (Buyer)									
Michael R. Buschow & Elizabeth L. Buschow Street or Other Mailing Address	Alexander A. Buschow & Sara M. Buschow Street or Other Mailing Address									
PO Box 488	913 W Lancaster									
City State Zip Code Blue Hill NE 68930	City State Zip Code Blue Hill NE 68930									
Phone Number (000) 000-0000	Phone Number (000) 000-0000 Is the grantee a 501(c)(3) organization? Yes VNo									
Email Address n/a	Email Address									
7 Property Classification Number. Check one box in categories A and B. Check C if	n/a									
	Property Type (C)									
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home									
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt									
OLL Commercial Recreational										
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea	ad Contract/Memo Partition Sheriff Other  Dersonal Rep. Trust/Trustee									
Cemetery Death Certificate – Transfer on Death Executor Min										
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecle										
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Auction Easement Gift	Life Estate Sale Trustee to Beneficiary									
	r 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.)  Ves No No									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	<u> </u>									
	artnership, or LLC Self Other									
Brothers and Sisters Grandparents a										
Ex-spouse  Parents and Ch	ild Step-parent and Step-child									
. 1	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
\$107,010  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									
4	Alexander A. Buschow & Sara M. Buschow									
	913 W Lancaster									
	lue Hill, NE 68936									
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	·									
22 Total purchase price, including any liabilities assumed	\$									
23 Was non-real property included in the purchase?	22 107,010,00									
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	structions)									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)										
25 If this transfer is exempt from the documentary stamp tax list the exemption r										
	number and that it is, to the best of my knowledge and belief, true, complete, and									
conject, and that I am duly authorized to sign this statement.	and some of the section my knowledge and belief, trace, complete, and									
Printer Heischer  Printer Type Name of Grantee or Authorized Representative	40-762-3524									
	Attorney 9/9/22									
nere Signature of Grantee of Agthorized Representative Ti	de Date									
Register of Deed's Use Only	TD									
Date Deed Recorded 27 Value of Stamp or Exempt Number 2	For Dept. Use Only 8 Recording Data									
мо. 9 Day <u>да</u> уг. <u>22</u> \$ 243.60	BK2022,12 2385									
braska Department of Revenue	Authorized by Neb, Rev. Stat. §§ 76-214, 77-1327(2)									

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-22-32
\$ 243.00 By 45

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 ½) 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 will all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

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

Executed: Sent 13, 1077

MULLIUM
MICHAEL R. BUSCHOW, Grantor

Clyabeth & Dus Chaus ELIZABETH L. BUSCHOW, Grantor

STATE OF NEBRASKA

)SS.

COUNTY OF INTER

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 SEDIEMICE

GENERAL NOTARY - State of Nebraska MCKAYLA L. SVOBODA My Comm. Exp. August 1, 2023 <u> September 13, 202</u>

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	Sale Date			School District Code										
91	202	22	2388		9/1	9/2022	Base: 9	1-0	002 Affiliated: Unified:										
Location	ID	Sale	Number	U	seabilit	y & Code#					Par	rcel N	Tumber	ımber					
0001589	900		267		4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Are	ea	Blk	P	arcel	
<del>                                      </del>	Da	ite of S	ale Assessed	l Val	ue		4371			0	0	0	10075			001	00	000	
Land		Imp	provements			<b>Fotal</b>		]	Date of	Sale	Prop	perty	Classific	catio	n C	ode			
1	,005		104,89	0		105,895	Status	Pı	roperty Ty	ре	Zo	ning	Locatio	n	City	y Size Parcel		el Size	
Assessor Lo	cation:	RED	CLOUD (I	RC)			A) 1	B)	01		C)	1	D) 1	E	Ξ)	6	F)	2	
						Residential				: .			Comme	rcial					
	Muh	tiple Im	provements:	Mult	iple. Impr				Multiple	. Impi	roveme	ents.:							
		Constr	uction Date:	Cons	struction I				Construc	tion I	Date :								
			Floor:	Floor	r Sq. Ft. :	1,4			Floor Sq	. Ft. :	:								
		Buildir	ig Cost New:	Cost	:	196,1	25		Cost:	.,									
Single Family	Style:	101		Res	idential	Condition: 30	)		Comme	ercia	I Occ	upano	cy Code:			. Innitua			
(100) □ Mc	bile Hon	ne		(10)	7 🗆 (	Worn Out			Primary	:		Ot	herl:		C	Other2:			
(101) 🗷 On	e Story			(20)	) 🗆 E	Badly Worn			Commercial Construction Class:										
(102) 🗆 Tw	o Story			(30)	) <b>医</b> A	Average			(1) ☐ Fireproof Structural Steel Frame										
(103) □ Spi	it Level			(40) □ Good						(2)   Reinforced Concrete Frame									
(104) 🗆 11.	/2 Story			(50) U Very Good						(3)   Masonry Bearing Walls									
(111) □ Bi-	Level			(60)	(4) Uwood or Steel Framed Ext. Walls														
(106) □ Oth	ier						***************************************		(5)  Metal Frame and Walls										
Townhouse o	r Duplex	Style:		Res	idential	Quality: 30			(6) L	l Po	ole Fra	ame			<del></del>		,	<del> </del>	
(301) 🗆 On	e Story					.ow			Cost R					Conc					
(302) 🗆 Tw	•					air air			(10) E					(10)	·	Worn			
(307) 🗆 1 1.						Verage			(20)  Average					(20)	20) 🔲 Badly Worn			1	
(308) □ Spl				(40) □ Good						bove 1	Avera		(30)   Average						
(309) 🗆 21						Tery Good			(40) E		(40) 🗆 Good								
(304) □ On				(60)	) 🗆 E	Excellent								(50)		Very (			
(305) □ Tw	o Story E	Duplex					·			11.			and the latest transfer	(60)		Excell	ent		
			t to Sale P			-):													
<u> </u>			Reason for A	<u> </u>							_								
WD; BE	TWEEN	PARE	ENT & CH	ILD															
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Comments	from							<sup>¬</sup> omr	nents:									<del></del>	
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## Good Life, Great Service.

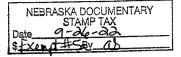
### **Real Estate Transfer Statement**

**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 stateme	nt is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed 09 19 2022								
5 Grantor's Name, Address, and Telephone (Please Print)	Mo Day Yr Mo Day Yr								
Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mary Marlene Hansen								
Terry and Dorothy Hansen, Jack and Debra McGuire Street or Other Mailing Address									
Street or Other Mailing Address C/o Debra McGuire, 839 HWY 136	Street or Other Mailing Address c/o Debra McGuire 839 HWY 136	Zin Code							
Red Cloud State State A State Code 68970		Zip Code 68970							
Phone Number (402) 746-4650	Phone Number (402) 746-4650 Is the grantee a 501(c)(3) organize if Yes, is the grantee a 509(a) four								
Email Address N/a	Email Address n/a								
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.								
(A) Status (E	3) Property Type	(C)							
✓ Improved ✓ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home							
IOLL   Commercial Recreational   S Type of Deed   Conservator   Distribution   La	and Contract/Memo Partition Sheriff	Other							
Bill of Sale Corrective Easement Le	ease Personal Rep. Trust/Trustee ineral Quit Claim								
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forer	closure Irrevocable Trust Revocable Trust Tr	ansfer on Death							
kind exchange (I.R.C. § 1031		ustee to Beneficiary							
Buyer Seller No Court Decree Exchange Gran  11 Was ownership transferred in full? (If No, explain the division.)	tor Trust Partition Satisfaction of Contract O  12 Was real estate purchased for same use? (If	ther (Explain) No, state the intended use.)							
✓ Yes    No	Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	F								
	Partnership, or LLC Self Oth and Grandchild Spouse	er							
Ex-spouse Parents and O	=								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)							
\$70,000	Yes V No \$	%							
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	(If Yes, include the name							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent							
707 West 7th Ave Red Cloud, NE 68970	same as grantee								
18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.)	<u> </u>								
The West 86 feet of Lots Seven (7), Eight (8), Nine One (1), Case & McNeny's Addition to Red Cloud,	(9), Ten (10), Eleven (11), and Twelve	e (12), Block							
One (1), Case a wicheny's Addition to Red Cloud,	vvebster County, Nebraska.								
21 If agricultural, list total number of acres transferred in this transaction									
- Tragiosiana, no oza tambo o acido na borida m uno danoador									
22 Total purchase price, including any liabilities assumed		0,00							
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	0,00							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	_	0,00							
25 If this transfer is exempt from the documentary stamp tax, list the exemptio									
Under penalties of law, I declare that Thave examined this statement correct, and that I am duly authorized sign this statement.	ent and that it is, to the best of my knowledge and belief, true, or	omplete, and							
David B. Garwood		(402) 746-3613							
sign Print or Type Name of Grantee or Authorized Representative	Attorney	Phone Number 9/21/2021							
here Signature of Grantee or Authorized Representative	Title	Date							
Register of Deed's Use O	-	For Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data RK2422 0 2210								
Mo.   Day Ste Yr. aa   * Chempt + Sa	UN 2000, Fg 2008	Rev Stat 88 76-214 77-1327/2\							

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day Sept A.D., 20 22 at 10:4 AM. Recorded in Book 202 muse Potoch County Clerk 1 Deputy 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 fro

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
Terry Hansen, Dorothy M. Hansen,
Debra McGuire Jack McGuire,
STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.
The foregoing instrument was acknowledged before me on September
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. GENERAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. October 22, 2022 10-02 Comm. expires Notary Public

## Agricultural Land Sales Worksheet

Cnty No. B	ook	Page	Sa	le Date				S	School District Code									
91 2	022	2391	9/1	4/2022	Base: 6	Base: <b>65-0011</b> A				ed:		Unified:						
Location ID	s	ale Number	Useabilit	y & Code#	Parcel Number													
001012800		269	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel				
	Date o	of Sale Assessed	Value		4487	1	9	3	1	4	00000	1	000	0800				
Land	1	mprovements	j	otal		D	ate of	Sale	e Pro	perty	Classific	ation (	Code					
266,980				266,980	Status	Proj	erty Ty	pe	Z	oning	Location	Cit	y Size	Parcel Size				
	Irri	igation Type:			A) 2	B)	05		C)	5	D) <b>3</b>	E)	0	F) <b>9</b>				
LCG		ACRES:	VA	LUE;		LCG				ACR	ES:	***************************************	VAL	u <b>e:</b>				
IRRIGATED 1.4	.1				GR	ASSLA	ND 10	Gl		6	6.000			92,400				
1	A						]	ιG										
2.4	.1						20	Gl				,						
2	A						2	2G										
3.A	.1						30	G1										
3	A						3	3G										
4 <i>P</i>	.1						4(	Gl										
4	A							4G										
DRYLAND 11	)1				S	helterbe	lt/Timb	er	,									
1	D						Accreti	on										
21	-			,			Was	+		1	3.000			3,640				
	D						Oth											
3[		77.000		170,940	AG L	AND T		_			6.000		2	66,980				
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40	_						arm Sit	十										
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						R	ecreation	$\dashv$										
Dwelling					R.T		Oth				4 000	<u> </u>						
Outbuilding	gs			·	Nor	ı-AG T	UIA	Ь			4.000							

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

## **Real Estate Transfer Statement**

• To be fil

led with the Register of Deeds.	Read instructions on reverse side.
anal anana la maadad add an a	Hankmant and identify the annicable item number

• If additional space is needed, add an attacht	nent and identify the applicable item number.								
The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number	3 Date of Sale/Transfer 77 4 Date of Deed 77								
WEBSTER - 91	Mo. Day Yr. LL Mo. Day Yr. LL								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)								
See Attachment A	Kermit Jeffery								
Street or Other Mailing Address	Street or Other Mailing Address 201 3rd Street								
City State Zip Code	City State Zip Code North Branch KS 66936								
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (785) 647-8711 If Yes, is the grantee a 509(a) foundation? Yes								
Email Address	Ernail Address								
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.								
(A) Status (B)	Property Type (C)								
☐ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home								
✓ Unimproved     Multi-Family     ✓ Agricultural       □ IOLL     Commercial     Recreational	Mineral Interests-Producing Exempt								
8 Type of Deed Conservator	d Contract/Memo Partition Sheriff Other								
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cernetery ☐ Death ☐ Certificate — Transfer on Death ☐ Executor ☐ Min									
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forech									
kind exchange (I.R.C. § 1031 Auction Easement Gift	Life Estate Sale Trustee to Beneficiary								
Buyer Seller ✓ No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use,)								
✓ Yes No	Ves No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	lives? (If Yes, check the appropriate box.)								
	artnership, or LLC Self Other Other								
☐ Brothers and Sisters ☐ Grandparents a									
Ex-spouse Parents and Ch	ild Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
14 What is the current market value of the real property? \$179,962	Yes No \$%								
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Via								
Yes	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
	Kermit Jeffery								
	201 3rd Street								
18a V No address assigned 18b Vacant land	North Branch, KS 66936								
20 Legal Description (Attach additional pages, if needed.)	-440 CO (1 Till O (04) To cook O (4)								
One-half (1/2) interest in: The Southeast Quarter (SI North, Range Nine (9), West of the 6th P.M., Webste									
Troiai, raingo i into (o), vroct or and our t ivii, vrosoa	or obanty, rebracia.								
21 If agricultural, list total number of acres transferred in this transaction	•								
22 Total purchase price, including any liabilities assumed									
23 Was non-real property included in the purchase?  Yes  No (If Yes, enter dollar amount and attach itemized list.) (see it	nstructions) 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 15								
Under penalties of law, I declare that I have examined this statemer	it 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	(402) 879-4751								
Print or Type Name of Grantee or Authorized-Representative	Attorney at Law								
	Title Attorney at Law Date								
Register of Deed's Use On	ly For Dept. Use Only								
/ Register of Deed s use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data								
Mo. 9 Day 27 yr. 22 \$ Exempt \$15	BK2022 / 2391								
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)								

### 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

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 09/27/22 \$ Ex015 By AS Bk 2022, Pg 2391

/22

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 September A.D., 2022, at 10:27 o'clock AM. Recorded in Book 2022 on Page 2391

Fee: \$10.00 By: AS Deputy
Electronically Recorded

Return to:

DEED OF DISTRIBUTION

Downing, Alexander & Wood

BY

PO Box 185

PERSONAL REPRESENTATIVE

Superior, NE 68978

Mark Jeffery, Personal Representative of the Estate of Loyce Jeffery, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, GRANTOR, conveys and releases to Kermit Jeffery, GRANTEE, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

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 6<sup>th</sup> P.M., Webster County, Nebraska. subject to easements and restrictions of record.

