# Agricultural Land Sales Worksheet

Cnty No.	Bo	ook	Page	Sal	e Date	School District Code												
91	20	22	2519	9/23	3/2022	Base:	01-01	23	Afl	filiated:		Unif	ied:					
Location	ID	Sale	Number	Useability	& Code#				,	Parcel N	umber							
0021073	01	:	277	4	11	GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	P	arcel			
· · · · · · · · · · · · · · · · · · ·	D	ate of S	ale Assessed	Value	2000 - 15000- 150	4131	4	11		5 0	00000	1	000	00	000			
Land		Imp	rovements	T	otal		D	ate of	Sale	Property	Classifica	tion (	Code	<u> </u>				
680	,405				680,405	Status	Proj	erty Ty	pe	Zoning	Location	Cit	y Size	Parcel Size				
		Irrigat	ion Type:			A) 2	B)	05		c) <b>5</b>	D) 3	E)	0	F)	10			
LCG		A	CRES:	VAI	.UE:		LCG			ACR	ES:	VALUE:						
IRRIGATE	D 1A1		139.010	(	636,665	GR	ASSLA	ND 10	<b>31</b>	<del></del>				<u> </u>				
	1A							1	G									
	2A1						_	20	31									
	2A							2	G									
	3A1							30	71					_				
	3A							3	G									
	4A1			<u>-</u>				40	il									
	4A		8.930		37,775			4	G									
DRYLAND	1D1					S	helterbe	lt/Timb	ег									
	1D		0.830		2,095		F	Accretio	n									
<u></u>	2D1							Wast	te	2	2.200				615			
	2D							Othe										
	3D1					AG L	AND T	OTA	L		3.030		68	30,4	105			
<del></del>	3D	· <u> </u>						Road	ls	3	3.970							
	4D1		0.000				Fa	ırm Site	s									
	4D		2.060		3,255		Но	me Site	s					_				
							Re	ecreation	n	<del></del>								
	vellings uldings							Othe	_			_	<del>_</del> -					
Outbl	munigs					Non	-AG T	OTAI	ا	3	.970							
Aggggggg	A 32		to Sala Dwie	7.				/ T Y										

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; PURCHASE OF ROAD ROW BY COUNTY	
Comments from	Comments:
002107301	
	(Continue on back)

### NEBRASKA-

Good Life. Great Service. Departners 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 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 De									
Webster	91	Mo. 9 Day 23 Yr. 2022 Mo. 8 Day 26 Yr. 2										
5 Grantor's Name, Address, and Teleph Grantor's Name (Seller)	ione (Please Print)	6 Grantee's Name, Address, and Teleph Grantee's Name (Buyer)	one (Please F	Print)								
Chad R. Timm and Colleen E. Timm		The County of Webster, State of Nebr	aska, a Polit	ical Subdivision								
Street or Other Mailing Address 10820 E. Turquoise Ave.		Street or Other Mailing Address 621 N. Cedar St.										
City Scottsdale, AZ. 85259	State Zip Code	City Red Cloud, NE. 68970	State	Zip Code								
Phone Number n/a		Phone Number Is the grantee a 50 402-746-2777 If Yes, is the grante										
Email Address dwiebe@charter-title.net		402-746-2777   If Yes, is the grantee a 509(a) foundation?										
7 Property Classification Number. Check of	ne box in categories A and B. Check C if	property is also a mobile home.										
(A) Status	(	B) Property Type		(C)								
☐ Improved ☐ Single Family ☐ Unimproved ☐ Multi-Family ☐ Commercial	ndustrial  ☐ Agricultural ☐ Recreational	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assesse Exempt	ed Mobile Home								
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate - T	Easement Le	and Contract/Memo Partition Sheri ease Personal Rep. Trust ineral Quit Claim Warr.	t/Trustee	Other								
9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 Exchange) by buyer or seller? Seller No No No Seller Solution Satisfaction of Contract Other (Exchange) Solution												
11 Was ownership transferred in full? (If No, ex ☐ No	plain the division.)	12 Was real estate purchased for s  Yes NoNo	ame use? (if No	o, state the intended use.)								
13 Was the transfer between relatives, or if to a  Yes No Aunt or Unc Brothers an Ex-spouse	cle to Niece or Nephew	Partnership, or LLC Self Spouse	☐ Othe	er								
14 What is the current market value of the real \$56,925.00	property?	15 Was the mortgage assumed? (If Yes, state th		nterest rate.)								
16 Does this conveyance divide a current parce Yes No	el of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the nai of the agent or title company contact.) Yes Charter Title No										
18 Address of Property		19 Name and Address of Person to Whom Tax Statement Should be Sent The County of Webster, State of Nebraska, a Political Subdivision										
, NE		Same as #6										
18a No address assigned 18b	Vacant Land											
20 Legal Description SEE ATTACHED EXHIBIT "A"  21 If agricultural, list total number of acres												
22 Total purchase price, including any liab	bilities assumed		22 \$	56,925 00								
23 Was non-real property included in the	purchase?  Yes  No (If Yes, en	ter dollar amount and attach itemized list.)	23 \$									
24 Adjusted purchase price paid for real e 25 If this transfer is exempt from the docu			24 \$	56,925 00								
		number #2 and that it is, to the best of my knowledge and belie	of true committee	- and								
correct, and that I am duly auth	orized to sign this statement.											
Ine County of Webster, State Print or Type Name of Grante	e of Nebraska, a Political Subdivision by Chape or Authorized Representative Dan			2-463-6788 ne Number								
sign A au link	Som ( acout	THARTER TITLE & ESUROW SERVICES, INC.										
here Signature of Grantee or Author	prized Representative	Grantee or <b>74/1th/ BURLINGTON AME:157E</b> , G20 Title HASTINGS, NE 68901	J& <u>Sep</u> Date	<u>stember 23, 2022</u>								
	Register of Deeds	s' Use Only		For Dept. Use Only								
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data		, a 230 cmg								
Mo. 10 Day 4 Yr. 22	\$ Exempt#2	BK2022, 14 0519										

State of Nebraska 355. Entered on the numerical index and filed for record in the Clerk's office of said county this \_\_\_\_\_ of Oct A.D., 20 22, at\_ o'clock OM. Recorded in Book 200 County Clerk Carded\_

Assessor\_

Comp

NEBRASKA DOCUMENTARY Date

BOOK 2022 PAGE 2519

Prepared By and Return to: Daniel C. Pauley, 3555 Farnam St., Suite 1000, Omaha, NE 68131, Telephone (402) 3932-0101.

#### WARRANTY DEED

CHAD R. TIMM and COLLEEN E. TIMM, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration received from THE COUNTY OF WEBSTER, STATE OF NEBRASKA, a Political Subdivision, GRANTEE, convey to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

#### See Exhibit "A"

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

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

Executed: August 26th, 2022.

Chad R. Timm

Hrizona

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on August 26th, 2022, by Chad R. Timm and Colleen E. Timm, husband and wife.

Michelle Hensley lotary Public - Arizona

Notary Public Michelle Hensley

#### EXHIBIT "A"

A PARCEL OF LAND LOCATED IN NW1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 11 WEST, OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID SECTION 5, THENCE N89°57'55"E (ASSUMED ALL BEARINGS RELATIVE TO) ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 5, A DISTANCE OF 33.00 FEET; THENCE S0°02'05"E A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE WHICH IS ALSO THE POINT OF BEGINNING; THENCE N89°58'02"E ALONG THE SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 506.89 FEET; THENCE S46°47'07"W A DISTANCE OF 260.59 FEET TO THE BEGINNING OF A CURVE THAT IS CONCAVE TO THE SOUTHEAST, ON A CHORD BEARING OF S25°22'28"W, A CHORD DISTANCE OF 693.43 FEET, AN ARC LENGTH OF 709.84 FEET AND A RADIUS OF 949.51 FEET TO A POINT OF TANGENT; THENCE S4°44'15"W A DISTANCE OF 232.39 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE; THENCE N0°02'05"W ALONG THE EAST RIGHT-OF-WAY LINE A DISTANCE OF 1036.27 FEET TO THE POINT OF BEGINNING, CONTAINING 3.45 ACRES MORE OR LESS.

## Residential & Commercial Sales Worksheet

Cnty No.	ok	Page	e Sale Date			School District Code															
91	20	22	2561		10	/2022	Base:	01-	-01	23	Aff	iliate	d:			Unit	fied:	<u> </u>			
Location	ID .	Sale	Number		Useab	ility	& Code#				and the second s		Par	rcel N	lumber		·				
0005071	L00		283	Ì	4		05	GeoCde	Tv	vn	Rng	Se	ct	Qrt	Subdi	r	Area	Blk	Parcel		
	D	ate of S	ale Assesse	d V	alue			4131				0(	0	0	3001	5		001	0000		
Land		Imp	rovements			To	otal			Da	te of §	Sale	Proj	perty	Classi	fica	tion (	Code			
1	, 455		39,56	65 41,020				Status		Ргор	erty Ty	ре	Zoi	ning	Locat	íon	Cit	y Size	Parcel Size		
Assessor Lo	cation:	BLAD	EN (BLA	)				A) <b>1</b>	E	3)	01		C)	1	D) ;		E)	7	F) 3		
				Residential										<del>-                                    </del>	Comm	erci	al		<del>- 4</del>		
	Mul	tiple Imp	provements:							Multiple. Improvements. :											
		Constr	uction Date:	Construction Date: 1910						C	onstructi	ion D	ate:						<del></del> .		
			Floor:							Construction Date : Floor Sq. Ft. :											
		Buildin	g Cost New:	Cost: 143,435						Cost:											
Single Family		101		Re	sidentia	al Co	ndition: 25	5		C	ommer	cial	Occu	ipanc	y Code:						
(100) □ Mob		ıe		(10	) 🗆	Wo	m Out			Pı	imary:			Oth	ner1:			Other2:	,		
(101) 🗷 One				(20	)) 🗷	Bac	lly Worn			Commercial Construction Class:											
(102) □ Two		-		(30	)) 🗷	Ave	erage			(1) ☐ Fireproof Structural Steel Frame											
	t Level			(40) 🗆 Good						(2)   Reinforced Concrete Frame											
(104) 🗆 1 1/2				(50) □ Very Good						(	3) 🗆	Ma	sonry	Bear	ing Wal	s					
(111) 🗆 Bi-L		<u>_</u>	<u>-</u>	(60)   Excellent							(4) U Wood or Steel Framed Ext. Walls										
(106) □ Othe											5) 🗆	Me	tal Fr	ame a	nd Wall	5					
Townhouse or		Style:		Residential Quality: 30							6) 🗆	Pol	e Frai								
(301) 🗆 One				(10) 🗆 Low					Co	st Ran	ık:			Cor	nditio	n:					
(302)  Two				(20		Fair				(1	0) 🗆	Lov	<b>X</b> /			(10)	) 🗆	Worn C	out		
(307) 🗆 1 1/2				(30		Ave				(2	0) 🗆	Ave	erage	_		(20)		Badly V	Vorn		
(308)				(40)		Goo				1	0) 🗆			verage	e	(30)		Average	;		
(309) 🗆 2 1/2							/ Good			(4	0) 🗆	Hig	h			(40)		Good	·		
(304) ☐ One:		<del>-</del>		(60)	) 🗆	Exce	ellent	<del></del>		-		<del></del>				(50)		Very Go	ood		
(305) 🗆 Two																(60)		Exceller	ıt		
Assessor's																					
Assessor Con			ason for Ac	djus	tment	:	· · · · · · · · · · · · · · · · · · ·														
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#### NEBRASKA Good Life, Great Service.

Mo. (D Day \_ Nebraska Department of Revenue

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

## **Real Estate Transfer Statement**

**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. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed <sub>Day</sub> \_ 05 Mo. \_ 10 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Shavne M. Evans Linda M. Evans Street or Other Mailing Address 8530 S. Elkhorn Avenue Street or Other Mailing Address 319 W. Helen Street City Bladen State Zip Code 68973 State Roseland 68928 Phone Number (402) 984-2672 √ No √ No Is the grantee a 501(c)(3) organization? Phone Number (308) 832-3349 Yes If Yes, is the grantee a 509(a) foundation? mail Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed ☐ Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemeterv Death Certificate - Transfer on Death ☐ Executor Mineral ✓ Quit Claim Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Exchange) by buyer or seller? Easement Gift Life Estate Sale Trustee to Beneficiary ☐ Buyer ☐ Seller ✓ No **✓** Court Decree ☐ Exchange Satisfaction of Contract Grantor Trust Partition 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 ∏ No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Self Other\_ Brothers and Sisters Grandparents and Grandchild ✓ Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$41,020 **V** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **V** No Yes **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 319 W. Helen Street, Bladen, NE 68928 Linda M. Evans 319 W. Helen Street 18a No address assigned 18b Vacant land Bladen, NE 68928 20 Legal Description (Attach additional pages, if needed.) Lots 4, 5 and the East Haif of Lot 6, Block 1, Spences Addition to Bladen, Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction \_ 0!00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12 Under penalties of law, I deplace 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 sh duty-outhorized to sign this statement.

Jennifer N. Rowling

(308) (308) 237-3155 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney for Grantee 10/10/2022 Signature of Grantee or Authorized Representative Title Date Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 28 Recording Data 256

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

	NGD 2011		
r _		OCUMENTARY MP TAX	Bk 2022, Pg 2561
_		: 10/11/22	State of Nebraska ss. County of Webster
	\$ Ex012	By AS	Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of October A.D., 2022, at 09:11 o'clock AM. Recorded in Book 2022 on Page 2561  County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded
J T F	TOP PORTION FOR USE BY THE OFFICE OF After Recording Return to: lennifer N. Rowling ye & Rowling, PC, LLO O Box 636 (earney, NE 68848-0636		EDS ONLY.
9	Shayne M. Evans, a single person, Goissolution filed on August 12, 2022, in the matter court Case No. Cl 21-12 in the District Court of Vood and valuable consideration received from the person, quitclaims and conveys to Grantee, the form Neb. Rev. Stat. § 76-201):	of <u>Linda Marie Eva</u> Vebster County, GRANTEE, Lin	ans v. Shayne M. Evans, Nebraska, and for other da M. Evans, a single
	Lots 4, 5 and the East Half of Lot 6, Block County, Nebraska.	1, Spences Addi	tion to Bladen, Webster
S	xecuted: <u>October</u> <u>5</u> , 2022.  Sh TATE OF NEBRASKA ) OUNTY OF WASTER)	Mus // nayng M. Evans, i	Grantor
(	The foregoing instrument was acknowled (MODEL), 2022 by Shayne M. Evans, Grand Company (1997)	dged before me antor.	e on this 5th day of
(S	EAL)	otary Public (	J. Junn

GENERAL NOTARY - State of Nebraska
CINDY J. TIMM
My Comm. Exp. March 27, 2025

## Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page	ge Sale Date				School District Code													
91	20	22	2603		10/1	Bas	se: S	91-	0074	1	Affili					nifi	ed:	<del></del>			
Location	ID	Sale	Number	U	seability	& Code#					- <u>-                                  </u>	1	arcel.	Nu	ımber	سياب					
0003272	200		284		4	05	Geo	Cde	Tw	n R	ng	Sect	Qrt		Subdiv	Аге	a	Bik	P	arcel	
	D	ate of S	ale Assessed	d Val	ue		41	33				00	0	2	20035		+	003		000	
Land		Imp	rovements		To	otal				Date	of S	ale P	ropert	y C	Classific	atior	ı C	ode			
2	,905		113,89	0	1	116,795	St	atus	T	ropert	у Тур	ne	Zoning		Location		ity	Size	Parc	cel Size	
Assessor Lo	cation:	BLUE	HILL (	BH)			A)	1	В	) 0	1	С	) 1	1	D) <b>1</b>	E)		-+	F)	2	
				Residential							- "		<del>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del>	C	Commerc	cial					
	Mul	tiple Imp	rovements:	Multi	ple. Improv	ements.:				Multiple. Improvements. :											
		Constr	uction Date:	Construction Date: 1890					Construction Date :												
	* .		Floor:	Floor Sq. Ft. : 1,716						Construction Date : Floor Sq. Ft. :											
		Building	g Cost New:	Cost: 178,920						Pioor Sq. Ft. :  Cost :											
Single Family		104		Residential Condition: 30						Com	mer	cial O	ccupan	ey (	Code:		_				
(100) □ Mob		e		(10)	□ Wo	nn Out				Prima	агу:		Ot	her	r1:		Ot	her2:			
(101) □ One				(20)		lly Worn				Commercial Construction Class:											
(102)  Two				(30)		erage				(1) ☐ Fireproof Structural Steel Frame											
	Level			(40)						(2) ☐ Reinforced Concrete Frame (3) ☐ Masonry Bearing Walls											
(104) <b>B</b> 1 1/2				(50) Uvery Good						(3)				_							
(106) □ Othe				(60)   Excellent						(4)	П	Wood	or Stee	l Fı	ramed Ex	t. Wa	alls				
Townhouse or		G-T-		D. J. Carlot						(5)			Frame a	and	l Walls						
(301)  One		Style:		Residential Quality: 30						(6)	_	Pole F	rame								
(302)   Two				(10)						Cost					Condition:						
(307) 🗆 1 1/2				(20)	☐ Fair   Ave					<u> </u>		Low			(10) 🗆 Worn (						
(308) 🗆 Split					☐ Goo							Avera			(20			Badly W		<del>-</del>	
(309) 🗆 21/2						Good							Averag	ge_	(30			verage			
(304) □ One S		plex			☐ Exce				-									<del>l</del> ood			
(305) 🗆 Two S			-	()		Alonic	<del>,</del>			· · · · · · · · · · · · · · · · · · ·	Ψ				(50		_	ery Go			
Assessor's	Adinet	ment t	o Sala Pr	igo (	٠ - ١				_		ما است بسط	<u> </u>			(00	) [	E.	xcellen	t		
Assessor Com										<u>-</u>		<del>-</del> -				-· -					
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#### NEBRASKA-

Good Life, Gried Service.

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 its side.

**FORM** 

• If additional space is needed, add an at				JZ I
Ine deed will not be recorded unless this statemen	nt is signed and items 1-25 are ac	curately co	npleted.	
1 County Name 2 County Number	3 Date of Sale/Transfer		ite of Deed	
Webster 91	Mo, <u>[]]</u> Day <u>[]</u> Yr. <u>7</u>		10. 10 Day	5 Yr. <u>22</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and 1	Telephone (P	lease Print)	
KEITH ALAN BIERMAN & PAMELA S. BIERMAN Street or Other Mailing Address	Grantee's Name (Buyer) Keith Alan Blerman and Pamela	S. Bierman	1	
POBOX 1Ĭ2 ::	Street or Other Mailing Address PO Box 112			
City State Zip Code BLUE HILL NE 68930	City Blue Hill		State VE	Zip Code 68930
Phone Number 402 984 57±0			organization? 19(a) foundation	☐Yes XINo ? ☐Yes VINo
Email Address Knorthey@darke-titlemet	Email Address Knorther G	dracke	1-title	.net
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   Commercial   Recreational	Mineral Interests-Nonproducing Mineral Interests-Producing	State	Assessed	Mobile Home
8 Type of Deed Conservator Distribution Lar Billi of Sale Corrective Easement Ler Correction Death Executor Min	ise Personal Rep.	Sheniff Trust/Truste Warranty	□ Oth	er
9 Was transfer part of IRS like-kind exchange? (LR.C. § 1031	tosure Inrevocable Trust Revoc Life Estate Sale	⇒abie Trust	Truste	fer on Death se to Beneficiary (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchas	sed for same u	se? (If No, state	the intended use.)
13 Was in 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.,	rantnership, or LLC Self and Grandchild Spouse		Other	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes. No \$		unt and interes	rate.)
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate at of the agent or title company contect	gent or a title o	ompany? (If Ye	s, include the name
	19 Name and Address of Person to Who Keith Alan Blerman and Pamela S <del>219 IN Gage Street Po Box</del> Blue Hill, NE 68930	s. Bierman	ent Should be S	ient
18a No address assigned 18b Vacant Land				
20 Legal Description Lots 9 and 10, Block 3, Grussell's Addition to the Village of Blue Hill, Webs 21 If agricultural, list total number of acres	ter County, Nebraska			
22 Total purchase price, including any liabilities assumed		22	\$	00 00
23 Was non-real property included in the purchase? Yes \int \text{\final} No (If Yes, enter	er dollar amount and attach itemized		1	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	<u> </u>		\$	0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption r				
Under penaltiles of law, I declare that I have examined this statement a correct, and that I am duty authorized to sign this statement.	nd that it is, to the best of my knowledge	and bellef, tru	e, complete, and	i
Keith Alan Bierman and Pamela S. Bierman			(402) 984	
Finit of Type Name of Grantee or Authorized Representative			Phone Nun	nder Í
	Grantee or Authorized Representati le	ve	October Date	2022
Register of Deeds 26 Data Dand Properties 27 Value of Stems as Figure 43 Value of Stems as Figure 44 Value of Stem			For	Dept. Use Only
26 Date Deed Recorded  Mo. 10 Day 13 Yr. 22 \$ Exempt Number  \$ Exempt # 5a	BK2022 2603	•		
Spraska Department of Revenue			lev. Stat. §§ 76-21	4, 77-1327 (2)

Description (Section 1999)		90.0
Index Computer	NEBRASKA DOCUMENTARY STAMP TAX	Bk 2022, Pg 2603
Assessor _ Carded _	Date: 10/13/22 \$ Ex05a By AS	State of Nebraska County of Webster ss.  Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of October A.D., 2022, at 02:41 o'clock PM. Recorded in Book 2022 on Page 2603  Course Catalante County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded
	Return Document to: Charter Title & Escrow, 6333 Apples' Way, Suit	e 115, Lincoln, NE 68516
	WARRANTY DEED  Keith Alan Bierman and Pamela S. Bierman, husband and wife, GRAN of One Dollar and other valuable consideration received from Keith Al Bierman, husband and wife, GRANTEES, convey to GRANTEES, as j survivorship and not as tenants in common, the following described real Neb. Rev. Stat. § 76-201):	an Bierman and Pamela S. oint tenants with right of
	Lots 9 and 10, Block 3, Grussell's Addition to the Village of Bl County, Nebraska	ue Hill, Webster
	GRANTORS covenant with GRANTEES as follows:  1. GRANTORS are lawfully seized of such real estate and encumbrances, except easements, reservations, covenan record;  2. GRANTORS have legal power and lawful authority to compare the second servations of all persons.  Charles Bierman, Grantor  Carlot GRANTORS warrant and will defend title to the real estate and encumbrances, except easements, reservations, covenant record;  Carlot GRANTORS have legal power and lawful authority to compare the second	ts and restrictions of convey the same; and tate against the lawful
	STATE OF NEBRASKA )  COUNTY OF Adams )  ss.	200
	The foregoing warranty deed was acknowledged before me on the factor of the contract of the co	

Notary Public

Goneral Notary - State of Nebrasia SARA A. SCHUTTE My Comm. Exp. Oct. 20, 2022.