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

Executed September 14, 2022.

Mark Jeffery

Personal Representative

2941 80 Rd.

Burr Oak, KS 66936

Estate of Loyce Jeffery, Deceased

Randall Alexander (Bar ID #15337) DOWNING, ALEXANDER & WOOD 355 N. Commercial, P.O. Box 185 Superior, Nebraska 68978 (402) 879-4751

STATE OF <u>Nebraska</u> ) ss COUNTY OF <u>Nuckolls</u> )

The foregoing instrument was acknowledged before me on <u>September 14</u>, 2022, by Mark Jeffery, Personal Representative of the Estate of Loyce Jeffery, Deceased.

(SEAL)

A GENERAL NOTARY - State of Nebraska TAIMI L LEMKE My Comm. Exp. October 28, 2023

Notary Public

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date					S	Schoo	ol Dis	trict Cod	e					
91	202	22	2397		9/2	27/2022	Base: 65-0011 Affiliated: Unified:													
Location	D	Sale	Number	U	seabili	ty & Code#			s - 1 - 1			Pa	rcel N	Number	r					
0006267	700	2	270		1		GeoCde	1	[wn	Rng	S	ect.	Qrt	Subdiv	Are	a Blk	Parcel			
	Da	ate of Sa	le Assessec	l Val	ue		4487				0	0	0	40010		001	0000			
Land		Imp	rovements		1 )	Total			D	ate of	Sal	e Pro	perty	/ Classifi	catio	1 Code				
· · · · · · · · · · · · · · · · · · ·	555		16,06	0		16,615	Statu	,	Pro	roperty Type Zoning Location City Size Parcel S							Parcel Size			
Assessor Lo	cation:	GUIDE	E ROCK	(GR)	)		A) 1		B)	11		C)	7	D) <b>1</b>	E)	7	F) <b>1</b>			
						Residential								Comme	rcial					
	Muli	tiple Imp	rovements:	Mult	iple. Imp	provements.:			]	Multiple	e. Imp	rovem	ents.:							
		Constru	uction Date:	Cons	truction	Date:				Constru	ction :	Date:		1880						
	i.		Floor:	Floor	Sq. Ft.				]	Floor S	ą. Ft.	:	4	1,000						
		Building	g Cost New:	Cost	:					Cost:			486	5,680						
Single Family	y Style:		***************************************	Resi	identia	Condition:		*****		Comm	ercia	al Occ	eupan	cy Code:						
(100) 🗆 Mo	bile Hom	ne		(10)		Worn Out				Primar	y: 3	311	Ot	ther1:		Other2:				
(101) 🗆 On	e Story			(20)	i 🗆	Badly Worn		- <del></del>		Commercial Construction Class: 3										
(102) 🗆 Tw	o Story			(30)		Average				(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	it Level			(40)		Good				(2) ☐ Reinforced Concrete Frame										
(104) 🗆 11	/2 Story			(50) U Very Good						(3) Masonry Bearing Walls										
(111) 🗆 Bi-	Level			(60)   Excellent						(4) 🛘 Wood or Steel Framed Ext. Walls										
(106) 🗆 Ott	ner		······							(5)										
Townhouse or Duplex Style:					Residential Quality:						(6) 🗆 Pole Frame									
(301)  One Story					(10)					Cost Rank: 20 Condition: 20						0				
(302) 🗆 Tw	o Story			(20)					(10)						ı Out					
(307) 🗆 1 1	/2 Story			(30)  Average					(20) ★ Average (20) ★ Badly						y Worn					
(308) 🗆 Spl	it Level			(40)					(30) Above Average (30) Average											
(309) 🗆 2 1/	/2 Story			(50) Uery Good					(40) □ High					(40)						
(304) 🗆 On	e Story D	ouplex		(60) 🗆 Excellent					(50) 🗆 Very Good						Good					
(305) 🗆 Tw	o Story D	Duplex			<u> ئەللاشلىللۇش ئ</u> ىسى						···				(60)	□ Exce	llent			
Assessor's	s Adjus	stment	to Sale P	rice	(+ or	·-):														
Assessor Comments and Reason for Adjustment:																				
CORP JTWD																				
Comments from																				
	Comments from Comments:																			
		•••																		
																(Con	tinue on back)			

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

**FORM** 521

Real Estate Transfer Statement

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

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer   4 Date of Deed   Mo. 9 Day	y <u>26 yr.</u> 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	,
Grantor's Name (Seller) American Legion, Belleau Wood Post 278	Grantee's Name (Buyer) Jaclyn Duffy and Sean L. Duffy	
Street or Other Mailing Address 420 University St	Street or Other Mailing Address	
City State Zip Code	City State	Zip Code
Guide Rock NE 68942	Dhana Number In the grantee a E01(c)(3) organiz	68942 zation? Yes V No
D/A 4	Final Number 9585 If Yes, is the grantee a 509(a) four Email Address	indation? Yes No
Email Address n/a	n//a	
7 Property Classification Number. Check one box in categories A and B. Check C i		(C)
	) Property Type  Mineral Interests-Nonproducing State Assessed	
✓ Improved       ☐ Single Family       ☐ Industrial         ☐ Unimproved       ☐ Multi-Family       ☐ Agricultural	Mineral Interests-Producing State Assessed	Mobile Home
IOLL Commercial Recreational		
o type of Book	nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee	Other
	neral Quit Claim Warranty	
	losure Irrevocable Trust Revocable Trust	ransfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift		rustee to Beneficiary
	or Trust Partition Satisfaction of Contract C  12 Was real estate purchased for same use? (If	other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	Yes NoNo	no, state the interface use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
	Partnership, or LLC Self Oth	ner
	and Grandchild Spouse hild Step-parent and Step-child	
Ex-spouse Parents and C  14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
\$16,000	Yes V No \$	%
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.)   Yes Montgom	? (If Yes, include the name erry Auction & R \sum 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 : Grantee	Should be Sent
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 Fire	rst Addition to Guide Rock, Webster C	county,
Nebraska		
21 If agricultural, list total number of acres transferred in this transaction	*	
22 Total purchase price, including any liabilities assumed		16,000,00
23 Was non-real property included in the purchase?  Yes No (If Yes, enter dollar amount and attach itemized list,) (see	instructions)	} 1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	**************************************	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		omplete, and
correct, and that I am duly authorized to sign this statement.	(L)	2-469-9585
Print or Type Name of Grantee or Authorized Representative	90	Phone Number
sign Million I I I I	Grantee	91 27 12022
here Signature of Grantee of Authorized Representative	Title	Date
Register of Deed's Use O	nly	For Dept, Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 9 Day 27 Yr. 22 \$ 36.00	BK2022, ta 2397	
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)

State of Nebraska (se
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this a day
of Sept A.D., 2022, at 3:15
o'clock PM. Recorded in Book 2020
on Page 2397-2398
of suize Potoch County Clerk
16.00 ab Deputy
Ind Comp Assessor Carded

STAMP TAX Date 9-27-32  \$ 36.20  By (1)		KA DOCUMENTARY
Date 9-21-22 € 36.00 By (1)	~ `	STAMP TAX
	Date 9-	BV (1)

#### 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

SEAL

Jimmy Shaw Adjutant (Secretary)

Philtroudt, Commander (President)

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September \_\_\_\_\_\_\_\_, 2022, by PhilTroudt, Commander and Jimmy Shaw, Adjutant of The American Legion, Belleau Wood Post Number 278 of Guida Post, Nabrooks

Wood Post Number 278 of Guide Rock, Nebraska.

GENERAL NOTARY - State of Nebraska

TERESA L. THEOBALD

My Comm. Exp. August 27, 2025

Comm. expires 8/27/20

Notary Public

## ARTICLE X POST ORGANIZATION AND ADMINISTRATION

Section I. 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.	Во	ok	Pa	ge	5	Sale Date					Scl	nool Di	istı	rict Code	;		<del></del>		
91	20	22	240	8	9/	29/2022	Base:	e: 91-0002 Affiliated: Unified:											
Location	ID	Sale	Numbe	r	Useabil	ity & Code#					j	Parcel	Nı	ımber					
000137	700		271		1		GeoCde	T₩	n R	ıg	Sect	Qrt		Subdiv	Area	Blk	Parcel		
	D:	ate of S	ale Asse	ssed V	alue		4371				00	0	<u>:</u>	10025		004	0000		
Land	l .	Imp	oroveme	nts		Total			Date	of Sa	ıle I	roper	ty (	Classific	ation	Code			
1	,055		177,	140		178,195	Status	1	Property	Туре	2	Zoning		Location	Location City Size				
Assessor Lo	cation:	RED	CLOUD	(RC	)		A) <b>1</b>	В	0	1	(	C) 1		D) <b>1</b>	E)	6	F) <b>2</b>		
						Residential							i	Commer	cial				
	Mul	tiple Im	proveme	ıts: M	ultiple. Im	provements.:			Multi	ole. In	nprov	vements.	:						
		Constr	uction D	ate: C	onstruction	Date: 18	93		Const	ructio	n Da	te:							
			Fle	or: F	oor Sq. Ft.	2,5	00		Floor	Sq. F	t.:								
		Buildir	ıg Cost N	ew: C	ost:	326,5	70		Cost										
Single Family	y Style:	102		R	esidentia	l Condition: 3	5		Com	merc	ial (	Эссира	псу	Code:					
(100) 🗆 Mo	bile Hon	ne			10) 🗆	Worn Out			Prim	агу:		(	Oth	erl:		Other2:			
(101) 🗆 On	e Story				20) 🗆	Badly Worn			Com	Commercial Construction Class:									
(102) 🗷 Tw	o Story			(	30) 🗷	Average			(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	lit Level				(40) <b>⊞</b> Good					(2)  Reinforced Concrete Frame									
(104) 🗆 11	/2 Story				(50) Uery Good					(3)   Masonry Bearing Walls									
(111) □ Bi-	Level				(60)   Excellent					(4) U Wood or Steel Framed Ext. Walls									
(106) □ Ott	ner									(5)  Metal Frame and Walls									
Townhouse o	r Duplex	Style:		R	Residential Quality: 50					(6)  Pole Frame									
(301)  One Story						Low	Cost Rank: Condition:												
(302) 🗆 Tw				<del></del>		Fair			· · ·					(		Worn			
(307) 🗆 11.					30) 🗆	Average			(20)					·		Badly			
(308) 🗆 Spl				<del></del>		Good			(30)			ve Ave	rage			Avera	ge		
(309) 🗆 21.					50) 🗷	Very Good			(40)		High	n		<u> </u>	40) C				
(304) 🗆 On				(	50) 🗆	Excellent								· · · · · · · · · · · · · · · · · · ·		Very (			
(305)   Two Story Duplex														. (	50)	Excell	ent		
Assessor's Adjustment to Sale Price (+ or -):																			
Assessor Comments and Reason for Adjustment:																			
JTWD										-									
		-																	
Comments from Comments:																			
000137								<b>УОШ</b>											
	-																		
																(Cont	mue on back)		

### NEBRASKA Good Life, Great Service

Real Estate Transfer Statement

**FORM** 521

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

•To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 2 County Number 1 County Name Day \_\_29 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller Joseph D and Annette I. Pickering Don Mullen and Tami Mullen Street or Other Mailing Address 507 Purdy Avenue Street or Other Mailing Address Zip Code 68328 Zip Code 68970 <sup>City</sup> Daykin City Red Cloud Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? V No none Numbe Yes Phone Number NΙΩ Email Address Address Emai 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. (B) Property Type (C) (A) Status Mobile Home State Assessed ✓ Improved Single Family Industrial Mineral Interests-Nonproducing Agricultural Mineral Interests-Producing Exempt Unimproved Multi-Family IOLL Commercial Recreational Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Conservator Lease Personal Rep. Trust/Trustee Corrective Easement Bill of Sale Mineral Warranty Death Certificate - Transfer on Death Executor Quit Claim Cemetery Irrevocable Trust Revocable Trust Transfer on Death Was transfer part of IRS like-10 Type of Transfer kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Sale Trustee to Beneficiary Gift Life Estate Auction Fasement Other (Explain) Satisfaction of Contract Buyer Seller V No Court Decree Exchange Grantor Trust Partition 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child Ex-spouse Parents and Child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$100,000 - 1 No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) 

Yes Nebraska Realty ₩ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 541 N Walnut St Grantee Red Cloud, NE 68970 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 22 100.000,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions). 23 100,000,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 00 - ESH3 Don Mullen Phone Number Print or Type Name of Grantee or Authorized Representative 9/29/2022 Grantee Signature of Grantee or Authorized Representative Title Date Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded

Day Or. Oa

*බ*0බු:

BOOK <u>2022</u> PAGE 2408

State of Nebraska Ss. County of Webster Snumerical index and filed for record in the Clerk's office of said county this 9 day of 10 A.D., 20 20. at 10.3 o'clock A.M. Recorded in Book 2020 on Page 2010 County Clerk
of Sept A.D., 20 20. at 10! 23 o'clock A.M. Recorded in Book 2020 on Page 2408 County Clerk
of Sept A.D., 20 20. at 10! 23 o'clock A.M. Recorded in Book 2020 on Page 2408 County Clerk
or Clock A M. Recorded in Book County Clerk
on Page 2408 County Clerk
Disign Potesch County Clerk
10.00 V peputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-29-22
\$ 225.00 By 140

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

#### JOINT TENANCY WARRANTY DEED

Joseph D. Pickering and Annette I. Pickering, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Don Mullen and Tami Mullen, 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 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

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.