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	e Sale Date			e School District Code															
91	20	22	2614		10	/2022	Base:	91-	-00	02	Aff	iliate	d:			U	nifi	ed:				
Location	D	Sale	Number	ı	Useabi	ility (	& Code#		· · · · · ·	V.20- VI			Par	cel N	Vun	nber						
0001726	500		285		1			GeoCde	T	wn	Rng	Se	ct	Qrt	Sı	ubdiv	Are	a	Blk	P	arcel	
	D	ate of S	ale Assesse	d Va	lue			4371				0	0	0	10	0135			005	00	000	
Land		Imp	rovements			To	tal			Da	ate of S	Sale	Prop	erty	Cl	assific	atio	n C	ode			
	975		66,35	55 67,330				Status		Prop	erty Ty	pe	Zor	ung	I	Location	cation Cit		y Size Parcel S		cel Size	
Assessor Lo	cation:	RED	CLOUD (	RC)				A) <b>1</b>	]	B)	01		C)	1	D	)) 1	E)	)	6	F)	2	
				Residential											Co	ommer	cial	•	<del> </del>			
	Mul	tiple Imp	provements:	Multiple. Improvements. :						Multiple. Improvements. :												
		Constr	uction Date:							С	Construction Date :											
			Floor:	<u> </u>						Floor Sq. Ft. :												
	···	Buildin	g Cost New:	Cost: 138,945						Cost:												
Single Family	Style:	101		Residential Condition: 30						C	Comme	cial	Occu	pane	уC	ode:						
<del></del>	(100) ☐ Mobile Home (101) ★ One Story						m Out			P	rimary:			Otl	herl	:		Ot	ther2:			
				<del>  `</del>	) 🗆	Bad	ly Worn			Commercial Construction Class:												
(102) 🗆 Two				(30	) 医	Ave	rage			(1) ☐ Fireproof Structural Steel Frame												
(103) 🗆 Spli			<del></del> -	(40) □ Good							(2) ☐ Reinforced Concrete Frame (3) ☐ Masonry Bearing Walls											
(104) 🗆 1 1/2		_		(50) U Very Good						(	(3) 🛘	Ma	asonry	Bear	ring	Walls						
(111)  Bi-L				(60)   Excellent						+	(4) ☐ Wood or Steel Framed Ext. Walls  (5) ☐ Metal Frame and Walls											
(106) 🗆 Oth			, <u></u>	A STATE OF THE STA											and '	Walls						
Townhouse or		Style:		Residential Quality: 20						-	(6) D Pole Frame											
(301) □ One (302) □ Two			····		) 🗆	Low	· — · — · — · — · — · — · — · — · — · —			-	Cost Rank:						Condition:  (10)					
(307) $\Box$ 1 1/2				(20)	·	Fair				<del></del>	10) 🗆					<u> </u>						
(308) □ Split				(30)		Ave				_	20) 🗆					<u>`</u>			Badly V			
(309) □ 21/2		<del></del>		(50)			Good				30) 🗆			verag	ge				Average			
(304)  One		uplex		(60)		Exce				(-	(40) ☐ High (40) ☐ Good (50) ☐ Very Good											
(305) 🗆 Two	<del></del>			(00)			,110111			1-		<del></del>							ery G Exceller			
Assessor's			to Sala D	wi o o	(1 0	\-			·····	1					-	,0	0) [		ZXCellei	II	-	
Assessor Con					•					<u> </u>							<del></del> .					
WD		and K	ason for A	ujus		-	- 1															
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Comments fr								C	om	men	ıts:											
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					- 54			· <u>.</u>											(Continu	ie 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 v	will not be reco	rded unless this s						eted.	
1 County Name		2 County Numb			3 Date of Sale/			4 Date of De		•
		ΓER - 91	▼		Mo. 10	Day14\	Yr	Mo10	_ Day <u></u>	Yr. 2022
5 Grantor's Name, A		hone (Please Pri	nt)		6 Grantee's Na		, and Teleph	hone (Please P	rint)	
Grantor's Name (Selle Gerald L. Adan	ns II and Bob	bi-Jo Adams			Grantee's Name	e (Buyer) S				
Street or Other Mailing 905 N Cherry S	g Address				Street or Other		ess			
City Red Cloud		State <b>NE</b>	Zip C	ode 88970	City Red Cloud			State <b>NE</b>		Zip Code 68970
Phone Number (402) 469-1578	<u> </u>			-	Phone Number		Is the grante	ee a 501(c)(3) o	rganization	? Yes V No
Email Address n/a					Email Address n/a	I			,	311
7 Property Classific	ation Number. Ch	eck one box in ca	itegories A and B. Cl	neck C if	property is also	a mobile ho	me.			
(A) Status				(B)	Property Type					(C)
[ Improved	Single Far	-	Industrial		Mineral Interes	ts-Nonprodu	cing	State Ass	essed	Mobile Home
Unimproved	∐ Multi-Fam		Agricultural		Mineral Interes	ts-Producing		Exempt	I	
IOLL	Commerci	ial	Recreational							
8 Type of Deed Ell Bill of Sale	Conservator Corrective		☐ Distribution☐ Easement	Lan Lea	d Contract/Memo se		n [ al Rep. [	Sheriff Trust/Trustee	Oth	er
Cemetery [		e – Transfer on De	ath Executor	Mine	eral	Quit Cl	aim 🔽	Warranty		
9 Was transfer par kind exchange (I.	R.C. § 1031	10 Type of Transf		Forecic	sure Irrevoc	able Trust	Revocable	Trust	Transfe	r on Death
Exchange) by buye	r or seller? Seller 🔽 No	Auction	Easement	Gift	Life Es	_	Sale		Trustee	to Beneficiary
11 Was ownership tran		Court Decre		Granto				n of Contract		Explain)
✓ Yes	No			·····		✓ Yes	No	eu ior same use	e? (If NO, St	ate the intended use.)
13 Was the transfer bet				iary relati	ives? (If Yes, chec	k the approp	riate box.)			
∐ Yes ✓	=	Uncle to Niece or			artnership, or LLC	Self	f		Other	
		s and Sisters			nd Grandchild	= :	ouse			
14 What is the current r	Ex-spot		Parent	s and Chi			o-parent and	-		
\$95,000	narket value of the	rear property?			15 Was the mort		ed? (If Yes, s -	tate the amount	t and intere	•
16 Does this conveyand	e divide a current	parcel of land?			17 Was transfer	No :	l estate agei	nt or a title com	nany2 (lf Vo	es, include the name
Yes 🔽 1					of the agent o	r title compar	ny contact.)	Yes Mach	l Real Es	state No
18 Address of Property	troot				19 Name and Ad					
905 N Cherry S Red Cloud, NE					Grantee					
18a No address ass		No south loved								
20 Legal Description (At	-	Vacant land								
I of One (1) I	ambrecht'	ges, ii needed.) S. Subdivisi	on of part of	Anna	v Lot Circ	(F) : 41	- O'I	( D ) 0		
Lot One (1), I County, Nebr	aska acco	rding to the	on or part or	Anne.	x Lot Live	(5), in ti	ne City	of Red C	loud, \	/Vebser
County, Nepr	aska, acco	rung to the	e recorded pr	at the	reor					
21 If agricultural, list tota	l number of acres	transferred in this t	transaction		·					
22 Total purchase pri	ce, including an	v liabilities assur	med					32 \$		
23 Was non-real prope	erty included in th	e purchase?						22		95,000,00
Yes V No	(If Yes, enter do	llar amount and	attach itemized list.)	(see in	structions)			23		1
24 Adjusted purchase	e price paid for r	eal estate (line 2	22 minus line 23)					24 \$		95,000,00
25 If this transfer is e	xempt from the o	documentary sta	mp tax. list the exe	mption n	umber					
Und	ler penalties of la	w. I declare that I	have examined this s	tatement	and that it is, to t	he best of m	y knowledge	e and belief, tru	e, complete	e, and
correct, an	nd that I am duly a	uthorized to sign th	nis statement.							
Print or T	ype Name of Grant	tee or Authorized F	Representative						402-	746 2346
sign	Nexa.	AM.	shald		Colos	sma f	مر مط	<b>f</b> -	1	0/ <i>f</i> 4 /2022
here Signature	of Grantee or Aut	horized Represent	ative	Tit	tle	<del>, /</del>	Ten	U	Da	te
		Re	egister of Deed's U	lse Only	· · · · · · · · · · · · · · · · · · ·				Fo	r Dept. Use Only
26 Date Deed Recorded	2 2 2		or Exempt Number		8 Recording Data	· 0	7/ 11	1.	1.0	spa ooc omy
Mo Day		<u> </u>	<u>'                                    </u>		MIJOUD	4,19	2614	Authorized by N	leb. Rev. Stat	t. §§ 76-214, 77-1327(2)

State of Nebraska Sss. County of Webster	
Entered on the numerical index and filed for record in the Clerk's office of said county thisI day of A.D., 20, at	NEBRASKA DOCUMENTARY STAMP TAX Date
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	D ANTIN THEFT
WAR	RANTY DEED
Gerald L. Adams II and Bobbi-Jo Adams, he DOLLAR (\$1.00) and other valuable consid to Grantee, the following described real estates.	usband and wife, Grantors, in consideration of ONE eration received from Grantee, Jane Morris, convey the (as defined in Neb. Rev. Stat. 76-201):
Lot One (1), Lambrecht's Subdivision of par Webster County, Nebraska, according to the	t of Annex Lot Five (5), in the City of Red Cloud, recorded plat thereof
Grantors covenant, jointly and severally, with	n Grantee that Grantors:
(2) have legal power and lawful auti	estate and that it is free from encumbrances; cornity to convey the same; the real estate against the lawful claims of all persons
Executed October //, 2022.	
Leasld L. Adams	Bobbin Odams
STATE OF NEBRASKA )  COUNTY OF Webster )	
The foregoing instrument was acknowledged Gerald L. Adams II, husband of Bobbi-Jo Ada	before me on October 11, 2022 by ums.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025  Notar	Deessa & Olishald y Public
STATE OF NEBRASKA )  COUNTY OF Website )  The formula in the state of	A metalla a se si
The foregoing instrument was acknowledged b Bobbi-Jo Adams, wife of Gerald L. Adams II.  GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD	efore me on October 11, 2022 by
My Comm. Exp. August 27, 2025	Leesa J. Ohwhall