	Excuted September 27	2027.  Annette I. Pickering	2
	ATE OF NEBRASKA UNTY OF Webster	) ) ss. )	
у Ј	The foregoing instrument was loseph D. Pickering and Annette I.	acknowledged before me on September 275, 2022 Pickering, husband and wife.	
	State of Hebraska – General Notary SUSAN KAY SPADY My Commission Expires December 9, 20122	Notary Public ay pad	7

My commission expires: 12-9-22

# Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page	Sa	le Date	School District Code													
91	202	22	2412	9/2	9/2022	Base: 6	55-00	05	Aff	iliate	ed:		Uni	fied:					
Location	ID	Sale	Number	Useabilit	y & Code #	Parcel Number													
0012003	00	2	272	1		GeoCde	GeoCde Twn Rng Sect Qrt Subdiv Area Blk												
	Dε	te of S	ale Assessed	Value	4241	3	9	1	-	4	00000	1	000	17	70				
Land		Imp	rovements			D	ate of	Sale	Pro	perty	Classific	ation	Code						
115	115,520				115,520	Status Property Type					oning	Locatio	a Ci	ty Size	Parcel Siz				
Irrigat			ion Type:	<u> </u>		A) 2	B)	05	<del> </del>	C)	5	D) <b>3</b>	E)	E) 0		9			
LCG ACRES:				VA	LUE:		LCG				ACR	ES:		VAL	UE:				
IRRIGATE	D 1A1		***************************************			GR	ASSLA	ND 1	Gl		2	1.000			29,4	100			
	1A								1G										
	2A1							20	Gl										
	2A						:	2G											
	3A1		<u>.</u>					30	G1										
	3A								3G						,				
	4A1							40	G1		2	7.000			27,0	000			
	4A							4	4G				ļ						
DRYLANI	) ID1						Shelterb	elt/Timl	oer										
	1D		<del></del>					Accreti	on										
	2D1					Waste					_	5.000		•	1,4	400			
	2D		26.000		57,720			Otl				0.000			4 = 7	-00			
	3D1					AG L	AND		_			9.000		1	15,5	20			
	3D					<del></del>	-	Roa	-			1.000		<u> </u>					
	4D1							Farm Si											
	4D							ome Si Recreati							-				
							1												
	wellings ouildings					No	n-AG	Oth TOT 4				1.000	<u> </u>						
						110	AU	LOIA	<u>"</u>				<u> </u>						

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)

## Good Life, Great Service.

DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**



**FORM** 

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

. IO De Med Mitti (Ne Neglere, o. meses:	
<ul> <li>If additional space is needed, add an att</li> </ul>	achment and identify the applicable item number.

521

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91   ▼	Mo. 09 Day 29 Yr. 2022 Mo. 09 Day 27 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Gilbert John Buescher Estate	Grantee's Name (Buyer) Peter and Samantha Spirk
Street or Other Mailing Address 2829 Road R	Street or Other Mailing Address 1822 WEDEKING COURT
City State Zip Code Lawrence NE 68957	City State Zip Code 68818
Phone Number 402-225-2341	Phone Number Is the grantee a 501(c)(3) organization? Yes No 16 Yes, is the grantee a 509(a) foundation? Yes No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.
	B) Property Type (C)
Improved     Single Family     Industrial       ✓ Unimproved     Multi-Family     ✓ Agricultural       IOLL     Commercial     Recreational	Mineral Interests-Nonproducing     ☐ State Assessed     ☐ Mobile Home       Mineral Interests-Producing     ☐ Exempt
8 Type of Deed Conservator Distribution L Bill of Sale Corrective Easement L	and Contract/Memo Partition Sheriff Otherease Personal Rep. Trust/Trustee lineral Quit Claim Warranty
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Setter No Court Decree Exchange Gran	closure   irrevocable Trust   Revocable Trust   Transfer on Death   Life Estate   Sale   Trustee to Beneficiary   Itor Trust   Partition   Satisfaction of Contract   Other (Explain)   Trustee to Beneficiary
11 Was ownership transferred in full? (If No, exptain the division)  Yes NoNo	12 Was real estate purchased for same use? (If No, state the intended use.)  Yes NoNo
	Partnership, or LLC Self Other  and Grandchild Spouse Child 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 Nine (9) West of the 6th P.M., Webster County, Ne	Section One (1), Township Three (3) North, Range ebraska
21 If agricultural, list total number of acres transferred in this transaction 80	
22 Total purchase price, including any liabilities assumed	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 225,000 <u>0</u> 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	on number
Under penalties of law, I declare that I have examined this statem correct, and that I am duty authorized to sign this statement.  Peter Spirk	ent and that it is, to the best of my knowledge and belief, true, complete, and  402 466 67  Phone Number
Printion Type Name of Grantee or Authorized Representative	Phone Number Grantee 9-29-22
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use C	Only For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 9 Day 30 Yr. 22 \$ 506. 25	18x 2022 to 2412
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 09/30/22 \$ 506.25

By AH

Bk 2022, Pg 2412

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 08:47 o'clock AM, Recorded in Book 2022 on Page 2412

Torrise Letsch County Clerk Fee: \$10.00 By: AH Deputy Electronically Recorded

Return to: John V. Hodge, Attorney, 155 S Main St/PO Box 385, Nelson, NE 68961

#### PERSONAL REPRESENTATIVE'S JOINT TENANCY WARRANTY DEED

MICHAEL BUESCHER, PERSONAL REPRESENTATIVE OF THE ESTATE OF GILBERT JOHN BUESCHER, Nuckolls County PR 21-29, DECEASED, GRANTOR, in consideration of Two Hundred Twenty Five Thousand Dollars (\$225,000.00) and other valuable consideration, the receipt of which is hereby acknowledged, and conveys to PETER J. SPIRK and SAMANTHA J. SPIRK, GRANTEE, as Joint Tenants with Rights of Survivorship and not as tenants in common, the following described real estate, (as defined in Neb. Rev. Stat.§ 76-201):

East Half of the Southeast Quarter (E½SE¼) of Section One (1), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska;

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

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

Executed: September 27, 2022.

GILBERT JOHN BUESCHER ESTATE

Michael Buescher

Personal Representative of the Estate of Gilbert John Buescher, Deceased

STATE OF NEBRASKA

COUNTY OF NUCKOLLS

The foregoing instrument was acknowledged before me on the 27 day of September 2022, by Michael Buescher, Personal Representative of the Estate of Gilbert John Buescher, Deceased.

tery - State of Meturach PIPER A. HODGE

Print Name of Notar My Commission Expires:

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	School District Code												
91	202	22	2439	9/30	)/2022	Base: 6	55-00	05	Aff	iliated:			Unif	ied:	"X 1 "V			
Location	ID	Sale	e Number	Useability	& Code#					Parce	l N	umber						
0012054	00		273	1		GeoCde	Twn	Rng	Se	ect Q	Qrt Subdiv			Blk	Parcel			
	Da	ate of S	Sale Assessed	Value	4241	3	9	1	4 1	1 00000			000	6204				
Land		[m]	provements	1		D	ate of	Sale	e Prope	rty	Classifica	cation Code						
315	,215		5,885		321,100	Status Property Type				Zonii	ıg	Location	Cit	y Size	Parcel Size			
		Irriga	tion Type:			A) 1	B)	05		c) 5	) 5 D) 3			0	F) <b>9</b>			
LCG			ACRES:	VA	LUE:		LCG			A	CR	ES:		VAL	UE:			
IRRIGATE	D IAI					GR	ASSLA	ND 10	G1		3	7.000	51,8					
	1A							-	1G		4	3.000		60,200				
	2A1							20	G1									
	2A							2	2G									
	3A1							30	G1									
	3A						3G											
	4A1						4GI											
	4A							4	4G	-								
DRYLAND	1D1		32.000		80,800	S	Shelterb	elt/Timb	ет									
	1D		43.000		108,575			Accreti	on									
	2D1							Was	ste									
	2D							Otl										
	3D1					AG L	AND '	ГОТА	$\mathbb{L}$			5.000		3	01,375			
	3D							Roa	+			4.000						
	4D1						I	arm Sit	tes			1.000			13,840			
	4D	25.94.25.00	i tugang ka <b>ngan</b> gangan, pangan tugan kangan ta					ome Sit	_									
							on											
	wellings							Oth	-									
Outb	uildings				5,885	Noi	n-AG	ГОТА	$\mathbf{L}$			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)

## Good Life, Great Service,

DEPARTMENT OF REVENUE

### Real Estate Transfer Statement

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

FOR	M
52	1

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer
WEBSTER - 91	
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Gilbert John Buescher Estate	Kyle and Lisa Faimon
Street or Other Mailing Address 2829 Road R	Street or Other Mailing Address 300 E 4th Street
City State Zip Code Lawrence NE 68957	City State Zip Code Lawrence NE 6895
Phone Number 402 - 225 - 234	Phone Number   Is the grantee a 501(c)(3) organization?   Yes   V   N   O   O   O   O   O   O   O   O   O
Email Address NA	Email Address Kule Faimon Ogmail. Com
7 Property Classification Number. Check one box in categories A and B. Check C	
(A) Status (E	) Property Type (C)
☑ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Моріїв Ноп
Unimproved Multi-Family Magricultural	Mineral Interests-Producing Exempt
IOLL   Commercial Recreational	
Bill of Sale Corrective Easement Lo	nd Contract/Memo Partition Sheriff Other  ase Personal Rep. Trust/Trustee  neral Quit Claim Warranty
	losure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary
	por Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (if No. state the intended us
11 Was ownership transferred in full? (If No, explain the division)  Yes No No	Yes No.
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	atives? (If Yes, check the appropriate box.)
	Partnership, or LLC Seff Other
Brothers and Sisters Grandparents	and Grandchild Spouse
Ex-spouse Parents and 0	hild Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$660,000	Yes V No \$%
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes Warne Real Estate  N
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.)	L = 4.4 ± 2000 MARCH MAR
The Northeast Quarter (NE1/4) of Section Fourteer	(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	·
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	<b>44 5</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	(Arrainal Arrainal Arraina Arraina Arraina Arraina Arrain
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number ent and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this etatement.	and and makin is, so the best of my knowledge and belief, that, complete, and
Kyle Faimon Kash Jan	<u>402-960-67</u>
Print or Type Name of Grantee or Authorized Representative	Phone Number  Grantee 9-30-0
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use O	nly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 09 Day 30 Yr. 22 \$ 1485.00	Br 2022 Pa 2439
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee — Retain a copy of t	2022 Sep 30 09:40 AM 1485.00 Book 2022 Page 2/ กis document เอเ your เอออเฉล.

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 09/30/22 \$1485.00 By AH Bk 2022, Pg 2439

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 09:40 o'clock AM. Recorded in Book 2022 on Page 2439

Fee: \$10.00 By: AH Deputy
Electronically Recorded

Return to: John V. Hodge, Attorney, 155 S Main St/PO Box 385, Nelson, NE 68961

#### PERSONAL REPRESENTATIVE'S JOINT TENANCY WARRANTY DEED

MICHAEL BUESCHER, PERSONAL REPRESENTATIVE OF THE ESTATE OF GILBERT JOHN BUESCHER, Nuckolls County PR 21-29, DECEASED, GRANTOR, in consideration of Six Hundred and Sixty Thousand Dollars (\$660,000.00) and other valuable consideration, the receipt of which is hereby acknowledged, and conveys to **KYLE FAIMON and LISA FAIMON**, **GRANTEE**, as Joint Tenants with Rights of Survivorship and not as tenants in common, the following described real estate, (as defined in Neb. Rev. Stat.§ 76-201):

The Northeast Quarter (NE 1/4) of Section Fourteen (14), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

Subject to easements, reservations, covenants and restrictions of record;

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

Executed: September 27, 2022.

GILBERT JOHN BUESCHER ESTATE

Michael Buescher

Personal Representative of the Estate of Gilbert John Buescher, Deceased

STATE OF NEBRASKA

COUNTY OF NUCKOLLS

The foregoing instrument was acknowledged before me on the 21 day of September 2022, by Michael Buescher, Personal Representative of the Estate of Gilbert John Buescher, Deceased.

) ss.

General Notary - State of Hebrasics
PHPER A. HODGE
My Comm. Eup. May 12, 2025.

Notary Public
Piper A. Notary

Print Name of Notary My Commission Expires: 512512025

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	e Sale Date School District Code																	
91	20	22	2464		9/	′30,	/2022	Base:	65-												
Location	ID	Sale	Number	1	Useabi	lity	& Code#						Pai	rcel N	lumber	aber					
000619	500	;	274		1			GeoCde	Tw	m F	Ring	Se	ct	Qrt	Subdiv	Aı	rea	Blk	Parcel		
	D	ate of S	ale Assesse	d Value				4487				0	0	0	40025			001	0000		
Land		Imp	rovements	Total					Date of Sale Property Classificati								tion Code				
	585		33,65	5			34,240	Status		Proper	ty Typ	ъе	Zo	ning	Location		City	y Size	Parcel Size		
Assessor Lo	cation:	GUID	E ROCK	(GR) A) 2					E	3)	01		C)	1	D) <b>1</b>		E)	7	F) <b>1</b>		
							Residentia	Ī							Comme	rcia	l				
	Mul	tiple Im	provements:	Mu	ltiple. In	prove	ements.:	* * ***********************************		Mul	tiple.	Impr	oveme	ents. :							
Construction Dat					nstruction	n Date	e :			Con	structi	ion I	Date:								
Floo					or Sq. Ft	t. :	-			Floc	or Sq.	Ft. :									
	7 //	Buildir	ig Cost New:	Cos	st:					Cos	t:										
Single Family	Style:			Re	sidenti	al Co	ndition:			Cor	nmer	cial	l Occ	upano	y Code:						
(100) 🗆 Mo	bile Hon	ne		(10	0) 🗆	Wo	m Out			Primary: Other1: Other2:											
(101) 🗆 On	e Story	•		(20	0) 🗆	Bac	lly Worn			Commercial Construction Class:											
(102) 🗆 Tw	o Story			(30	0) 🗆	Ave	erage			(1) ☐ Fireproof Structural Steel Frame											
(103) □ Spl	it Level			(40) □ Good							(2) Reinforced Concrete Frame										
(104) 🗆 1 1.	/2 Story			(50) U Very Good						(3) Masonry Bearing Walls											
(111) 🗆 Bi-				(60)   Excellent						(4) Wood or Steel Framed Ext. Walls											
(106) 🗆 Ott			· · · · · · · · · · · · · · · · · · ·							(5) ☐ Metal Frame and Walls  (6) ☐ Pole Frame											
Townhouse o		Style:	<u> </u>	Residential Quality:						(6)			le Fra	ame							
(301) 🗆 On				(10) □ Low							Cost Rank: Conditi										
(302) □ Tw				<del>  `</del>	0) 🗆	Fair				<del>                                     </del>	` '						.0) ☐ Worn Out 20) ☐ Badly Worn				
(307) 🗆 1 1/				<del>                                     </del>	0) 🗆		erage			+ `-	(20) Average					(20)					
(308)  Spl				(40)							(30) ☐ Above Average (40) ☐ High										
(309) 🗆 21/		)rmlarr		(50) □ Very Good (60) □ Excellent						(40	) Ц	щ	gn			(40) Good			Tood.		
(304) □ On-				(or	<i>)</i> ) Ц	enem	· · · · · · · ·						·		(50) (60)		Very (	· · · · ·			
·							<del></del>	<del></del>		1			····			(00)		EXCEI	EIII		
Assessor's							•														
Assessor Co			eason for A	<u> </u>	stmen	τ:															
IRUSIE	ם כים	EED																			
						-															
									-												
Comments									Com	ments	s:										
000619	00620	900	-																		
							<del></del>														
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																		(COILL	inc on vaca)		

#### NEBRASKA

Good Life. Great Service. DEPARTMENT OF REVENUE

**FORM** 521

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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

	The deed	will not be reco	rded unless thi	s stater	nent is s	igned and	items 1-2	5 are accura	tely co	mpleted.					
1 County Name	lu ess	2 County Numb				te of Sale/Tr	^		4 Date	of Beed	19	2022			
E Grantorio Nama As		TER - 91	- N			Mo Day									
5 Grantor's Name, Ad Grantor's Name (Selle		pnone (Please Pri	nt)			antee's Nan tee's Name		s, and Telephor	ne (Plea	se Print)					
Ralph Andersor		A. Anderson,	Trustees		Jar	ett S. Ye	lken								
Street or Other Mailing 2840 Clark St.	#7				Stree	et on Other M	lailing Addr								
<sup>City</sup> Baker City		State OR	Z	ip Code <b>978</b> 1		ide Rock			State NE	e	Zip	Code 68942			
Phone Number (402) 257-7392					(40	e Number 2) <b>746-</b> 0	569	Is the grantee If Yes, is the gr				es V No			
Email Address n/a					Emai n/a	Address									
7 Property Classifica	ation Number. Cl	neck one box in ca	ategories A and E	. Check		rty is also a	mobile ho	me.							
(A) Status					(B) Prop	erty Type					(0	<del>)</del>			
✓ Improved Unimproved	Single Fa	-	] Industrial ] Agricultural		_	eral Interest eral Interest	•		State Exem	Assessed pt	☐ Mo	bile Home			
IOLL	Commerc	cial	Recreational								j				
8 Type of Deed Bill of Sale	Conservator Corrective		☐ Distribut ☐ Easeme		Land Cont Lease	ract/Memo	Partition Persor		heriff rust/Trus		Other				
Cemetery		te – Transfer on De	ath Executor		Mineral		Quit C	laim U	Varranty						
9 Was transfer part kind exchange (I.I Exchange) by buyer	i of IRS like- R.C. § 1031 r or seller?	10 Type of Transfe	er Distribution Easement	n ∐For Giff	eclosure	Irrevoca	able Trust	Revocable Tru Sale	ust		sfer on Death ee to Benefic				
	Seller V No	Court Decre	e Exchange	Gra	entor Trust		<u></u>	Satisfaction o	f Contra		r (Explain)	nai y			
11 Was ownership trans	sferred in full? (If I	No, explain the divis	sion.)			12 \	Was real es ✓ Yes	tate purchased	for same	use? (If No,	state the inte	nded use.			
13 Was the transfer bety	ween relatives, or	if to a trustee, are	the trustor and be	neficiary r	elatives? (	If Yes, check	the approp	priate box.)							
Yes N		r Uncle to Niece or				hip, or LLC	☐ Se	-		Other_					
		rs and Sisters			ts and Gra	ndchild		ouse							
14 What is the current m	Ex-spo		∐ Pa	rents and		.,		p-parent and St							
\$77.500	iainet value of the	e real property:			1 -	is the mortg		ed? (If Yes, state	e the am	ount and inte	erest rate.)	0/			
16 Does this conveyance	e divide a current	parcel of land?			17 Wa	s transfer th	rough a rea	al estate agent o	or a title	company? (If	Yes, include	% the name			
Yes V	10				of	the agent or	title compa	ny contact.)	Yes <u>M</u>	<u>lontgomery</u>	Auction & I	R No			
18 Address of Property 420 W State Str	eet				1 -		ress of Pers	son to Whom the	e Tax St	atement Shor	uld be Sent				
Guide Rock, NE					Gia	ntee									
18a No address ass	signed 18b	Vacant land													
20 Legal Description (Att	tach additional pa	ges, if needed.)													
The East Fifteer	1 (15) feet of	the South Th	ree Hundred	(300)	feet of	Lot Twe	nty (20),	Block One	(1), F	Roberts A	ddition to	the			
Village of Guide Subdivision by C	Ordinance to	the Village o	vebraska, an f Guide Rock	a the v	vest Fit ster Co	ty (50) fe untv. Nel	et by 11 bracka	nree Hundr	ed (30	00) feet, i	n Block F	,			
21 If agricultural, list total				., 1100		arity, 140	braska.								
22 Total purchase prid	ce, including ar	v liabilities assur	med						20	\$					
23 Was non-real prope	erty included in th	ne purchase?							22	Φ.	77,50	00'.00			
_ Yes   ✓ No	(If Yes, enter do	ollar amount and	attach itemized	li <b>s</b> t.) ( <u>sec</u>	instruc	tions)			23	Ψ		 			
24 Adjusted purchase	price paid for i	real estate (line 2	22 minus line 23	) <i>.</i>					24	\$	77,50	00,00			
25 If this transfer is ex	xempt from the	documentary sta	mp tax, list the	exemptio	on numbe	r					,,,,,,				
Und	ler penalties of I	aw, I declare that I	have examined the	nis statem	ent and th	at it is, to th	ne best of n	ny knowledge a	nd belie	f, true, comp	lete, and				
	S. Yelken	tutilonzed to sign tr	iis statement.								(402) 746	S_0560			
sign Print or TV	pe Name of Gran	Mee or Authorized F	Representative								Phone Number				
Simulton Company	St Granto or Au	thorized Represent	_4:				Gra	intee			91 302	2022			
nere ' signatigre	or Grantee or Au	•			Title					ī	Date				
26 Date Deed Recorded		Re	gister of Deed	's Use C						I	or Dept. Us	e Only			
Mo. Day 36	$\sum_{\mathbf{Yr.}} \mathbf{a} \mathbf{a}$	Value of Stamp	or ⊏xempt Numbe	г	28 Rec	ording Data	~ F	2 ~1	1 11						
lebraska Department of Rever	nue		··			- OC	od,	in on	uthorized	by Neb. Rev. S	tat. §§ 76-214.	77-1327(2)			

State of Nebraska
County of Webster

Entered on the



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 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 any acts of the GRANTORS.

Executed 19-Jens	E. €., 2022.
Laff M. anderson	Carol A. Anderson
STATE OF OREGON )	
COUNTY OF Baker )	SS.
The foregoing instrument was acknowledge	ged before me on September 9 20

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

OFFICIAL STAMP
QUINN ROY ANDERSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 1013883
MY COMMISSION EXPIRES JUNE 27, 2025

Notary Public

My Commission Expires: 4/27/35

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok		Page	Sale Date School District Code																
91	20	22	2	2489		9/3	0/2022	Base	e: <b>6</b>	5-0	011	11 Affiliated: Unified:									
Location	D	Sale	Num	ıber	τ	Jseabilit	y & Code#						Par	cel N	lumber						
0006072	200	2	275			1		Geo(	Cde	Twn	Rng	Se	ect	Qrt	Subdiv	Are	а	Blk	Parcel		
	D	ate of S	ale A	ssessec	l Va	lue		448	37			0	0	0	40010		(	002	0000		
Land		Imp	rove	ments	s Total					Date of Sale Property Classification Co											
	180		4	5,14	10 45,320			Sta	atus	Pı	roperty Ty	pe	Zoning		Locatio	n (	City S	Size	Parcel Size		
Assessor Lo	cation:	GUID	E R	OCK	(GR) A) 1 B						01 (		C)	1	D) <b>1</b>	E)	) 7	7	F) 1		
							Residentia								Comme	rcial					
	tiple Im	ments:	Mul	tiple. Impro	ovements.:				Multiple.	Impr	roveme	nts.:		-							
		Constr	uction	n Date:	Con	struction D	ate: 19	00			Construct	ion I	Date:								
				Floor:	Floo	or Sq. Ft. :	1,4	84			Floor Sq.	Ft. :	:								
		Buildin	ıg Cos	st New:	Cost	t:	159,9	20			Cost:										
Single Family	Style:	104			Res	sidential (	Condition: 3	0			Comme	rcia	d Occi	ıpan	cy Code:		-				
(100) 🗆 Mo	bile Hor	ne			(10	) 🗆 V	Vom Out				Primary:			Ot	ther1:		Otl	her2:			
(101) 🗆 On	e Story				(20	) 🗆 B	adly Worn				Commercial Construction Class:										
(102) 🗆 Tw	o Story				(30	) <b>E</b> A	verage				(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	it Level				(40) □ Good							R	einfor	ced C	oncrete Fi	ame					
(104) 🗷 11	/2 Story			·	(50) □ Very Good							M	lasonr	y Bea	ring Walls						
(111) 🗆 Bi-	Level				(60) □ Excellent							(4) U Wood or Steel Framed Ext. Walls									
(106) 🗆 Otl	ner					(5)  Metal Frame and Walls															
Townhouse o	r Duple:	x Style:			Res	(6) 🗆	Po	ole Fra	me			,									
(301) 🗆 On	e Story				(10) 🗆 Low						Cost Ra	nk:		, .	·	Cond	:	· .			
(302) 🗆 Tw	o Story				(20	) 🗆 F	air				(10)	Lo	ow		_	(10)	<u> </u>	Worn	Out		
(307) 🗆 11.	/2 Story				(30	) 🗆 A	verage				(20)	A	verage	:		(20)	Badly Wom				
(308) 🗆 Spl	it Level				(40	) 🗷 🤆	lood				(30)	A	bove A	Avera	ge	ge					
(309) 🛘 21.	/2 Story				(50	) 🗆 V	ery Good			(40)	H	igh	,		(40) 🗆 Good						
(304) 🗆 On	e Story I	Duplex			(60)   Excellent											(50)	<u> </u>	Very (	Good		
(305) 🗆 Tw	o Story l	Duplex				·	<u> 18. danum pulpukulan 14</u>							w		(60)		Excell	ent		
Assessor's	s Adju	stment	t to S	Sale P	rice	e (+ or -	-):														
Assessor Co	ommen	ts and R	Reaso	n for A	dju	stment:				,											
WD																			11.5		
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Comments 000607										comn	nents:										
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										-											
																		(Conti	nue on back)		