# Agricultural Land Sales Worksheet

Cnty No.		ok	Page	Sa	le Date		School District Code									
91	20	22	2617	10/	6/2022	Base:	65-00	11	Αfi	filiated:		Unit	fied:			
Location		Sale	Number	Useabilit	y & Code#					Parcel N	lumber					
0012082	00	2	286	1		GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	Parc	æl	
	D	ate of S	ale Assessed	Value		4241	3	9	1	9 4	00000	1	000	222	5	
Land		Imp	rovements	1	<b>Fotal</b>		D	ate of	Sale	e Property	Classifica	ition (	Code			
121	,580				121,580	Status	Proj	erty Ty	pe	Zoning	Location	Cit	y Size	Parcel S	 Size	
		Irrigati	on Type:			A) <b>2</b>	B)	05		c) <b>5</b>	D) 3	E)	0	F) 9	,	
LCG		A	CRES:	VA	LUE:		LCG			ACR	ES:	VALUE:				
IRRIGATE	D 1A1					GR	ASSLA	ND 10	31		5.000	·		21,00	0	
	1A							1	G		5.000			7,00	0	
	2A1							20	řl				_	,,,,,,		
	2A							2	G							
	3A1							30	71	2:	2.100			30,94	0	
	3A						_	3	G							
	4A1							40	71							
	4A							4	G							
DRYLAND	1D1	_				S	helterbe	lt/Timbe	er	···						
	1D						A	Accretio	n							
	2D1	**						Wast	e					"		
	2D							Othe	<del>-</del>							
	3D1		9.000		19,980	AG LA	AG LAND TOTAL				3.100		12	21,58	0	
	3D						Roads				1.000					
	4DI		27.000		42,660		Fa	rm Site	s							
- Carlor Section Section	4D						Но	me Site	s							
	167.	2.12.27					Re	creation	n							
	Dwellings					Other										
Outbu	Outbuildings			· · · · · · · · · · · · · · · · · · ·		Non	-AG T	OTAI	_ ار	1	.000					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S WD	
Comments from	Comments:
001208200	
	(Continue on back)

## **Real Estate Transfer Statement**

**FORM** 

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 10 Day 6 Yr. 2022 Mo. 10 Day 7 Yr. 2022
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)
Victor R Thayer & Virginia L Thayer, Trustees	Chirstopher Andrew Murray et al.
Street or Other Mailing Address 1175 Highway 78	Street or Other Mailing Address 3 200 W 70 St_
City State Zip Code Guide Rock NE 68942	City   State Zip Code 62901
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ If Yes, is the grantee a 509(a) foundation? Yes ✓
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
	Property Type (C)
☐ Improved     ☐ Single Family     ☐ Industrial       ☑ Unimproved     ☐ Multi-Family     ☑ Agricultural       ☐ IOLL     ☐ Commercial     ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Hor  Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	• *************************************
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller V No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
1—7 [	artnership, or LLC Self Other nd Grandchild Spouse
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$220,000	☐ Yes
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 nan of the agent or title company contact.)  Yes  Yes
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
18a ✓ No address assigned 18b Vacant land	2 / C
18a ☑ No address assigned 18b ☑ Vacant land  20 Legal Description (Attach additional pages, if needed.)	
See Attached	
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ \$
	**************************************
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statemen	number t 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. Christopher Andrew Murray	(402)902-93
Print or Two Name of Stantee or Authorized Representative	Phone Number
sign / flight of male to her	Grantee 10/7/2022
here signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use Onl	
26 Date Deed Recorded  Mo. 10 Day 14 Yr. 22   27 Value of Stamp or Exempt Number \$ 495.	28 Recording Data  BK2022, Pa 2617  Authorized by Neb Pay Stat \$5.75 214 77 1907
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

The West Half of the Southeast Quarter (W½SE¾) of Section Nineteen (19), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract or parcel of land more particularly described as follows: Beginning at a point Forty-nine (49) Rods West of the Southeast corner of the Southeast Quarter (SE¼) of Section Nineteen (19), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, running thence West along the South line of said quarter section Forty (40) Rods, thence due North Sixteen (16) Rods, thence due East Forty (40) Rods, thence due South Sixteen (16) Rods to the Point of Beginning;

FORMERLY KNOWN AS the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) and County Surveyor's Lot 3 in the Southeast Quarter (SE1/4) of Section Nineteen (19), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; EXCEPT a tract or parcel of land more particularly described as follows: Beginning at a point Forty-nine (49) Rods West of the Southeast corner of the Southeast Quarter (SE1/4) of Section Nineteen (19), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, running thence West along the South line of said quarter section Forty (40) Rods, thence due North Sixteen (16) Rods, thence due East Forty (40) Rods, thence due South Sixteen (16) Rods to the Point of Beginning.

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 1 day of OC A.D., 20 22, at 10:37 o'clock A.M. Recorded in Book 2022 on Page 2617 2618

Deputy Ind Comp Assessor Carded

### TRUSTEE'S WARRANTY DEED

VICTOR R. THAYER, Trustee of the VICTOR R. THAYER REVOCABLE TRUST dated August 19, 2014, and VIRGINIA L. THAYER, Trustee of the VIRGINIA L. THAYER REVOCABLE TRUST dated August 19, 2014, GRANTORS in consideration of Two Hundred Twenty Thousand Dollars (\$220,000.00), and other good and valuable consideration, received from GRANTEES, CHRISTOPHER ANDREW MURRAY and AMY IRENE MURRAY, husband and wife, and NORMAN EDWARD WILSON II and REBEKAH IRENE WILSON, husband and wife, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

The West Half of the Southeast Quarter (W½SE¼) of Section Nineteen (19), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract or parcel of land more particularly described as follows: Beginning at a point Forty-nine (49) Rods West of the Southeast corner of the Southeast Quarter (SE¼) of Section Nineteen (19), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, running thence West along the South line of said quarter section Forty (40) Rods, thence due North Sixteen (16) Rods, thence due East Forty (40) Rods, thence due South Sixteen (16) Rods to the Point of Beginning;

FORMERLY KNOWN AS the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) and County Surveyor's Lot 3 in the Southeast Quarter (SE1/4) of Section Nineteen (19), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; EXCEPT a tract or parcel of land more particularly described as follows: Beginning at a point Forty-nine (49) Rods West of the Southeast corner of the Southeast Quarter (SE1/4) of Section Nineteen (19), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, running thence West along the South line of said quarter section Forty (40) Rods, thence due North Sixteen (16) Rods, thence due East Forty (40) Rods, thence due South Sixteen (16) Rods to the Point of Beginning.

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

1. is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;

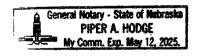
2. has legal power and lawful authority to convey the same; and

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

Executed: October 4, 2022

Victor R. Thayer Revocable Trust dated August 19, 2014	Virginia L. Thayer Revocable Trust dated August 19, 2014
Victor R. Thayer, Trustee	Virginia L. Thayer, Trustee
STATE OF NEBRASKA )	
COUNTY OF NUCKOLLS )	

The foregoing instrument was acknowledged before me on October 4, 2022, by Victor R. Thayer, Trustee of the Victor R. Thayer Revocable Trust dated August 19, 2014.



(SEAL)

STATE OF NEBRASKA	)
COUNTY OF NUCKOLLS	)ss
COUNTIOF NUCKOLLS	)

The foregoing instrument was acknowledged before me on October 4, 2022, by Virginia L. Thayer, Trustee of the Virginia L. Thayer Revocable Trust dated August 19, 2014.

General Notary - State of Nebraska
PIPER A. HODGE
My Comm. Exp. May 12, 2025.

(SEAL)

Hype A Hodg Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Во	ook	Page	Sa	ile Date	School District Code										
91	20	22	2622	10/3	L3/2022	Base:	65-00	005	Αfl	Affiliated: Unified:						
Location	D	Sale	Number	Useabilit	y & Code #	Parcel Number										
0012014	101		287	4	05	GeoCde	GeoCde Twn Rng S			ect Qrt	ct Qrt Subdiv		Area Blk		Parcel	
	D	ate of S	ale Assessed	Value		0000			0	0 0	00000	1	000	0	000	
Land		Imp	rovements		Total		I	ate of	Sal	e Property	Classifica	tion (	Code			
5	,710				5,710	Status	Pro	perty Ty	рe	Zoning	Location	Cit	y Size	Pare	cel Size	
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Assessor's Adjustment to Sal	e Price (+ or -):	Total Recapture Val	ue:
Assessor Comments and Reason fo	or Adjustment:		
WD; SALE BETWEEN PARE	NT & CHILD		
Comments from		Comments:	
001201401			
			(Continue on back)

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 14 day A.D., 20<u>ఎ</u>. at 10:4 o'clock A.M. Recorded in Book 2022 County Clerk \_Deputy Comp Assessor Carded

NEBRASKA DOCUMENTARY

#### WARRANTY DEED

Roy F. Faimon and Peggy S. Faimon, husband and wife, GRANTOR, in consideration of LOVE AND AFFECTION, conveys to Luke D. Faimon, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section Four (4), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows:

Commencing at the Southeast corner of said Section 4; thence S90°00'00"W (assumed bearing) on the South line of said Southeast 1/4 a distance of 665.00 feet to the point of beginning; thence S90°00'00"W continuing on said South line a distance of 460.00 feet; thence N00°00'00"E perpendicular to said South line a distance of 420.00 feet; thence N90°00'00"E parallel to said South line a distance of 460.00 feet; thence S00°00'00"W perpendicular to said South line a distance of 420.00 feet to the point of beginning, containing 4.435 acres more or less, of which 0.35 acres is currently being occupied as public road right of way.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
  - (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.

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 1 / 2022, by Roy F. Faimon and Peggy S. Faimon, husband and wife.

#### NEBRASKA Good Life. Great Service

Day

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

Nebraska 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 Name 2 County Number 3 Date of Sale/Transfer WEBSTER - 91 Mo. 10 Day 13 \_Yr. <u>2 2</u> 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) Roy and Peggy Faimon Luke D Faimon Street or Other Mailing Address 1781 HWY 78 Street or Other Mailing Address 2395 W Blue Hill Rd City Blu<u>e</u> Hill State Zip Code 68930 City Ayr Zip Code 68925 NE Phone Number (402) 460-7484 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Trust/Trustee Personal Rep. Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 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 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse ✓ Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$11,728 Yes No. \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) √ Yes □ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent See legal description Same as grantee 18a ✓ No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed . . . . . . 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 5a Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney here Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept, Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data 10

202

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

A tract of land located in the Southeast Quarter of the Southeast Quarter (SE¼SE¼) of Section Four (4), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows:

Commencing at the Southeast corner of said Section 4; thence S90°00'00"W (assumed bearing) on the South line of said Southeast ¼ a distance of 665.00 feet to the point of beginning; thence S90°00'00"W continuing on said South line a distance of 460.00 feet; thence N00°00'00"E perpendicular to said South line a distance of 420.00 feet; thence N90°00'00"E parallel to said South line a distance of 460.00 feet; thence S00°00'00"W perpendicular to said South line a distance of 420.00 feet to the point of beginning, containing 4.435 acres more or less, of which 0.35 acres is currently being occupied as public road right of way.

## Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page			Sale Date					S	Scho	ol Dis	trict C	ode					
91	20	022	2623		10	/7/2022	Base:	9:	1-0	0002	Af	filiat	ed:	·		Uni	fied:			
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Assessor Lo	cation	RED	CLOUD (	RC)			A) 1	L	B)	01		C)	1	D)	1	E)	6	F)	1	
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### NFBRASKA Good Life. Great Service.