Good Life Great Service DEPARTMENT OF REVERTE

Real Estate Transfer Statement

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

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

**FORM** 521

The des	ed will not be reco	orded unless this staten	nent is signed and Items 1-	25 are accurately								
1 County Name	2 County Number	er	3 Date of Sale/Transfer		4 Date of Deed							
Webster	91	<del></del>		Yr. 2022		Day <u>22 Yr. 202</u>						
5 Grantor's Name, Address, and Te	lephone (Please	Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)									
Grantor's Name (Seller) Lela B. Doughman			Mark McKell and Jami McKell									
Street or Other Mailing Address 1040 4th Ave. East			Street or Other Mailing Address 51 E Magellan									
City Dickinson	State ND	Zip Code <b>58601</b>	City Elk Ridge		State UT	Zip Code <b>84651</b>						
Phone Number N/A			Phone Number (801) 592-7603	is the grantee a 5								
Email Address Iindajeanboettcher@hotmail.com			Email Address drmckell@siceyecare.		100 0 000(2) 1001							
7 Property Classification Number. Che	ck one box in cate	egories A and B. Check C										
(A) Status			(B) Property Type			(C)						
Unimproved Multi-Fam	Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt											
	ite - Transfer on Dea	Distribution Easement Et Executor	Lease Pe	rsonal Rep. 🔲 Tri	erriff ust/Trustee arranty	Other						
9 Was transfer part of an IRS like- kind exchange (IRC § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No	10 Type of Transfe Auction Court Decree	Easement G	reclosure	Sale	Trust	Transfer on Death Trustee to Beneficiary Other (Explain)						
11 Was ownership transferred in full? (If N	lo, explain the divis	ion.)	12 Was real	· · · · · · · · · · · · · · · · · · ·	or same use? (If	No, state the intended use.						
13 Was the transfer between relatives, or Yes No Aunt of	or Uncle to Niece or ers and Sisters	Nephew 🔲 Family Cor	p., Partnership, or LLC 5 nts and Grandchild 5	oropriate box.) Gelf Spouse Step-parent and Ste	Oth	er						
14 What is the current market value of the \$60,000.00			15 Was the mortgage as	sumed? (If Yes, sta		d interest rate.) %						
16 Does this conveyance divide a current	parcel of land?		17 Was transfer through of the agent or title co	a real estate agent empany contact.)	or a title compar	ny? (If Yes, include the namage Title Services \( \bigcup \) N						
18 Address of Property 230 Grant St. Guide Rock, NE 68942			19 Name and Address of Mark McKell and Jar 51 E Magellan Elk Ridge, UT 8465	mi McKell	Fax Statement Sh	ould be Sent						
18a No address assigned 18	b Vacant Land											
20 Legal Description (Attach additional pa The West Sixty feet (W60') of Lots		x (6), Block Two (2), V	ance's Addition to the Vil	lage of Guide R	ock, Webster	County, Nebraska.						
21 If agricultural, list total number of acres		·										
22 Total purchase price, including a	•	med			22  \$	60,000 00						
23 Was non-real property included in ☐ Yes ☑ No (If Yes, enter do		attach itemized list.) (se	e instructions)		23							
24 Adjusted purchase price paid for 25 If this transfer is exempt from the					\$ 24	60,000 00						
	w, I declare that I h	nave examined this stateme	nt and that it is, to the best of r	ny knowledge and b	pelief, true, compl	ete, and						
Advantage Title Se	rvices by Jenna	Wonch				301) 592-7603 none Number						
- llan	1 Minds	Contradicacing ave										
here	Authorized Repres	entative	Authorized Representati Title	ve		9-30-2022 ate						
I		Register of De	eds' Use Only			For Dept. Use Only						
26 Date Deed Recorded	27 Value of S	stamp or Exempt Number	28 Recording Data									
Mo. 9 Day 30 Yr. 23	. 1	5.00	BX acaa.	Pa 248	9							

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

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.

Executed: <u>Sept 22</u> , 20 <u>22</u> .
Lela B. Doughman
Sy: Linda Jean Boettcher, Power of Attorney
STATE OF Month Dakoto
COUNTY OF Stark )
The foregoing instrument was acknowledged before me this 22nd day of 50010 by Linda Jean Boettcher, Power of Attorney for Lela B. Doughman.
Notary Public
My Commission Expires: 3-30-3003
File No. G118140-  File No. G118140-  NOTARY PUBLIC, STATE OF NORTH DAKOTA  MY COMMISSION EXPIRES MAR 20, 2023

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sa	le Date					Sch	ool Dis	trict Cod	e						
91	20	22	2518		10/	3/2022	Base: 9	1-0	0002	A	ffilia	ated:		Uni	fied:					
Location	ID	Sale	Number	Us	eabilit	y & Code#			No. of the last of		P	arcel N	Tumber		<b></b>					
0001689	900		276		1		GeoCde	Tw	n Rn	g !	Sect	Qrt	Subdiv	Area	Blk	Parcel				
	Da	ate of S	ale Assessed	Valu	1e		4491				00	0	10115		002	0000				
Land		Imp	provements		Total 1					Date of Sale Property Classification Code										
1	,110		141,215	5		142,325	Status	F	roperty	roperty Type Zoning				n Ci	ty Size	Parcel Size				
Assessor Lo	cation:	RED	CLOUD (F	RC)			A) <b>1</b>	B	0:	L	C	) 1	D) <b>1</b>	E)	6	F) 2				
					,_,_	Residential			Commercial											
. Common or a	Mul	tiple Im	provements:	Multi	ple. Impr				Multip	le. Im	prove	ements.:								
. We combined	hut	Constr	uction Date:	Const	ruction I				Constr	uction	n Date	<b>:</b>				189				
			Floor:	Floor	Sq. Ft. :				Floor	Sq. Ft	.:									
		Buildin	g Cost New:	Cost		242,6			Cost:			_								
Single Family	Style:	104		Resi	dential	Condition: 3!	5		Com	nerc	ial O	ccupan	cy Code:							
(100) 🗆 Mo				(10)	7	Worn Out			Prima	ry:		O	therl:		Other2:					
(101) 🗆 One	e Story			(20)	□ H	Badly Worn			Com	nerci	ial C	onstruc	tion Class							
(102) 🗆 Two			(30) 🗷 Average					(1) ☐ Fireproof Structural Steel Frame												
(103) 🗆 Spl			(40) 🗷 Good					(2)		Rein	forced C	Concrete Fr	ame							
(104) 🗷 11/		(50)	_ T	Very Good			(3)		Masc	onry Bea	ring Walls									
(111) 🗆 Bi-l	Level			(60)		Excellent			(4)	<u> </u>	Woo	d or Ste	el Framed	Ext. Wa	lls					
(106) 🗆 Oth	ier										Meta	l Frame	and Walls							
Townhouse or	r Duplex	Style:		Resi	dential	Quality: 40	(6) □ Pole Frame													
(301) 🗆 One	e Story			(10)		∞w			Cost	Cost Rank: Condition:										
(302) 🗆 Two	o Story			(20)		air			(10)		Low			` _	Wom					
(307) 🗆 11/	2 Story			(30)		Average			(20)					(20) □	Badly	Worn				
(308) 🗆 Spli	it Level			(40)	**	Good						e Avera			l Avera					
(309) 🗆 21/				(50)	-	Very Good							I Good							
(304) □ One				(60)		Excellent							<del></del>		l Very					
(305) 🗆 Two	o Story I	Duplex												(60) □	I Excell	lent				
Assessor's					<u> </u>	-):						·		<u>.</u>						
Assessor Co	mment	s and R	eason for A	djus	ment:															
JTWD																				
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Comments 1 000168							•	_omi	ments:											
200100			****							•										
															(Cont	inue on back)				

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

### 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. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number 9 \_ Dav <u>2</u>9 yr 2022 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Charles R. Van Beber and Merna C. Van Beber John Turner and Sandra D. Turner Street or Other Mailing Address 541 N Jefferson St Street or Other Mailing Address 2117 Glenfair Road Code 68970 Zip Code 806 City Greeley City Red Cloud Phone Number Phone Number 970-35 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? 20-308 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. (C) (B) Property Type (A) Status Mineral Interests-Nonproducing State Assessed Mobile Home Industrial ✓ Single Family ✓ Improved Mineral Interests-Producing Exempt Unimproved Multi-Family Agricultural ☐ IOLL Commercial Recreational Sheriff Other Partition 8 Type of Deed Distribution Land Contract/Memo Trust/Trustee Personal Rep Lease Bill of Sale Corrective Easement Quit Claim ✓ Warranty Mineral Death Certificate - Transfer on Death Executor Cemeterv Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Transfer on Death Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure ✓ Sale Life Estate Trustee to Beneficiary Auction Easement Exchange) by buyer or seller? Seller V No Court Decree Exchange Partition Satisfaction of Contract Other (Explain) Buver 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ☐ No ✓ Yes ☐ No ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Grandparents and Grandchild Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$250,000 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes GTA ✓ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 541 N Jefferson St Grantee Red Cloud, NE 68970 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 22 250.000<sup>l</sup>.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 250.000L00 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 Phone Number sign Grantee 101 /2022 Title or Authorized Representative Date here Register of Deed's Use Only For Dept. Use Only

26 Date Deed Recorded

Day \_

28 Recording Data

27 Value of Stamp or Exempt Number

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County of Webster Entered on the
numerical index and filed for record in the
numerical index and rice to receive in the
Clerk's office of said county this 3 day
of /rt AD 20 dd, at 3:26
o'clock D.M. Recorded in Book 2022
on Page 2518
Laure Peter Mounty Clerk
10.00 AD Deputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY

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 39, 2022.

STATE OF COUNTY OF WELD ) ss.

The foregoing instrument was acknowledged before me on September 20%, 2022 by Charles R. Van Beber and Merna C. Van Beber, husband and wife.

ALEXIS MINJAREZ

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	School District Code											
91	20	22	2525	9/27	/2022	Base:	55-00	11	Affi	liated:			Unified:				
Location	D	Sale	Number	Useability	& Code#	Parcel Number											
0010123	00		278	1		GeoCde	Twn	Rng	Sec	t Q	Blk	Parcel					
	D	ate of S	ale Assessed	Value		4487	1	9	30	)	0	00000	1	000	6077		
Land		Imp	orovements	T	otal	Date of Sale Property Classification Code											
569	,950	570,150	Status	Pro	perty Ty	ре	Zoni	ing	Location	Cit	y Size	Parcel Size					
		Irrigat	ion Type:		-	A) 1	A) 1 B) 05 C) 5					D) 3	E)	0	F) 10		
LCG ACRES: VALUE: LCG									A	CR	ES:		VAL	UE:			
IRRIGATE	D 1A1					GRASSLAND 1G1					4	9.480			69,275		
	1A					1G					4	3.490	60,88				
	2A1						2Gl <b>140.900</b>				197,260						
	2A						2G 148.460					2	07,845				
	3A1				- "		3G1 8.000						11,200				
	3.A								3G			3.480	4,870				
	4A1							4	G1								
	4A								4G								
DRYLAND	1DI						Shelterb	elt/Timl	ber								
	1D							Accreti	on								
	2D1	<del>  -</del>				<u>'</u>		Wa			1	7.060			4,775		
	2D	<u> </u>		-				Otl									
	3D1	<del> </del>				AGI	AND '		_	···		0.870		- 5	56,110		
	3D	+			<del>-</del>	1	Roads					9.270			12 040		
	4D1	+				Farm Sites			<u> </u>			1.000			13,840		
	4D							ome Si							<u></u>		
						Recreation											
	wellings uildings	<del></del>			200	Other Non-AG TOTAL					1	0.270			13,840		
Out	monigs				200	110	n-AG	IOIA	ய			0.270			13,040		

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)

#### NEBRASKA-Govert Life Great Service.

Real Estate Transfer Statement

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

**FORM** 521

To be filed with the Register of Deeds.
Read instructions on reverse side.
If additional space is needed, add an attachment and identify the applicable item number DEPARTMENT OF REVENER The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name Mo. \_09 Yr. 2022 Mo. \_\_09\_\_ Day \_\_27\_\_ Day Webster 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Lisa J. Delka and Leonard D. Delka, wife and husband, Lisa Delka and Richard Andrew Payne and Teresa A. Payne, husband and wife Street or Other Mailing Address Street or Other Mailing Address 403 North Church Street 322 Chappell Road Zip Code Zip Code City State City NE 68832 GΑ 30534 Doniphan Dawsonville No No Yes Is the grantee a 501(c)(3) organization? Phone Number Phone Number (404) 433-2823 402-960-4994 If Yes, is the grantee a 509(a) foundation? Email Address Email Address dwiebe@charter-title.net dwiebe@charter-title.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mobile Home Mineral Interests-Nonproducing State Assessed Industrial Single Family Improved ☐ Exempt Agricultural Mineral Interests-Producing Multi-Family □ Unimproved Commercial Recreational □ IOLL ☐ Sherriff Other ☐ Distribution Land Contract/Memo Partition Conservator 8 Type of Deed Personal Rep. ☐ Trust/Trustee Bill of Sale Corrective Fasement Lease Quit Claim ✓ Warranty Executor Mineral Death Certificate - Transfer on Death Cemetery Transfer on Death Revocable Trust Irrevocable Trust 9 Was transfer part of IRS like-kind 10 Type of Transfer Distribution Foreclosure exchange? (I.R.C. § 1031 X Sale Trustee to Beneficiary Auction **Fasement** Gift Life Estate Exchange) by buyer or seller Other (Explain) Satisfaction of Contract Exchange Grantor Trust Partition Court Decree Seller No Buver 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) X Yes ☐ No X 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.) Family Corp., Partnership, or LLC ☐ Self Other ⊠ No Aunt or Uncle to Niece or Nephew ☐ Yes Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$240,000.00 ⊠ No Yes 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land?