## Real Estate Transfer Statement

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

**FORM** 

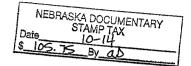
 To be filed with the Register of Deeds.
 Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Mo. 10 Day \_ Mo. \_ 10 2022 07 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) Republican Valley Rentals, LLC Brian Hof Street or Other Mailing Address 630 N Cherry St Street or Other Mailing Address 742 N Chestnut St Red Cloud State Zip Code 68970 City Red Cloud Zip Code NE 68970 Phone Number (308) 520-6207 Phone Number (402) 621-0708 Is the grantee a 501(c)(3) organization? ✓ No ✓ No Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator 7 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 ☐ Irrevocable Trust ☐ Revocable Trust kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Transfer on Death Auction Easement ☐ Gift Life Estate **✓** Sale Trustee to Beneficiary Buyer Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes □ No. ∏ 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 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.) \$16,725 Yes **V** 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 **V** No of the agent or title company contact.) Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 702 N Webster St Same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The South Half (S1/2) of Lot Ten (10) and all of Lots Eleven (11) and Twelve (12), Block One (1), Original Town of Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 23 Was non-real property included in the purchase? 47.000!00 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 47,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Bopresentative sign Phone Number Attorney 10/07/2022 Signature of Grantee or Authorized Representative 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 10 Day 14 Yr. <u>2</u>2 Nebraska Department of Revenue

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 14 day
of 0.4 A.D., 20 32, at 0.5 o'clock 0.4 Recorded in Book 20 2
on Page 2623

On Page 2623

Deputy
Ind Comp Assessor Carded



#### WARRANTY DEED

Brian J. Hof, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Republican Valley Rentals, LLC, a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half ( $S^{1/2}$ ) of Lot Ten (10) and all of Lots Eleven (11) and Twelve (12), Block One (1), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed October 7, 2022.

Brian J. He

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on October \_\_\_\_\_\_, 2022, by Brian J. Hof, a single person.

Comm. expires

GENERAL NOTANY - State of Nebraska KORY MCCRACKEN By Comm. Exp. August 27, 2028

Notary Publi

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date	School District Code											
91	20	22	2633	10/	10/3/2022 Base: 01-0123 A					Affiliated: Unified:							
Location	ID	Sale 1	Number	Useabilit	y & Code #					Parcel I	Numb	er					
0021068	00	2	89	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Sub	div	Area	Blk	k Parcel		
	D:	ate of Sa	le Assessed `	Value		4131	4	11	3	0	000	00	1	000	0	045	
Land		Impr	ovements	1	otal		D	ate of	Sale	Property	y Clas	sifica	tion (	Code			
706,	315				706,315	Status	Pro	perty Ty	ре	Zoning	Lo	cation	Cit	y Size	Par	cel Size	
		Irrigatio	оп Туре:			A) 2	B)	05		c) <b>5</b>	D)	3	E)	0	F)	10	
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Assessor's Adjustment to Sale Price	(+ or -):	Total Recapture Val	ue:
Assessor Comments and Reason for Adjustr	nent:		
WD; TRANSFER INTO REVOCABLE	TRUST		
Comments from		Comments:	
002106800			
			(Continue on back)

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

## **Real Estate Transfer Statement**

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

**FORM** 

• To be filed with the Register of Deeds. • Read instructions on reverse side. 521 DEPARTMENT OF DEVENUE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 2022 Mo. 10 Day 03 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) PEGGY'S AND DAN A SLOEY Grantee's Name (Buyer) Dan A Sloey & Peggy S Sloey Trustees of Dan & Peggy Sloey Street or Other Mailing Address 7723 19TH STREET City GREEKEY Zip Code 80634 GREELEY Phone Number (402) 580-9001 Is the grantee a 501(c)(3) organization? Phone Number (402) 580-9001 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale 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 kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Irrevocable Trust Revocable Trust Transfer on Death Auction Gift Life Estate Sale Trustee to Beneficiary Seller V No Buyer Court Decree 7 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 Grantor's Trust 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? Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$966,000 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 Address of Property 1036 Z ROAD BLUE HILL NE 68930 19 Name and Address of Person to Whom the Tax Statement Should be Sent (SAME AS GRANTEE) 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The Northwest Quarter (NW¼) of Section Three (3), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 160+-22 Total purchase price, including any liabilities assumed . . . . . . . 22 0.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 0,00 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 correct, and that I am duly authorized to sign this statement. David B. Garwoo (402) 746-3613 Authorized Representative Phone Number Attorney Oct. 17, 2022 Signature of Grantee or Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data

\$ Exemply #21

State of Nebraska County of Webster  Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of OC+ A.D., 20 aa, at 10:42 o'clock A.M. Recorded in Book abac on Page 2633  Locise Potech County Clerk 10.00 Locise Potech County Clerk STAMP TAX Date 10-17-22 Ind Comp Assessor Carded \$5000000000000000000000000000000000000
WARRANTY DEED
Dan A. Sloey and Peggy S. Sloey, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, convey to Dan A. Sloey and Peggy S. Sloey, Co-Trustees of The Dan A. Sloey and Peggy S. Sloey Revocable Trust, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):  The Northwest Quarter (NW1/4) of Section Three (3), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.
GRANTORS covenant with the GRANTEES that GRANTORS: (1) are lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) have legal power and lawful authority to convey the same; (3) warrant and will defend the title against the lawful claims of all persons.  Executed
Dan A. Sloey  Peggy S. Sloey
STATE OF COLORADO, COUNTY OF
Comm. expires 10/802023 Notary Public

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ook	Page		S	ale Date				Sc	hool Di	strict Coc	le		
91	20	22	2636		10/	11/2022	Base: 91-0074 Affiliated: Unified:								
Location	ID	Sale	Number	τ	seabili	ty & Code#					Parcel .	Number			
0003376	500	2	90		4	05	GeoCde	Tw	n Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel
	D	ate of Sa	le Assesse	d Val	lue		4133			00	0	20055		013	0000
Land		Impr	ovements			Total			Date of	Sale ]	Propert	y Classifi	cation	Code	<u> </u>
2,	,860	1-11, 11	122,56	5		125,425	Status	P	roperty Ty	pe	Zoning	Locatio	n Ci	ty Size	Parcel Siz
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						Residentia	<u> </u>					Comme			
	Mul	tiple Imp	rovements:	Mult	iple. Impi	ovements.:	- Samuel Committee		Multiple.	Impro	vements.:				
			ction Date:		truction I		971		Construct			<del></del>			
			Floor:	Floor	Sq. Ft. :	1,1	70		Floor Sq.			n.	<del></del>		<del></del>
		Building	Cost New:	Cost		192,7	715		Cost:						
Single Family	Style:	101		Resi	dential	Condition: 3	5	,	Comme	rcial (	Occupan	cv Code:			
(100) 🗆 Mob	oile Hom	ıe		(10)	□ <b>7</b>	Worn Out	+		Primary:			ther1:	(	Other2:	
(101) 🗷 One	Story			(20)		Badly Worn			Comme	rcial (		tion Class:			
(102) 🗆 Two	Story			(30)	E A	verage						uctural Ste		;	·
(103) 🗆 Split	t Level			(40)	₩ (	Good						oncrete Fra			
(104) 🗆 1 1/2	2 Story			(50)		ery Good			(3) 🗆	Mas	sonry Bea	ring Walls			
(111) 🗆 Bi-L	evel			(60)		xcellent	(4) U Wood or Steel Framed Ext. Walls								
(106) □ Othe	er								(5) 🛘	Met	al Frame	and Walls			_
Townhouse or	Duplex	Style:		Resi	dential (	Quality: 30			(6) 🛘	Pole	Frame				
(301) □ One				(10)		ow			Cost Rai	ık:		(	Conditio	n:	-
(302)   Two				(20)	□ F	air			(10)	Low	<i>-</i>	(	10) 🗆	Worn (	Dut
(307) 🗆 1 1/2				(30)	<b>Æ</b> A	verage			(20) 🗆	Ave	rage	_ (	20) 🗆	Badly V	Vom
(308) 🗆 Split				(40)		ood			(30)	Abo	ve Avera	ge (	30) 🗆	Averag	e
(309)   2 1/2				(50)		ery Good	<del></del> _		(40)	High	1	(	40) 🗆	Good	
	Story Du			(60)	□ E	xcellent				· .		(	50) 🗆	Very G	ood
(305) □ Two												i : (	60) 🗆	Excelle	nt
Assessor's						):									
Assessor Con			son for A	ljust	ment:								- <u>-</u>	. <del> </del>	
CORRECT	IVE Ç	)CD				<u></u>									
										_					
Comments fro	om					<del></del>			ents:			<u></u> .			
00033760		<del></del>		_				лиш	ents:			<del>-</del>			
									7.0			<u></u>			<del></del>
														·	·
								-						(Continu	ie 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. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

**FORM** 521

Good Life, Great Service. DEPARTMENT OF REVENUE

1 County Name	2 County Nur	nber	3 Date of Sale/Transfer	4 Date of Deed	44 2022							
	WEBSTER - 91		Mo. 10 Day 11 Yr.		y11Yr2022							
	dress, and Telephone (Please P	rint)	6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)									
	n and Tricia A. Hazen		David W. Hazen and Tricia A. Hazen									
Street or Other Mailing 805 W. Seward	St.		Street or Other Mailing Address 805 W. Seward St.									
City Blue Hill	State NE	Zip Code 6893	City Blue Hill	State NE	Zip Code 68930							
Phone Number (402) 469-6969				e grantee a 501(c)(3) organizes, is the grantee a 509(a) fou								
Email Address N.A.			Email Address N.A.									
	tion Number. Check one box in	categories A and B. Check	roperty is also a mobile home.									
(A) Status			Property Type		, (C)							
✓ Improved	✓ Single Family	Industrial	Mineral Interests-Nonproducing	State Assessed	Mobile Home							
Unimproved	☐ Multi-Family ☐ Commercial	Agricultural Recreational	Mineral Interests-Producing	Exempt								
8 Type of Deed	Conservator	Distribution	Contract/Memo Partition	Sheriff	Other							
Bill of Sale Cemetery	Corrective  Death Certificate – Transfer on	Easement [	e Personal R	· ==	_							
<u> </u>				Warranty evocable Trust	ransfer on Death							
9 Was transfer part kind exchange (I. Exchange) by buye	R.C. § 1031  Auction	Easement G	Life Estate Sa		rustee to Beneficiary							
	Seller No Court De				ther (Explain) Corrective							
	sferred in full? (If No, explain the d	ivision.)	12 Was real estate	purchased for same use? (If								
	ween relatives, or if to a trustee, a	re the trustor and henefician										
✓ Yes □	_	·	rtnership, or LLC Self	Oth	er							
	Brothers and Sisters	Grandpare	d Grandchild Spouse									
	Ex-spouse	Parents an	d Step-pa	erent and Step-child								
	narket value of the real property?		15 Was the mortgage assumed?	(If Yes, state the amount and	interest rate.)							
\$127,550			☐ Yes ☑ No \$_		%							
Yes V	e divide a current parcel of land? No		17 Was transfer through a real es of the agent or title company or	tate agent or a title company' ontact.)    Yes Adams L	? (If Yes, include the name and Title Co. No							
18 Address of Property			9 Name and Address of Person	to Whom the Tax Statement S	Should be Sent							
805 W. Seward St Blue Hill, NE 6893			See Grantee									
18a No address as	signed 18b Vacant land											
20 Legal Description (A	tach additional pages, if needed.)											
See Exhibit "	Α"											
	-											
<b></b>												
21 if agricultural, list tota	I number of acres transferred in tr	is transaction	·									
22 Total purchase pr	ice, including any liabilities as	sumed		22 \$	0,00							
23 Was non-real prop	erty included in the purchase?			<del>-</del>  s	0,00							
∐ Yes ∐ No	(if Yes, enter dollar amount a	nd attach itemized list.) (s	structions)	23								
24 Adjusted purchase	e price paid for real estate (lin	e 22 minus line 23)	••••••	24	000							
25 If this transfer is e	xempt from the documentary	stamp tax, list the exemp	umber 4	_•								
Und correct, a	der penalties of law, I declare the nd that I am duly authorized to sign	at I have examined this state n this statement	and that it is, to the best of my k	nowledge and belief, true, co	mplete, and							
	lle L. Kelley	and datamont			(402) 463-4198							
sign	ype Name of Grantee or Authorize	d Representative			Phone Number							
	untle to	willy	Closing Dept.	Manager	10-11-2022							
here "Signature	of Grantee or Authorized Repres	entatīvē //	le		Date							
ne par p		Register of Deed's Use			For Dept. Use Only							
26 Date Deed Recorded	7 v. 22 S Fx o	np or Exempt Number	8 Recording Data	. 24								
Mo Day		MOT #4	15K 2022, 19 a	1636								
orm No. 96-269-2008 10-202	ende 20 Rev. Supersedes 96-269-2008 Rev. 6	-2019	' Ø	<ul> <li>Authorized by Neb. Fl</li> </ul>	tev. Stat. §§ 76-214, 77-1327(2)							