Yes No Yes Charter Title No of the agent or title company contact.) 19 Name and Address of Person to Whom Tax Statement Should be Sent 18 Address of Property Lisa J. Delka and Leonard D. Delka 403 North Church Street , NE Doniphan, NE 68832 18a X No address assigned 18b Vacant Land 20 Legal Description SEE ATTACHED EXHIBIT "A" 21 If agricultural, list total number of acres 240,000 00 22 Total purchase price, including any liabilities assumed 22 \$ 23 Was non-real property included in the purchase? Tyes No (If Yes, enter dollar amount and attach itemized list.) 23 240,000 00 24 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Lisa J. Delka and Leonard D. Delka, wife and husband 402-960-4994 Print or Type Name of Grantee or Authorized Representative Phone Number sign September 27 Date Grantee or Authorized Representative Signature of Grantee or Authorized Representative here For Dept. Use Only Register of Deeds' Use Only 28 Recording Data 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 2525 00 Yr. 00 BKZQZ

Day

#### 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

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

State of Nebraska 7 County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this Dct A.D., 2022 o'clock DM. Recorded in Book 20 County Clerk Deputy Ind Comp Assessor\_ Carded\_\_

#### 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 2 7 day of September, 2022.

Piels Andrew Payne

Luca a. Payne

The foregoing instrument was acknowledged before me this  $2\gamma$ day of September Richard Andrew Payne and Teresa A. Payne, husband and wife.

Notary Public Nancy Anne Mundy

Page 1

Survivorship Warranty Deed File No. 2267470

#### 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 2 8 1997 LINCOLN, NEBRASKA 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 MIDD	ÇENTIFK	LATE OF DEA	2. SEX	10 5437 0505		
·			_			ATH Stone Say Yas	
4. CITY AND STATE OF BIRTH If not a	Tressie Se	Sa. AGE - Last Birth	Chmann day UNDERIYEAR	Female UNDER I DAY	6. DATE OF E	ber 12, 1	196
Burr Oak, Kans	888	103	SO, MOS 1 DAYS	Sc. HOURS! MIN	5	nber 5, 18	
7. SOCIAL SECURTTY NUMBER			PLACE OF DEATH	L	Decen	aper o, ro	
498-54-2554	•		HOSPITAL I	paien <u>OT</u>	HER: X Nur	rsing Home	
8b FACELITY - Name	(\$ not institution, give street and number)		E	R Outpatient	Res	sidence	
Good Samaritar	Center		<i>-</i>	OA.	o»	er (Specify)	
BC. CITY, TOWN OR LOCATION OF DEA	тн	8d. PHS	DECITY UNITS   3e COU	NTY OF DEATH			
Superior		Yes	X ~ D N	uckolls			
84. RESIDENCE - STATE	96. COUNTY	S CITY, TOWN OR		= - <del></del>		· · · · · · · · · · · · · · · · · · ·	A CONTRACTOR CONTRACTOR
Nebraska	Webster		Rock	Rt. 1			Yes No X
<ol> <li>RACE - (e.g., White, Black, American to otc.) (Specify)</li> </ol>	ndian. 11. ANCESTRY (e.g., halian, h	leiucan, German, etc) ·	12 2000	E ***	TE WEGEST	OUSE (# wde give ma:	den name)
White	Gern	an	NEVER NAMES	242500	Bernard	Wichman	n (deceased
14a. USUAL OCCUPATION' (Give kind of working life, even if tekned)	of work done during most \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	KIND OF BUSINESS	NOUSTRY :	10 : 5. ED	JOA Space	بحدج جودك يعطف جد	<del>68</del> 2)
Homemaker	- dh	Own Hor	ne	da: ee	12	C-3 3	##ge (1-4 or 5-)
16. FATHER - NAME FIR	ST MIDDLE	LAST	17. MOTHER	FIRST	MOG.E	eace 5.	PALLE
		rancis		Abbi	e	Cercenter	
18. WAS DECEASED EVER IN U.S. ARI (Yes, no. or unk.)   (if yes, give war.)	MED FORCES? and dates of services!	18a INFORM	ANT - NAME				
No		Franc	is Wickman	(son)			
19b, INFORMANT MAILING A		D NO CITY OR TOW	N. STATE, ZIP)				
20 EMB JUMER - SIGNATURE & LICENSE	R.R. #1 - (		k, Nebraska	68942		ji Proportina	
20 amaginer - Strature & Ocense			OSITION 216. DATE		CEMETERY OR	CREMATORY NAME	
22a FUNERAL HOME - NAME	918	X Survai	Removal Dec. 14			k Cemeter	
				OR CREMATORY LOCA		CITY OR TOWN	STATE
Simonson-William	IS Funeral Home		Donator		Burr Oal	k, Kansas	
The second second second			D = 3 (01 3 - N	· . • •	00000		,
23. IMMEDIATE CAUSE	241 West 4th A		KEO CIOUO, IN	edraska	68970	I description of both of	en onset and dealn
PART	monary Arrest	TOTAL GILL CAUGE F	CHOICE CON INC. INC. INC. INC. INC. INC. INC. INC		•	1 1	aut puzer also ocam:
DUE TO, OR AS A CONSEQUENT						i interval betwe	en onset and death
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DUE TO, OR AS A CONSEQUENC	Œ0F:					I Interval betwe	en onsel and death
						1	
OTHER SIGNIFICANT CONDITION	NS - Conditions contributing to the death b	ut not related	PART IS IF FEMALE, WAS	HEREA 24	AUTOPSY		ERRED TO MEDICAL
¥			PREGNANCY IN THE PAST (Ages 10-54) Yes		es 🗆 No 😿	EXAMINER OR	CORONER?
26a. 26b	DATE OF INJURY IMO. Day. Ye. 26	c, HOUR OF INJURY	264. DESCRIBE HOW				<u> </u>
Accident Undetermined			ш				
	HNJURY AT WORK 26I. PLACE OF	NUURY - At home, larming etc. (Specify)	street, factory 26g. LOCAT	NON STREE	OR FLF.D. NO.	CITY OR TOWN	STATE
Homicide Investigation	Yes No			•		***	
278 DATE OF DEATH AND DA	W. YG		1 1	SIGNEO (Mo., Day, Yr.	2	8b TIME OF DEATH	
27b. DATE SIGNED (Ho. Day 1	<u>er 1 d, 1746</u>		TEV TEV				H
276. DATE SIGNED (Mo. Day: 1	Yr.) 27c. TIME OF DEATH	2/-	28c PRONC	DUNCED DEAD IMO.	Day, Yr ) 25	BIL PROKOUNCED DE	D [Hourl
3° 10/20/76	1 4	IAM "	SEE SE				м
21s To the obstal my providings	Cath Occurred at the time of the and place	a zoo o to the		basis of examination an , date and place and ou		my opinion death occur and.	ed at
P. DO TOBAÇÃO DE CONTRIBOTE TO T	DEATH? 1302 I	AS DAGAN OF TISSUE		and Tiple;	WIC Wheels o	DANTEO2	
VES X NO	UNKNOWN	<del></del>	YES NO	30.5	WAS CONSENT G	YES X N	'n
1. NAME AND ADDRESS OF CERTIFIER (F							-
Dr. Judith Butler				unomin- '	Tohno-1	20070	**
24. REGISTRAR	18. 8	7 F.O.	Box 130 - S	325. DATE	LED BY REGISTRA	O Mán Ozu Vel	:
	XXANIUN 1	1 Com			JAN	9 1997	
				,			

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

DATE OF ISSUANCE 09/07/2022 LINCOLN, NEBRASKA

Sorah Behankamy

SARAH BOHNENKAMP
ASSISTANT STATE REGISTRAR
DEPARTMENT OF HEALTH
AND HUMAN SERVICES



STATE OF MEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES 11 27291 CERTIFICATE OF DEATH LEGECENTS-NAME (Fire U dele-2. USF 6 CF UEAF 4 Odo Com stor Helen Mae Wickman August 26 2011 S DAIS OF BUHIN AND DECTO (\*\*\*) 84 MOS. DAYN HOURS MINS Febr 17 1927 orthbranch, Kansas S. PLACE OF BEATH 508-30-2624 X speculation 11 Democrate House O (Iba-(Specify) Webster County Community Hospital Qua SE COUNTY DE DE 4:H Red Cloud 68970 Webster 9c DTY CRITCHN Guide Rock Nebraska \_Webster\_ 68942 : LI YES XI NO Prancis Wickman TI. FATERSHAVE (FEK, 2Md c 12 MITHERS AAME (FREE Henry B. Brezing

Before the Form to Microbian William Andrew Comment

Francis Wickman Louise L Jettner 145 BELET CHISHIP TO DECEDEN Huspand 🗆 Senat 🔘 Senation. Aug 29 2011 XCrampter U Entertainent Observed Commersation By Cremation Center Hastings, Nebraska TR. FURSEN NOME WALLAND ADDRESS Then Chart Bale!
Simonson-Williams FH 241 W 4th Ave - Red Cloud, Nebraska 68970 Minutes IMPEDIATE CAUSE IFINA Chance of condition resu (Cooth) nuneites Enquenticity to considers to eraclesting to the coope total on line a. Enter the UNDERLYING CAUSE places or injury to y early chinad the exerts rec S. WAS NEDICAL EXAM NEH to the death act of coupling in the Linguistics of the given in PART L. ON CORDINATION CONTROTTON WAS AN ACTORS ! FEDFORGED A company within passing our LL YES DES Tagassanger J Acquient J Penning Investigation C Pecesines 6 WE'RE KUROPSY FINDA 68 AVAILASILE TO A Not prepared by preparativative 45 days of display Cl Otres (Specily) COMPLITE CAUGE OF DEATH? 🖸 Nac progress, aus progress 65 stays to 1 year selfcer death ದಿಸಿಕರ ಪ್ರಸಿರ 20. PLACE CE INC. 1974 At nome, here letted, botton, office building conditional values (Sprink). Test Tables Alliga 225 CALE OF AJURY (No. Dog. Vot 225, DESCRIBE HOW BLIUFY DOCUMBED Or YES OR Z# C058 BILT ME OF BEAT-SAIL DAFT SIGNED THOU DEE YES 244, FRONOLINGED CHAD (Mp. DES. Vr.) 254 HIME FROM CHINDED DEAD Not appreciated the Line Lines Line PHYSICAN ASSISTANT CORONERS SENSO AN OR COUNTY ATTOMENT THE STORE STORE James Craig, MD 721 West 6th Ave. - Red Cloud, NE. 68970 250 DO DE LED BY S. CASTRAR MO. DO SEP 1 2017

797

HHS-61 Rev. 7/09 (55061)

# Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok	Pag	e	S	Sale Date	School District Code												
91	202	22	253	9	5/	25/2022	Base: 0	1-(	1-0123 Affiliated: Unified:										
Location	ID	Sale	Number		Useabil	ity & Code#						Parcel 1	Number	1:	1				
0005125	500	2	279		1		GeoCde	Tw	n Rı	ng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
	Da	rte of Sa	ıle Asses	sed V	alue		4131			00			30010		005	0000			
Land		Imp	rovemen	ts	Total D				Date	Date of Sale Property Classification Code									
1	,120					1,120	Status	F	Property	, Typ	ne	Zoning	Location	n Cit	y Size	Parcel Size			
Assessor Lo	cation:	BLADI	EN (BI	A)			A) 2	В	) 0	01 🖰 1			D) <b>1</b>	E)	7	F) 2			
						Residentia	l .			Commercial									
	Mult	tiple Imp	rovemen	ts: M	ultiple. Im	provements.:			Multi	ple.	Improv	ements.:							
		Constru	uction Da	te: C	onstruction	Date:			Cons	tructi	ion Dat	te:							
			Floo	r: Fl	loor Sq. Ft.	:			Floor	Sq.	Ft. :								
		Buildin	g Cost Ne	- +	ost :	··········			Cost				,						
Single Family	Style:					l Condition:					cial (		cy Code:						
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(101) ☐ One Story					20) 🗆	Badly Worn			_	Commercial Construction Class:									
(102)   Two Story					(30) Average					(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Split Level					40) 🗆	Good	•		(2)				Concrete Fr	ame					
(104) 🗆 11/				<del>-   `</del>	50) 🗆	Very Good			(3)				aring Walls						
(111) 🗆 Bi-l				10	60) 🗆	Excellent			(4)				el Framed	ext. Wa	lls				
(106) □ Oth							<u> </u>	<del></del>	(5)				and Walls						
Townhouse or		Style:		_		l Quality:			(6)			Frame		C					
(301) □ One				<del></del>	10) 🗆	Low		Cost Rank:         Condition:           (10) □ Low         (10) □ Worn Out								On-#			
(302) □ Two				$\rightarrow$	20) 🗆	Fair			(10)		Low			` ,					
(307) 🗆 11/					30) 🗆	Average				(20)       □ Average       (20)       □ B         (30)       □ Above Average       (30)       □ A									
(308) 🗆 Spli					40) 🗆	Good Var. Cood			(30)					(30)					
(309) 🗆 21/		man 1			(50) U Very Good				(40) ☐ High (40) ☐ Good (50) ☐ Very Good										
(304) ☐ One				+ (0	60) 🗆	Excellent			-					` '	Very C				
(305) 🗆 Two									7	•		12, 14, 14	····	(VV) L	LXCEII	CIII			
Assessor's					· · · · · · · · · · · · · · · · · · ·					,	e			··					
Assessor Co	mment	s and R	eason for	r Adj	ustment	•													
QCD																-			
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Comments from Comments:																			
000512																			
										_									
															(Cont.	inue on back)			

#### NEBRASKA

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

219

FORM **521** 

Good Life, Great Service.