#### Exhibit "A"

Two Tracts of land located in Lots One (1) and Two (2), Block Thirteen (13), Hoover's Addition and in Lots One (1) and Two (2), Block Twenty-six (26), Original Town and the 20 foot vacated alley between them, all in Blue Hill, Webster County, Nebraska, according to the recorded plats thereof, described as follows:

Tract 1: Beginning at a point on the North line of Lot 1, Block 13, Hoover's Addition and 20.2 feet east of the Northwest corner of said Lot 1; thence East 100.0 feet along the North line of said Lot 1 and as extended and Lot 2, Block 26, Original Town; thence Southwesterly making an interior angle of 77°15′, a distance of 66.5 feet; thence West a distance of 100.0 feet to a point 5.2 feet East of the West line of Lot 1, Block 13, Hoover's Addition and 65.0 feet South of the North line of said Lot 1; thence Northeasterly a distance of 66.5 feet to the Point of Beginning; also referred to as New Survey Lot Eight (8).

Tract 2: Beginning at the Northeast corner of said New Survey Lot 8; thence East along the North line of Lots 1 and 2, Block 26, Original Town a distance of 80.0 feet to a point 130.2 feet East of the Northwest corner of Lot 2, Block 26, Original Town; thence Southwesterly making an interior angle of 77°15′, a distance of 66.5 feet to a point 115.2 feet east of the West line of Lot 2, Block 26, Original Town; thence West a distance of 80.0 feet to the Southeast corner of New Survey Lot 8; thence Northeasterly a distance of 66.5 feet to the Point of Beginning.

Index	
Computer	
Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX Date: 10/17/22

\$ Ex004 By AS

Bk 2022, Pg 2636

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of October A.D., 2022, at 11:54 o'clock AM. Recorded in Book 2022 on Page 2636

Rozise Petsch County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

Return to: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68901

### Corrective Quitclaim Deed

The Grantor, DAVID W. HAZEN AND TRICIA A. HAZEN, HUSBAND AND WIFE, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, quitclaim and convey to DAVID W. HAZEN AND TRICIA A. HAZEN, HUSBAND AND WIFE, as joint tenants and not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Two Tracts of land located in Lots One (1) and Two (2), Block Thirteen (13), Hoover's Addition and in Lots One (1) and Two (2), Block Twenty-six (26), Original Town and the 20 foot vacated alley between them, all in Blue Hill, Webster County, Nebraska, according to the recorded plats thereof, described as follows:

Tract 1: Beginning at a point on the North line of Lot 1, Block 13, Hoover's Addition and 20.2 feet east of the Northwest corner of said Lot 1; thence East 100.0 feet along the North line of said Lot 1 and as extended and Lot 2, Block 26, Original Town; thence Southwesterly making an interior angle of 77°15', a distance of 66.5 feet; thence West a distance of 100.0 feet to a point 5.2 feet East of the West line of Lot 1, Block 13, Hoover's Addition and 65.0 feet South of the North line of said Lot 1; thence Northeasterly a distance of 66.5 feet to the Point of Beginning; also referred to as New Survey Lot Eight (8).

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This Deed is being recorded to clarify/correct the legal description shown in Deed recorded September 1, 2010 in Book 2010, Page 1482.

Executed: 10-11-2022
David W. Hazen
Pun A. Han
STATE OF NEBRASKA  Tricia A. Hazen
COUNTY OF ACOUND \ss
On this 11th day of 10th 2022, before me personally appeared David W. Hazen and Tricia A. Hazen.
GENERAL NOTARY - State of Nebraska DANIELLE L KELLEY
My Comm. Exp. September 27, 2024 Notary Public - Danielle / Relley

## Agricultural Land Sales Worksheet

C-4-NT	т.		_		T				<del></del>			<del>,</del>	<del> </del>
Cnty No.		ook	Page	Sale Date					chool Dis	District Code			
91	20	22	2653	10/18/2022	Base: <b>91-0074</b> Af			Aff	iliated:	Unified:			
Location	ID	Sale	Number	Useability & Code #	ity & Code # Parcel Number								
001701003 291 1			GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Агеа	Blk	Parcel		
	D	ate of S	ale Assessed V	Value	4133	4	10	3	2	00000		000	0000
Land		Imp	rovements	Total		D	ate of	Sale	Property	Classific	ation (	Code	*
38	, 935		227,295	266,230	Status Property Type			ре	Zoning Location		City Size Par		Parcel Size
		Irrigati	on Type:		A) 1	B)	01		c) <b>5</b>	D) 2	E)	0	F) <b>5</b>
LCG		A	CRES:	VALUE:		LCG	,		ACR	FS.		VALI	TIP.
IRRIGATE	D 1A1				GRASSLAND 1G1			G1	2101	VALUE:			
	1A						1	.G					
	2A1						20	31					·
	2A						2	:G					
	3A1						30	<b>31</b>				_	-
	3A						3	G					
	4A1						40	<del>5</del> 1					
	4A				4G			G					
DRYLAND	1D1				Shelterbelt/Timber			er					
·	1D	_				I	Accretio	n					
· · · · · ·	2D1						Wast	te	-				
	2D	_			Other			er			_		
<del>-</del>	3D1				AG L	AND I	OTAJ	L			···········		
	3D						Road	ls	(	).170		3.4	
	4D1	W				Fa	ırın Site	s	1	000		1	.3,840
Markey College Value	4D				<del></del>	Но	me Site	s	1	.030		2	25,095
						Re	ecreation	n					
	vellings	<del> ,</del>		213,750	Other				_				
Outbr	uldings			13,545	Non	-AG T	OTAI		2	.200		3	8,935
Assessor's Adjustment to Sale Price (+ or -):													

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
SURVIVORSHIP WD		
-		
Comment		
Comments from 001701003	Comments:	
001701003		
	(Continue on b	ack)

### **NEBRASKA**

Good Life. Great Service.

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

291

FORM **521** 

MORATILISAT AS SEVERAS	If additional space is n	eeded, add an al	ttachment a	and identify the	e applicable it	em number.		
1. County Name	d will not be recorded up	niess this statem			5 are accurate			
Webster	2. County Number 91		3. Date o Mo.16	f Sale/Transfer	Vr 2020	4. Date of Dee		34. 0000
5. Grantor's Name, Address, and Tel					Yr. 2022	Mo 09	Day 27	Yr. 2022
Grantor's Name (Setter) Ronald C. &	Janie S. Hartman,	Amy & Richar	"d Grantee's	Name (Buyer)	urcos, and 1916	phone (Please F	int)	
iek, Amberr& Paul Stoner, A	nnette & Matthew S	pencer	1		Crystal D. Atwat	er		
treet or Other Mailing Address				Other Mailing Add		•		<del></del>
P.O. Box 517			2487 Rd	. 1625				
City		ip Code	City	·	*	State	Zip C	Code
Blue Hill hone Number	NE	68930	Blue Hill			NE	689	30
402-756-3466			Phone Nu 402-984-			501 (c)(3) Organiz		☐ Yes ☑ No
					if Yes, is the gra	ntee a 509(a) four	dation?	☐ Yes ☑ No
mail Address VA			Email Addr					
		-		rater@gmail.co				
Property Classification Number. C (A) Status	neck one box in categor	ries A and B. Che	ck C if prope	erty is also a m	obile home.			
		(B) Proper					<u>{c</u>	:)
			i Interests-No	-	☐ State	Assessed	☐ Mo	bile Home
☐ Unimproved ☐ Multi-Family ☐ IOLL ☐ Commercial	Agricultural	☐ Minera	I Interests.Pro	ducing	☐ Exem	pt		
	Recreational							
Type of Deed Conservator	☐ Distri	ibution D Land C	ontract/Memo	Partitio	n 🔲 She	riff Other		
☐ Bill of Sale ☐ Corrective	☐ Ease	ment 🔲 Lease		☐ Person	al Rep. 🔲 Trus	t/Trustee		
☐ Cemetery ☐ Death Certificate - 3		utor 🔲 Minera	.]	Quit Cl	aim 🗹 Wan	ranty		
Was transfer part of IRS like-	ype of Transfer Distrib	ution D Foreclosu	ire 🛘	Irrevocable Trust	Revocable	Trust	fransfer on I	Coath
kind exchange (LR.C. § 1031 Exchange) by buyer or seller?	Auction Easen			Life Estate	☑ Kerodabio		rustee to Be	
	Court Decree  Excha			Partition				
·		inge - Constitut t	1031			n of Contract 🔲		
Was ownership transferred in full? (If No ☑ Yes ☐ No	, explain the division.)					r same use? (If No	, state the i	ntended use.)
				☑ Yes	□ No			
Was the transfer between relatives, or if					riate box.)			
☐ Yes ☑ No ☐ Aunt or	Uncle to Niece or Nephew	🛘 Family Corp., Pa	irtnership, or L	LC D Self		☐ Other _		
☐ Brothers	and Sisters	Grandparents an	d Grandchild	☐ Spous	е			
Ex-spou		☐ Parents and Chil	d	☐ Step-p	arent and Step-c	hild		
What is the current market value of the rea	l property?	115	Was the mor			amount and intere	est rate )	
			Yes	☑ No \$			•	%
Does this conveyance divide a current pa	rcel of land?	17	Was transfer	through a real e	state agent or a t	itle company? (If Y	es, include	the name
— · · · · ·						Aksarben Title & E		D No
Address of Property 2487 Rd.		19	Name and A	ddress of Person	to Whom the Tax	x Statement Shoul	d be Sent	
1625			Same As N	o. 6 Above				
Blue Hill, NE 68930								
•								
No address assigned 18b   \tag{8} \tag{18}	/acant land							
t Ope (1) Plus Lill Dides Co.	is, ii needed.) Indicining in the state							
t One (1), Blue Hill Ridge Su	odivision in the vves	st Half of the N	Vorthwest	Quarter (W	1/2NW1/4) i	n Section 3,	Township	p 4 North,
ange to west of the oth P.M.,	, vvebster County, N	lebraska.						
If agricultural, list total number of acres tra	ansferred in this transaction							
Total purchase price, including any liabilit	es assumed				22			
Was non-real property included in the pur	rchase?				23			\$495,000.00
☐ Yes ☑ No (If Yes, enter dollar:	amount and attach itemize	ed list.) (see instru	ctions)		23			
		, , , , , , , , , , , , , , , , , , , ,						
Adjusted purchase price paid for real esta	ite (line 22 minus line 23)		4 4 4	l s x s	24			\$495,000.00
If this transfer is exempt from the docume	entary stamp tax, list the exe	mption number						
	declare that I have examine		d that it is, to	the best of my kr	nowledge and hel	ief true complete	has	
correct, and that I am duly author	orized to sign this statement			M		, noc. complete	, 4110	
■ Jance D Ahustor and K	rvetal D. Atwater					400 004 44	360	
Lance D. Atwater and K	e or Authorized Representative	rė	TO STATE OF THE PERSON NAMED OF THE PERSON NAM		2007/2014	402-984-41 Phone Numb		<del>_</del>
sign Print or Type Name of Grante	At 1	•				i irang numb	-Ci	
here Xaur D	Hurster	<b>5</b>						
Signature of Grantee or Authorized Representative Buyer Title						October 18	2022	
-growne or ordinate of Au	and the second states	1166				Date		
	Pagietar of D.	eds' Use Only					- Desire 11	
Date Deed Recorded 27, V	alue of Stamp or Exempt Nu		lina Data			Fo	r Dept. Us	e Only
Mo 10 Day 18 Yr. 22 s	1110 0			D ~15.	2			
oraska Department of Revenue	1113. 13	1 107	(2022,	ta 265				
	s 96-269-2008 Rev. 6-2019		;	j	A	uthorized by Neb F	ev Stat §§ 7	6-214 77-1327(2