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

· If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 1 County Name 2 County Number Day 25 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller John Gerten Michiael and Barbara Kile Street or Other Mailing Address 5238 W 134th PL Street or Other Mailing Address 333 W Helen St. Zip Code 90250 Zip Code 68928 City Bladen State City Hawthorne Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? V No Phone Number Yes Phone Number Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mineral Interests-Nonproducing State Assessed Mobile Home Industrial Improved Single Family Mineral Interests-Producing Agricultural ☐ Exempt ✓ Unimproved Multi-Family Recreational Commercial Partition Sheriff Other Land Contract/Memo Distribution 8 Type of Deed Personal Rep. Trust/Trustee Easement Lease Bill of Sale Corrective **Quit Claim** Mineral Warranty Cemetery Death Certificate - Transfer on Death Executor Was transfer part of IRS like-Transfer on Death Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure kind exchange (LR.C. § 1031 Easement ✓ Sale Trustee to Beneficiary Gift Life Estate Exchange) by buyer or seller? Auction Satisfaction of Contract Other (Explain) Grantor Trust Partition Buyer Seller V No Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Yes Spouse Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$2.500 Yes ✓ No S Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 216 W. Francis St. John Gerten Bladen, NE 68928 5238 W 134th PL Hawthome, CA 90250 18a No address assigned 18b 🗸 Vacant land 20 Legal Description (Attach additional pages, if needed.) 0 4 11 LOTS 1-2 BLK 5 BLADEN 1ST ADDITION 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed . . . . 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief true, complete, and correct, and that I am duly authorized to sign this statement. John Geften (310) 968-4335 Print or Type Name of Grante Phone Number 5/25/2022 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded L 10 <sub>Day</sub> Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214. 77-1327(2)

Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

NEBRASKA DOCUMENTARY
STAMP TAX
Date
Date
Documentary
STAMP TAX
Doc

Hawthrone, CA 90250

(Grantor's Printed Name)

BOOK <u>2022</u> PAGE 2539
State of Nebraska } ss. County of Webster } ss. Entered on the
County of Webster) Entered on the
numerical index and filed for record in the
Clerk's Office of Salu County and 3:59
of Other P.M. Recorded in Bookabaa
2574-2590
On Palor N County Clerk Deouty
incl. Comp. Assessor _ Carded _
TAX PARCEL ID# <u>000512500</u>

### **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 QUITCLAIM TO John Gerten ("Grantee") whose address is 5238 W 134<sup>th</sup> 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  $1^{ST}$  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.

appurtenances or any party thereof.

(Grantor's Signature)

(Grantee's Signature)

Michiael Kile
(Grantor's Printed Name)

(Grantor's Printed Name)

(Grantee's Printed Name)

(Grantor's Signature)

Barbara Kile

#### Grantee's Address:

John Gerten 5138 W. 134<sup>th</sup> 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. 134<sup>th</sup> PL Hawthorne, CA 90250

CT.	AT	127	OF	ħ	IFRR	Æ	CV	ŧ
	<i>1</i> 4 1		<b>5</b> 5 3 4	1.	VH-HK	<b>Д</b>	N 25 /	А.

**COUNTY OF WEBSTER** 

My Commission Expires:

SS.

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)

(Printed Notary Name) Webster, Nebraska

GENERAL NOTARY - State of Nebraska
GRETCHEN L. MASTRODONATO
My Comm. Exp. April 8, 2023

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	School District Code											
91	20	22	2541	10/6	/2022	Base: S	91-00	02	Aff	iliated:			Unified:				
Location	ID	Sale	Number	Useability	& Code #					Parce	IN	umber			:		
0019086	501		280	4	05	)5 GeoCde Twn Rng Se		Se	ct Qr		Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Value		4371	2	11	2	0 4		00000	1	000	0000		
Land		Imj	orovements	Т	otal		Sale	Prope	Classifica	tion (	Code						
34	,205		240,725		274,930 Status Property Type				pe	Zonin	g	Location	Cit	y Size	Parcel Size		
		Irriga	tion Type:			A) 1 B) 05				c) <b>7</b>		D) <b>3</b>	E)	0	F) <b>7</b>		
LCG ACRES: VALUE:							LCG			A	RI	ES:		VALI	JE:		
IRRIGATE	ED 1A1					GRASSLAND 1G1			G1		(	0.170			240		
	1A					1G					8	3.070			11,300		
	2A1							20	<del>3</del> 1		(	0.690	965				
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	3A1						3G1										
	3A							3	3G								
	4A1							40	Gl								
	4A							2	<b>I</b> G								
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	1D							Accreti	on	-							
	2D1		3.870		9,770			Was	ste								
	2D							Oth									
	3D1					AG LAND TOTAL			$\mathbf{L}$			4.240			24,550		
	3D					Roads			ds		(	0.660					
	4D1						Farm Sites										
	4D	CLASS SANCHAR NO SAN	1.440	TO SERVICE TO THE PROPERTY OF	2,275		Home Sites				1	1.000			9,655		
				SC AMORT AND SERVICE SCHOOL SCHOOL SERVICE SCHOOL SERVICE SCHOOL SERVICE SCHOOL SCHOOL SERVICE SCHOOL SCHOOL SCHOOL SCHOOL SERVICE SCHOOL SERVICE SCHOOL SCH			R	Lecreation	on								
	wellings		<u> </u>		209,095			Oth									
Out	buildings				31,630	No	n-AG	ГОТА	$\mathbf{L} $		1	1.660			9,655		

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

## Real Estate Transfer Statement



Good Life. Great Service.

<ul> <li>To be filed with the Register of Deeds.</li> </ul>	Read instructions on reverse side.
· If additional space is needed, add an a	ttachment and identify the applicable item number.

	The deed will not be re	corded unless this stateme	nt is signed and items 1-25 are	accurately completed.	
1 County Name	2 County No	ımber	3 Date of Sale/Transfer	4 Date of Deed	/ 2000
	WEBSTER - 91		Mo. 10 Day 6 Yr.	2022 Mo. 10 Day	y <u>(</u> Yr. <u>2022</u>
5 Grantor's Name, Ad	Idress, and Telephone (Please	Print)	6 Grantee's Name, Address, and	Telephone (Please Print)	
Grantor's Name (Selle 2H Farms, Inc.	r)		Grantee's Name (Buyer) Dennis J. Hansen and S	Sally A. Hansen	
Street or Other Mailing	Address		Street or Other Mailing Address	July 7 li Fluiricon	
873 Road K	Ctoto	Zin Codo	873 Road K	State	Zip Code
Red Cloud	State NE	Zip Code 68970	Red Cloud	NE	68970
Phone Number (402) 746-2600			(402) 746-4202 If Ye	e grantee a 501(c)(3) organiz s, is the grantee a 509(a) fou	
Email Address NA			Email Address NA		
7 Property Classifica	ation Number. Check one box i	n categories A and B. Check C i	f property is also a mobile home.		
(A) Status		(E	) Property Type		(C)
Improved	Single Family	Industrial	Mineral Interests-Nonproducing	State Assessed	Mobile Home
Unimproved	Multi-Family	Agricultural	Mineral Interests-Producing	Exempt	
☐ IOLL	Commercial	Recreational			7
8 Type of Deed	Conservator	= =	nd Contract/Memo Partition	Sheriff	Other
Bill of Sale Cemetery	Corrective Death Certificate – Transfer or		ase Personal Reneral Quit Claim	ep. ☐ Trust/Trustee  ✓ Warranty	
					ansfer on Death
9 Was transfer par kind exchange (I. Exchange) by buye	R.C. § 1031 Auction	Easement Gift	Life Estate Sa	=	ustee to Beneficiary
Buyer	Seller No Court D	ecree Exchange Gran	or Trust Partition Sa	tisfaction of Contract 0	ther (Explain)
`	sferred in full? (If No, explain the	division.)	1	purchased for same use? (If I	No, state the intended use.)
	No			No	
		_	atives? (If Yes, check the appropriate		•
Yes	No Aunt or Uncle to Niec		Partnership, or LLC Self	∐ Oth	er
	Brothers and Sisters		and Grandchild Spouse		
	Ex-spouse	Parents and C		erent and Step-child	
	narket value of the real property	?	15 Was the mortgage assumed?	(if Yes, state the amount and	
\$348,000	ce divide a current parcel of land		Yes No \$	tate agent or a title company	? (If Yes, include the name
Yes V	•	•	of the agent or title company c		No
18 Address of Property			19 Name and Address of Person	to Whom the Tax Statement S	Should be Sent
873 Road K,	Red Cloud, NE 68	970	Grantee		
18a No address as	<u> </u>				
	ttach additional pages, if needed	.)			
See Attache	J.				
21 If agricultural liet tot	al number of acres transferred in	this transaction 16+/-			
ZI II agricultulai, list tot	a number of acres transferred in	this transaction 10+/=		I Tr	
22 Total purchase p	rice, including any liabilities a	ssumed		22  \$	348,000 <mark>.</mark> 00
	erty included in the purchase?			\$	
∐ Yes ∐ N	o (It Yes, enter dollar amount	and attach itemized list.) ( <u>see</u>	instructions)	23	<b></b>
24 Adjusted purchas	e price paid for real estate (I	ine 22 minus line 23)		24	348,000,00
25 If this transfer is	exempt from the documentar	y stamp tax, list the exemption	number 5b	·	
Un	der penalties of law, I declare	that I have examined this statement	ent and that it is, to the best of my k	mowledge and belief, true, c	omplete, and
_	and that I am duly authorized to s is J. Hansen	sign this statement.			(402) 746-4202
<b>A</b>	Type Name of Grantee or Authori	zed Representative			Phone Number
sign /	to again the	ele-	Grant	ee	10/6/27-
here Signatur	e of Grantee or Authorized Repre	esentative	Title		Date Date
11010		Deviates of Decay 11- 0	_1		Fau Dank Har Oak
26 Date Deed Recorded	27 Value of St	Register of Deed's Use O amp or Exempt Number	nly 28 Recording Data		For Dept. Use Only
10 - 1	yr 22 \$ Fy	a. A # 5h	BKan Has	541	
Mo. Day 4	venue	cuth " an	1 DIVarian' 111 22	<u>, , , , , , , , , , , , , , , , , , , </u>	Rev. Stat. §§ 76-214, 77-1327(2)

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,

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
of OC A.D., 2022, at 9115
o'clock A.M. Recorded in Book 2023
on Page 2544

Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-0-3
STYPH TO BY (1)

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 672, 2022.

2H Farms, Inc., a Nebraska Corporation

Dennis J. Hansen, President

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

GENERAL NOTARY - State of Nebraska
DON E. THEOBALD
My Comm. Exp. October 28, 2024

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date				S	chool	Dis	trict	Code							
91	20	22	2551		10,	7/2022	Base: 9	Base: 91-0074 Affiliated: Unified:							Unified:						
Location	D	Sale	Number	U	seabili	ty & Code#					Par	cel N	luml	ber			1				
0003204	100	-	281		1		GeoCde	Twn	Rng	Se	ct (	Qrt	Sut	odiv	Area	Blk	P	ırcel			
	D	ate of S	ale Assessed	Val	lue		4133			0	0	0	200	015		000	000 0000				
Land		Imp	orovements	s Total Date of Sale Property Classifi					ssifica	ation (	Code										
2	,300		124,525	5	··	126,825	Status	Pı	operty T	ype	Zor	ning	Lo	ocation	Cit	y Size	Parc	el Size			
Assessor Lo	cation:	BLUE	HILL (E	BH)		-	A) 1	B)	01		(C)	1	D)	1	E)	6	F)	1			
						Residential							Cor	nmer	cial						
	Mul	tiple Im	provements:	Mult	tiple. Imp	rovements.:			Multiple	. Impi	oveme	nts.:									
		Constr	uction Date:	Cons	struction				Constru	ction I	Date:										
			Floor:	Floo	or Sq. Ft.				Floor Se	į. Ft. :											
		Buildin	ig Cost New:	Cost	t :	220,5	05		Cost:												
Single Family	Style:	101		Res	idential	Condition: 3	0		Comm	ercia	l Occu	upano	у Со	de:		7 mm r==0					
(100) □ Mo				(10)	) 🗆	Worn Out			Primar	у:		Ot	her1:			Other2:					
(101) 🗷 One	e Story			(20)	) 🗆	Badly Wom			Comm	ercia	l Cons	struc	tion (	Class:		Adv.		نستبب			
(102) 🗆 Tw	o Story			(30)	) 🗷	Average			(1)	∃ Fi	гергос	of Str	uctura	al Steel	Frame	2					
(103) □ Spl	it Level			(40)	) 🗆	Good			(2)	I R	einford	ced C	oncre	ete Fra	me			•			
(104) 🗆 11/	/2 Story			(50)	) 🗆	Very Good			(3) [	□ M	asonry	у Веа	ring \	Walls							
(111) 🗆 Bi-l	Level			(60)	) 🗆	Excellent			(4)	J W	ood o	r Stee	el Fra	med E	xt. Wa	11s					
(106) □ Oth	ier						-		(5) 1	□ M	etal Fr	rame	and V	Walls	•						
Townhouse of	r Duplez	Style:		Res	idential	Quality: 30		-	(6) I	□ Po	ole Fra	me		_				_			
(301) 🗆 One	e Story			(10)	) 🗆	Low			Cost R	ank:				C	onditi	on:					
(302) 🗆 Tw	o Story			(20)	) 🗆	Fair			(10) I					(		Worn					
(307) 🗆 1 1/	2 Story		_	(30)	) 🗷	Average			(20) I					(2		Badly		l			
(308) 🗆 Spl	it Level			(40)	) 🗆	Good			(30) I			Avera	ge	(3	-	Avera		· · · ·			
(309) 🗆 21/	<del>-</del>			(50)		Very Good			(40) I	□ H	igh		<del> </del>			Good					
(304) 🗆 One	-			(60)	) 🗆	Excellent										Very (					
(305) 🗆 Two	o Story I	Duplex				· · · · · · · · · · · · · · · · · · ·					·			(0	50) 🗆	Excell	ent				
Assessor's																					
ļ			Reason for A	djus	stment:																
TRUSTE	E'S D	EED	·																		
											_										
						·															
Comments 1	from							Omn	nents:			***************************************									
000320								- OHILI	. C.111.												
																(Cont	inue or	ı back)			