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Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/18/22 \$1113.75 By AS

Bk 2022, Pg 2653

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of October A.D., 2022, at 11:13 o'clock AM. Recorded in Book 2022 on Pages 2653-2654

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

After Recording Return To: Aksarben Title and Escrow, 11239 Chicago Circle, Omaha, NE 68154 (402) 333-1025

#### SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Ronald C. Hartman and Janie S. Hartman, Husband And Wife and Amy Ostdiek and Richard Ostdiek, Wife and Husband, and Amber Stoner and Paul Stoner, Wife and Husband, and Annette Spencer and Matthew Spencer, Wife and Husband, herein called the Grantor, whether one or more, in consideration of One Dollar and other valuable consideration, received from Grantee(s), do hereby grant, bargain, sell, convey, and confirm unto Lance D. Atwater and Krystal D. Atwater, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, herein called the Grantee(s), the following described real estate in Webster County, Nebraska:

Lot One (1), Blue Hill Ridge Subdivision in the West Half of the Northwest Quarter (W1/2NW1/4) in Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

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

And the Grantor(s) does hereby covenant with the Grantee(s) and with Grantee(s) assigns and with the heirs and assigns of the survivor of them that Grantor(s) is lawfully seized of said premises; that said premises are free from encumbrance except covenants, easements and restrictions of record and 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(s) 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 Grantee(s), the entire fee simple title to the real estate shall vest in the surviving Grantee(s).

Matthew Spencer

File No.: 90220866

Dated this 27 day of Sep

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

The foregoing instrument was acknowledged before me on this 27 day of September, 2022, by Ronald C. Hartman and Janie S. Hartman, Husband and Wife and Amy Ostdiek and Richard Ostdiek, Wife and Husband and Amber Stoner and Paul Stoner, Wife and Husband and Annette Spencer and Matthew Spencer, Wife and Husband.

Notary Public
My commission expires: 4-25-2

Return to: Aksarben Title and Escrow

Lance D. Atwater

## Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page		Sa	le Date		1.				S	chool	Dis	trict Cod	e	-				
91	20	22	2656		10/1	7/2022	Ва	ase:	91-	000	02	Aff	iliateo	1:		U	nifi	ed:	- inne		
Location	Ю	Sale	Number	Useability & Code #							Parcel Number										
0001366	500	- 2	292		4	05	Ge	oCde	Tw	vn	Rng	Se	ct (	Qrt	Subdiv	Are	a	Blk	Parcel		
	D	ate of S	ale Assessed	Val	1e		43	371				0	0	0	10025		1	002	0000		
Land		Imp	rovements			Cotal				Dat	te of S	Sale	Prop	erty	Classific	Classification Code					
	830		44,185		· · · · · · · · · · · · · · · · · · ·	45,015	s	Status		Prope	erty Ty	ре	Zon	ing	Location	1 (	City	Size	Parcel Size		
Assessor Lo	cation:	RED (	CLOUD (R	.C)			A)	1	E	3)	01		C)	1	D) 1	E)		6	F) 2		
						Residentia	l								Commer	cial					
	Mul	tiple Imp	rovements:	Multip	ole. Impro	ovements.:		<u></u>		Mı	ultiple.	Impr	ovemen	its. :			-				
		Constr	uction Date:	Const	uction D	ate: 18	90				nstructi					-		-			
			Floor:	Floor	Sq. Ft. :	1,5	84			Flo	oor Sq.	Ft. :		-					<u></u>		
		Building	g Cost New:	Cost: 174,090 Cost:									<del></del>								
Single Family	Style:	104		Resid	lential (	Condition: 2	0	-	Commercial Occupancy Code:								٠.				
(100) □ Mol	oile Horr	ne		(10)	□ V	om Out				Primary: Other1: Other2:											
(101) 🗆 One	Story			(20)	<b>ቜ</b> В	adly Worn	Commercial Construction Class:														
(102) 🗆 Two	Story			(30)	□ A	verage				(1	l) 🗆	Fir	eproof	Stru	ictural Stee	l Fran	ne				
(103) 🗆 Split				(40)	□ G	ood				(2	2) 🗆	Re	inforce	ed Co	oncrete Fra	me					
(104) 🗷 1 1/2	2 Story			(50)	□ V	ery Good				(3	3) 🗆	Ma	sonry	Bear	ing Walls						
(111) 🗆 Bi-L	evel			(60)	□ E2	ccellent				(4	1) 🗆	Wo	ood or	Stee	l Framed E	xt. W	alls				
(106) 🗆 Othe	er				<u> </u>		1.			(5	) 🗆	Me	tal Fra	me a	ınd Walls						
Townhouse or		Style:	]	Resid	ential Q	uality: 30				(6	) 🗆	Pol	le Fran	ne							
(301) □ One				(10)	□ Lo	)W				Co	st Ran	ık:			C	ondi	ion	: :			
(302)   Two					□ Fa	ir				(10	0) 🗆	Lov	w		(1	l0) [	·	Worn C	Out		
(307) 🗆 1 1/2				· -		rerage				(20	0) 🗆	Ave	erage		(2	20) E	] ]	Badly V	Vorn		
(308)  Split				<u> </u>		ood				(30	) 🗆	Ab	ove Av	rerag	e (3	30) E	] 4	Average	е		
(309) 🗆 2 1/2				`		ry Good				(40	)) 🗆	Hig	<u>t</u> h		(4	l0) [	] (	Good			
(304) □ One:		<del></del>	(	(60)	□ Ex	cellent									(5	(0) E	] 7	Very G	ood		
(305) □ Two															(6	0) E	] [	Exceller	nt		
Assessor's						) <b>:</b>															
Assessor Con				justn	ient:																
WD; TRAI	NSFEF	RINTC	TRUST															,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
				_		<u> </u>															
		<u>.</u>	<del></del>	_																	
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Comments fro	om		<u> </u>							nents	c·										
00013660							_		~ *****												
																		(Continu	ie on back)		

### Nebraska Department of REVENUE

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

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

292

FORM **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 3 Date of Sale/Transfer 4 Date of Deed Mo. 10 Day 17 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gretchen L. Mino Grantee's Name (Buyer)
Gretchen L. Mino and Karen T. Shimizu, Co-Trustees Street or Other Mailing Address 950 Milsom Place Street or Other Mailing Address 950 Milsom Place City Windsor Zip Code 95492 Zip Code 95492 <sup>City</sup> Windsor State Phone Number (707) 486-9888 Phone Number (707) 486-9888 V No V No Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Executor Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer ☐ Irrevocable Trust 🗸 Revocable Trust Foreclosure Transfer on Death Auction Easement Gift Life Estate Trustee to Beneficiary Yes ₩ No Court Decree **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.) 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.) **✓** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes **✓** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent North Cherry Street, Red Cloud, NE 68970 Grantee 18a No address assigned 18b Vacant land 20 Legal Description South Seventy-five fee (S. 75') of the North 200 feet (N. 200'), Block Two (2), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres 0,00 22 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 Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number Mo. 10 Day . Yr. 22 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)



### Certificate of Exemption – Deeds to Trustees

Property Assessment Documentary Stamp I	ax – Neb. Hev. Stat. § 76-902
SEC	CTION 1
Grantor of Instrument and Trust Gretchen L. Mino	
Grantee of Instrument (Trustee)	
Gretchen L. Mino	
NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Gretchen L. Mino	Self
SEC	TION 2
Does a trust document exist which sets forth the grantor, the tru of the real property transfer?	····· □YES ŊNO
	ade directly from the grantor to the beneficiaries of the trust.
Deeds to property transferred by or to the U.S., the State of	
Deeds which, without additional consideration, confirm, which do not extend or limit existing title or interest.	correct, modify, or supplement a deed previously recorded, but
Deeds without actual consideration between: husband and marriage); or parent and child.	wife; ex-spouses (conveying property acquired or held during the
corporation or interest in the partnership or LLC are own member of that family, related to one another within the for spouses. No consideration is given other than the issuance the family members or the return of the stock to the corpora in dissolution of the interest in the partnership or LLCs. To	limited liability company (LLC). All the shares of stock of the ed by members of a family, or a trust created for the benefit of a parth degree of kindred according to the rules of civil law, and their of stock of the corporation or interest in the partnership or LLC to action in partial or complete liquidation of the corporation or deeds of qualify for the exemption for family corporations, partnerships, the corporation or partnership and not in the name of the individual
Deeds of partition.	
Deeds made pursuant to mergers, consolidation, sales, or merger or consolidation filed with the Secretary of State. A the documentary stamp tax exemption is granted.	transfers of the assets of a corporation pursuant to the plans of copy of this plan must be presented to the register of deeds before
Deeds made by a subsidiary corporation to its parent corpor of the subsidiary's stock.	ation for no consideration other than the cancellation or surrender
Cemetery deeds.	
Mineral deeds.	
Deeds executed pursuant to court decrees.	
Deeds which release a reversionary interest, a condition subs	equent or precedent, a restriction, or any other contingent interest.
	re conveying to devisees or heirs property passing by testate or
Deeds transferring property located within the boundaries of American residing on an Indian Reservation in Nebraska.	of an Indian Reservation where the grantor or grantee is a Native
growing	nership or LLC, which is not a family partnership or LLC, to any or her spouse.
Easements.	