#### NEBRASKA Good Life. Great Service.

### **Real Estate Transfer Statement**

**FORM 521** 

DEPARTMENT OF REVENUE

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

	The deed will not be recorded unless this staten	neni						
1 County Name	2 County Number		3 Date of Sale/Tran		ate of		16 <sub>Yr.</sub> 2022	2
	WEBSTER - 91 <u></u>						Yr	
5 Grantor's Name, Ad Grantor's Name (Selle	dress, and Telephone (Please Print)		Grantee's Name (B	Address, and Telephone (	Flease	Finity		
Jodi R Mackin,	Shari J Alber, Lida D Fricke, Co Trustees		Maria Harris					
Street or Other Mailing 5905 W Blue H	l Road		Street or Other Mai 205 N Payne	ling Address	Ctoto		Zip Co	-de
City Blue Hill	State Zip Code Ne 6893	30	City Blue Hill		State Ne	) ergonizatio		8930 V No
Phone Number (402) 469-0273			Phone Number	Is the grantee a 5 If Yes, is the gran	tee a 50	)9(a) founda	ation? Yes	✓ No
Email Address N/a			Email Address n/a					
7 Property Classific	tion Number. Check one box in categories A and B. Check	C if	property is also a n	nobile home.				
(A) Status		(B)	Property Type				(C)	
Improved Unimproved IOLL	✓ Single Family Industrial  Multi-Family Agricultural  Commercial Recreational		Mineral Interests- Mineral Interests-		State A Exemp	Assessed ot	Mobile	Home
8 Type of Deed	Conservator   Distribution	Lar	nd Contract/Memo	Partition She	eriff		other	
Bill of Sale	Corrective	Lea	ise		st/Trust	ee		
Cemetery [	Death Certificate - Transfer on Death Executor	Min			rranty			
9 Was transfer parkind exchange (I	B C 8 1031		osure Irrevocab		t		sfer on Death ee to Beneficiary	N.
Exchange) by buye	r or seller?		Life Estat	e Sale Satisfaction of	Contrac		r (Explain)	,
Buyer 11 Was ownership tran	Seller	Tanto		as real estate purchased fo				ed use.)
✓ Yes	No			✓ Yes No				
13 Was the transfer be	ween relatives, or if to a trustee, are the trustor and beneficiary					C Other		
Yes 🗸			Partnership, or LLC	Self Spouse		Other_	A	
	Brothers and Sisters Grandpare  Ex-spouse Parents an		and Grandchild nild	Step-parent and Ste	o-child			
14 What is the current	narket value of the real property?			age assumed? (If Yes, state	the am	ount and inte	erest rate.)	
\$180,000			Yes	✓ No \$				%
16 Does this conveyan	e divide a current parcel of land?		17 Was transfer the	rough a real estate agent or title company contact.)	a title o	company? (I	f Yes, include the	e name No
Yes V	No			ress of Person to Whom the				
18 Address of Property 205 N Payne			Grantee	cos of resource renom the				
Blue Hill, NE 6	8930		_ , -					
18a No address a	signed 18b Vacant land	İ						
20 Legal Description (A	ttach additional pages, if needed.)							
See Attache	t							
21 If agricultural, list to	al number of acres transferred in this transaction				T	<u>~</u>		
22 Total purchase p	rice, including any liabilities assumed				22	Φ	180,000	) <mark>.00 (</mark> (
	perty included in the purchase? o (If Yes, enter dollar amount and attach itemized list.) (s		inaturational		23	\$		1
	,					\$	180,000	3: OO
24 Adjusted purcha	se price paid for real estate (line 22 minus line 23)				24		100,000	100
25 If this transfer is	exempt from the documentary stamp tax, list the exemp	ption	number	-				
U	der penalties of law, I declare that I have examined this state and that I am duly authorized to sign this statement.	teme	nt and that it is, to the	ne best of my knowledge a	nd belie	∍f, true, com	plete, and	
	sa Theobald						(402) 746-	-2246
	Type Name of Grantee of Authorized Representative						Phone Number	
sign _	Duse Kurbald			Closing Agent			10/7/202	22
here Signati	re of Grantee or Authorized Representative		Title				Date	
,	Register of Deed's Use	e Or		·			For Dept. Use	Only
26 Date Deed Records	27 Value of Stamp or Exempt Number		28 Recording Data	22 Pa 255	***			
Mo Day Nebraska Department of R	1 Yr. 212 4 703.		DD 20		uthorize	ed by Neb. Rev	v. Stat. §§ 76-214, 7	7-1327(2
	020 Rev. Supersedes 96-269-2008 Rev. 6-2019			$\mathcal{L}$				•

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 County of Webster Ss.  Entered on the numerical index and filed for record in the Clerk's office of said county this day of A.D., 20 at \cdot \cdo	NEBRASK S Date \$ 405.00
AFTER RECORDING RETURN TO: Charles W. Hastings, Fra	ser Stryker PC LI
TRUSTEE'S	DEED
JODI R. MACKIN, SHARI J. ALBER AND OANN E. ALBER LIVING TRUST dated May GRANTORS, in consideration One and no/100 DOI eccived from GRANTEE, MARLA HARRIS, a sing escribed real estate (as defined in Neb. Rev. Stat. 76-20)	7, 2008, purs LLAR (\$1.00) gle person, con 01):
A tract of land in Lot One (1), Hawley's S Addition to Blue Hill, Webster County, Nebras point 182 feet South of the Original North	ska, described

A DOCUMENTARY

O, P.O. Box 1044, Hastings, NE 68902

CKE, Successor Co-Trustees of the suant to the terms of said trust, J ) and other valuable consideration G nvey to GRANTEE, the following re d

Outlot Four (4), Rohrer's as follows: Beginning at a 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, Successor Co-Trustee of the JoAnn E. Alber Living Trust dated May 7, 2008

STATE OF NEBRASKA 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.

GENERAL NOTARY - State of Nebraska TRAVIS FRASER My Comm. Exp. August 25, 2025

Shari J. Alber, Successor Co-Trustee of the JoAnn E. Alber Living Trust dated May 7, 2008

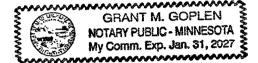
STATE OF MINNESOTA

) ss.

COUNTY OF Hellaw Modicino

The foregoing instrument was acknowledged before me on September <u>16</u>, 2022, by Shari J. Alber, Successor Co-Trustee of the JoAnn E. Alber Living Trust dated May 7, 2008.

Notary Public



		Kisel Striche
		Lisa D. Fricke, Successor Co-Trustee of the
		JoAnn E. Alber Living Trust dated May 7, 2008
STATE OF	COLORADO )	
	) ss.	
COUNTY (	OF Veld )	
		ledged before me on September 16, 2022, by Lisa D. Iber Living Trust dated May 7, 2008.
	BEVAN RIGG	Notary Public
	NOTARY PUBLIC STATE OF COLORADO	
2884791	NOTARY ID 20064042092 MY COMMISSION EXPIRES OCTOBER 16, 2026	

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	Ī	S	ale Date				Sc	hool	Dist	trict	t Code	•						
91	20	22	2559	9/21/2022 Ba			Base: 9	1-0	002	Affi	liated	d:			Unified:						
Location	ID	Sale	Number	U	seabili	ty & Code#					Par	cel N	lum	ber			<del>-</del>				
0001356	500	:	282		4	05	GeoCde	Twn	Rng	Sec	t 6	Qrt	Su	bdiv	Area	Blk	P	ırcel			
	D	ate of S	ale Assessed	Val	ue		4371			0.0	)	0	10	025		001	01 0000				
Land		Imp	rovements			Total		]	Date of	Sale	Prop	perty	Cla	assific	ation	Code					
	940		66,685			67,625	Status	Pı	roperty Ty	ре	Zor	ning	L	ocation	ı C	ity Size	Parc	el Size			
Assessor Lo	cation:	RED	CLOUD (R	C)		_	A) 1	B)	01		C)	1	D)	1	E)	6	F)	2			
				,,		Residential							Co	mmer	cial						
	Mul	tiple Im	provements:	Multi	iple. Impi	rovements.:			Multiple.	Impro	oveme	nts.:									
		Constr	uction Date:	Cons	truction I	Date: 19	45		Construc	tion D	ate:										
			Floor:	Floor	Sq. Ft.	1,1	94		Floor Sq.	Ft. :				***							
		Buildin	ig Cost New:	Cost	:	127,7	25		Cost:			***									
Single Family	Style:	101		Resi	dential	Condition: 3	0		Comme	rcial	Occu	ıpano	y C	ode:							
(100) □ Mo	bile Hor	ne		(10)		Worn Out			Primary	: <u> </u>		Ot	herl	:		Other2:					
(101) 🗷 On	e Story			(20)		Badly Worn			Comme	rcial	Cons	struc	tion	Class:							
(102) 🗆 Tw	o Story			(30)	*	Average			(1)	l Fir	eproc	of Str	actur	ral Stee	l Fran	ne					
(103) 🗆 Spl	it Level			(40)		Good	·		(2)	Re	infor	ced C	onci	ete Fra	me						
(104) 🗆 11/	/2 Story			(50) U Very Good					(3)	l Ma	sonry	y Bea	ring	Walls		_					
(111) □ Bi-	Level			(60)		Excellent			(4)	l Wo	o boc	r Stee	el Fra	amed E	ext. W	alls					
(106) □ Oth	ner					- IEM ANIVE			(5) E	l Me	etal Fr	rame	and	Walls							
Townhouse o	r Duple	Style:		Resi	dential	Quality: 30			(6)	l Po	le Fra	me					_				
(301) 🗆 On	e Story			(10)		Low			Cost Ra	nk:					Condi						
(302) 🗆 Tw	o Story			(20)		Fair			(10) □	Lo	w			(		] Worn					
(307) 🗆 11/	/2 Story			(30)	*	Average				l Av				. (		] Badly		l.			
(308) 🗆 Spl	it Level			(40)	-	Good			(30)	I Ab	ove A	Avera	ge			☐ Avera	ge				
(309) 🗆 21/				(50)		Very Good			(40)	l Hig	gh				<u> </u>	Good					
(304) 🗆 On				(60)		Excellent						·				☐ Very					
(305) 🗆 Tw	o Story I	Duplex					·							(	(60) [	l Excel	ent				
			t to Sale Pr			-):															
			Reason for A																		
JTWD;	BETWE	EN HU	ISBAND &	WI	FE																
	<u> </u>													AT - Los							
·																					
Comments	from							Comm	nents:						· •						
000135								COMI	испьэ.			-									
																(Cont	inue o	ı back)			

### **Real Estate Transfer Statement**

**FORM** 521

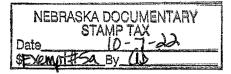
Good Life. Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statemen	, The state of the
1 County Name 2 County Number  WEBSTER - 91	3 Date of Sale/Transfer  Mo. 9 Day 2 Yr. 2 Mo. 9 Day 2 Yr. 2 Mo. 9 Day 2 Yr. 2 Day 2 Yr. 2 Mo. 9 Day 2 Yr. 2 Day 2
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Allan Strobl and Amber J Strobl	Grantee's Name (Buyer) Allan Strobl and Amber J Strobl
Street or Other Mailing Address 438 W 5th Ave	Street or Other Mailing Address 438 W 5th Ave
City State Zip Code	City State Zip Code Red Cloud NE 68970
Red Cloud NE 68970 Phone Number	Phone Number   Is the grantee a 501(c)(3) organization?   Yes ✓ No
(402) 984-8061	(402) 984-8061 If Yes, is the grantee a 509(a) foundation?  Yes ✓ No Email Address
Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status	Property Type (C)  Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Improved     ✓ Single Family     Industrial       Unimproved     Multi-Family     Agricultural       IOLL     Commercial     Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home  Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
Germetery Death Certificate Manager of Boats Death	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary
Exchange) by buyer of seller?	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.)  No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
	Partnership, or LLC Self Other
Brothers and Sisters Grandparents	and Grandchild
Ex-spouse Parents and Ci	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes ✓ No \$ %
\$56,000  16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.) Yes Volume No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
438 W 5th Ave	Same as Grantee
Red Cloud, NE  18a No address assigned  18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
See attached	
des attadied	
21 If agricultural, list total number of acres transferred in this transaction	·
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	S
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number_5a .
Under penalties of law, I declare that I have examined this statemed correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, complete, and
Kory J McCracken	(402) 746-3613
Print or Type Name of Graphee or Authorized Representative	Attorney 9/2/22
	Title Date
Register of Deed's Use O  26 Date Deed Recorded 27 Value of Stamp or Exempt Number	1 Por Dept. Use Only 28 Recording Data
Mo. 10 Day 1 Yr. 22 \$ EXOMOT #Sa	BK2022 to 2559

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.

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	14,00				Deputy
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#### 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 1, 2022.

Allan J. Strobl

Amber J. Strob (

SUZETTE L TATMAN My Comm. Exp. February 21, 2025

		( ) /	
STATE OF NEBRASKA	COUNTY OF	PIOCHN)	SS

Comm. expires 2 - 21 - 25

SUE COME

STATE OF NEBRASKA, COUNTY OF Webster ) ss.

The foregoing instrument was acknowledged before me on September <u>30</u>, 2022, by Allan J. Strobl, a married person.

Comm. expires 10 -01 - 2025

Notary Public