### **Certificate of Exemption – Deeds to Trustees**

Page 2

#### **SECTION 3**

I hereby certify that I am familiar with all of the relevant details of the real estate transaction described above, and if the transaction were made directly from the grantor of the trust to the beneficiaries of the trust, it would be exempt from documentary stamp tax as indicated above.

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

sign here

Signature

thru

10-11-2022

File this Certificate of Exemption with the Real Estate Transfer Statement, Form 521, when exemption #19 is claimed in Item 25 on the Form 521.

www.revenue.ne.gov/PAD or 402-471-5984

State of Nebraska Sss.	воок <u>2022 </u> раде <u>2</u> 4
Entered on the numerical index and filed for record in the	
Clerk's office of said county this 18 day of 0(+ A.D., 2022, at 11:26	
o'clock a.M. Recorded in Book 2020	
Laure Peter County Clerk	
IndCompAssessorCarded	NEBRASKA DOCUMENTARY
	Date 10-18-33 \$ Exempt# 1989 (1A
Return to: Theobald Law Office	,
P O Box 423 Red Cloud, NE 68970	
	WARRANTY DEED
Gretchen L. Mino, a single person	, Grantor, in consideration of Love and Affection, and
Shimizu, Co-Trustees of the Gretch Trust dated December 17, 2002; as	yed from Grantee, Gretchen L. Mino and Karen T. hen L. Mino 2002 Trust, created by Declaration of s Restated November 22, 2004; Amended November following described real estate (as defined in Neb. Rev.
The South Seventy-five fee Block Two (2), LeDuc's Ad Nebraska.	et (S.75') of the North Two Hundred feet (N. 200') of ddition to the City Red Cloud, Webster County,
Grantor covenants jointly and seve	rally, if more than one, with Grantee that Grantor:
(2) has legal power and law	ch real estate and that it is free from encumbrances; wful authority to convey the same; d title to the real estate against the lawful claims of all
persons.	d the to the real estate against the lawful claims of all
Executed October 17, 2022.	
Gretchen L. Mino	)
STATE OF NEBRASKA	)
COUNTY OF WEBSTER	) ss. )

The foregoing instrument was acknowledged before me on October 17, 2022 by Gretchen L. Mino, a single person.

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

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	e Date	School District Code														
91	202	22	2657	9/8/	/2022	Base:	91-00	002	Αfl	Affiliated: Unified:									
Location	$\mathbf{D}$	Sale	Number	Useability	& Code#					Pa	rcel l	Number							
0014016	00	2	293	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Area Blk		arcel			
	Da	ite of S	ale Assessed	Value		4489	1	10	3	3	0	00000	1	000	00	000			
Land		Imp	rovements	To	otal		D.	ate of	Sale	Sale Property Classification Code									
1,930	, 955		187,000	2,1	17,955	Status	perty Ty	pe	Z	oning	Location	Cit	y Size	Parce	el Size				
		Irrigati	ion Type:	<u> </u>	-	A) 1	05		(7)	5	D) <b>3</b>	E)	0	F)	9				
LCG		A	CRES:	VAL	UE:		LCG	4.			ACR	ES:		VAL	TTE-				
IRRIGATE	IRRIGATED 1A1 53.830				.89,750	GR		ND 10	G1			6.360			00,9	900			
1A 41.970				1	91,775			1	G		6	5.630			91,8	880			
	2A1		104.070	4	39,370			20	31		14	6.350		2	204,895				
	2A		59.780	2	61,240			2	:G			1.510			4	425			
	3A1							30	31										
	3A							3	G							•			
	4A1						40	31			0.610			1	170				
	4A		3.730		9,480			4	G		4.	5.430			44,7	730			
DRYLAND			0.030		75	S	elt/Timb	er											
	1D		3.090		7,800			Accretic	n			2.080							
	2D1		0.000			Waste								<del></del> .					
<del></del>	2D		2.880		6,395		Oth												
<del></del>	3D1					AG L	AND T					1.470		1,8	71,1	.95			
3D 9.320 14,				14 705		Road	_			4.000	. '								
	4D 4.800 7,585				7 585	<u>.</u>		arm Site	_	-		3.000	34,760						
	7,383					· · · · · · · · · · · · · · · · · · ·		ome Site	_			L.000	-		25,0	000			
Dv	Dwellings 34,610				34,610	(187								-					
	Outbuildings 152,390					Non	-AG T	OTAL				3.000			59,7	60			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; EXCHANGE OF PROPERTY BETWEEN BROTHERS	
Comments from Com	ments:
001401600 001401700 001401900 001504700 0015027	00
	10
	(Continue on back)

1 County Name

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

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

**FORM** 521

Good Life, Great Service, DEPARTMENT OF REVENUE

1 County Name		2 County Numbe	r		3 Date of S			J ale acc		ompieted.		
	WEBS	STER - 91	<u> </u>	I	1			Yr. 2022	>	of Deed 09	. 08 ,,	2022
5 Grantor's Name, A	ddress, and Tele	phone (Please Print	}	1					Mo. phone (Ple	Day	<u> </u>	
Grantor's Name (Selle Gary D and La	er) aura I Rasse	r			Grantee's Lonny			, 4,14, 10,0	priorie (i ie	ase rinity		
Street or Other Mailin 1492 HWY 136					Street or C 420 N F			ess	·····			
City Red Cloud		State NE	Ž	Zip Code 68970		~~	n St.	····	Sta	ate .		Zin Codo
Phone Number (402) 746-3374		INE_		68970	Red Cl			to the	Sta N			Zip Code 6897(
(402) 746-3372 Email Address N/a	1				Phone Num (402) 7		02	If Yes, is the	nee a 501 (c ne grantee :	c)(3) organiza a 509(a) foun	tion? dation?	Yes VN
					Email Addr N/a							
7 Property Classific (A) Status	ation Number, C	heck one box in cate	egories A and E				obile ho	me.			·	
Improved	Single Fa	amily 🗔 i	ndustrial	(B)	Property 7							(C)
Unimproved	Multi-Fan	nily Z	ndustrial Agricultural Recreational		Mineral In Mineral In			_	Stat	e Assessed mpt		Mobile Home
8 Type of Deed	Conservator		Distribut	ion Lan	d Contract/M	lemo	Partitio	n [	Sheriff	П	Other	
Bill of Sale [ Cemetery [	Corrective	. To 5	Easeme				Person	al Rep. 🔋	Trust/Tru			
9 Was transfer par	4 (1DO E)	te - Transfer on Deati					Quit Cl	aim [	✓ Warrant	у		
kind exchange (I. Exchange) by buye	.R.C. § 1031	10 Type of Transfer Auction			=======================================	evocable		Revocabl	le Trust	Tran	sfer on Dea	th
	Seller No	Court Decree	Exchange	∐ Gift	Li FTrust ✔Pa	e Estate	Ļ	Sale		_	stee to Benef	ficiary
11 Was ownership trans	sferred in full? (If I	No, explain the divisio	n.)	Claino	i ilust [V]Pa		s real est	Satisfaction	on of Contr	actOther re use? (If No	er (Explain)	tonded was
	No						Yes	No			, state life lif	rended use.
13 Was the transfer bet	ween relatives, or	if to a trustee, are the	trustor and ber	neficiary relat	ives? (If Yes,	check the	e appropr	riate box.)	······································			
V Yes LN		r Uncle to Niece or Ne rs and Sisters	=	mily Corp., Pa			Self			Other		
	Ex-spoi			andparents ar rents and Chi		İ	∐ Spo					
14 What is the current m									d Step-chil			
\$2,000,000		respond.			Yes		7		state the ar	nount and int	erest rate.)	
16 Does this conveyance		parcel of land?			17 Was trans	sfer throu	uch a real	estate and	ent or a title	company? (I	If Vac include	%
Yes V	40				of the age	ent or title	e compan	y contact.)	Yes_			_ No
18 Address of Property rural agland same as grar	ntee			-	19 Name and (Same a	d Address AS gra	s of Perso antee	on to Whon	n the Tax S	tatement Sho	ould be Sent	
18a No address ass		Vacant land										
20 Legal Description (Att	tach additional pad	ges. if needed )							·			
See legal des	scriptions a	ttached.										
21 If agricultural, list total	number of acres	transferred in this trar	nsaction									
22 Total purchase price	ce, including an	y liabilities assume	d						00	\$	*****	
23 Was non-real prope	erty included in th	e purchase?							22	e		0.00
		liar amount and atta							23	\$		0,00
24 Adjusted purchase	price paid for n	eal estate (line 22 r	minus line 23)						24	\$		000
25 If this transfer is ex	cempt from the c	documentary stamp	tax, list the e	xemption n	umber 7			_	-			
Unde correct an	er penalties of la	w, I declare that I hauthorized to sign this	ve examined th	is statement	and that it is,	to the b	est of my	knowledg	e and belie	ef, true, comp	lete, and	
David I	B./Garwoød		Statement.							·	(402) 74	6_3612
Sign Print or Ty	pe Name of Grant	tee or Authorized Rep	resentative /		***		***************************************				Phone Numb	
sign	MA	<u>- SMun</u>	FOR				Attor	ney			Oct 19,	2022
here Signature	of Grantee or Auti	horized Representativ	re ~	Tit	e				····		Date	
OC D-4-0		Regi	ster of Deed's						······································		For Dept. U	se Only
26 Date Deed Recorded	2	7 Value of Stamp or E	Exempt Number	28	Recording	Data	~					
Mo Day Nebraska Department of Rever	L. Yr. 0/0	\$ Exempt	<del>#</del> /		RKS	2බබ	· K	<u> </u>	<u>57</u>			
Form No. 96-269-2008 10-2020		1269-2008 Par 6 2010					d		Authorized	d by Neb. Rev. S	Stat. §§ 76-214	, 77-1327(2)

### LONNY RASSER LAND

Half of the Northwest Quarter (NE¼), the North Half of the Southeast Quarter (N½SE¼) and the South Half of the Northwest Quarter (S½NW¼) of Section Twenty-nine (29), Township Two (2)  North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND	
The Northwest Quarter (NW½) of Section Thirty-three (33), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND	5
The West Half of the Northeast Quarter (W½NE¼), the Northwest Quarter of the Southeast Quarter (NW¼SE¼), and Lot Four (4) in the Southeast Quarter (SE¼) all in Section Four (4), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska for highway by deed recorded in Book 29, page 474, and EXCEPT any portion of the property lying NORTH of or within the railroad right of way; AND	ط,
The East Half of the Northeast Quarter (E½NE¼) and the East Half of the Southeast Quarter (E½SE¼) of Section Four (4), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; EXCEPT any portion of the property lying NORTH of or within the railroad right of way; AND	12
That part of the North Half of the Northwest Quarter (N½NW¼) lying North and West of the railroad right-of-way, and the West 20 acres of the Southwest Quarter of the Northwest Quarter (SW¼NW¼) and the West Half of the Southwest Quarter (W½SW¼) lying South of the railroad right-of-way, in Section Three (3), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.	, <b>?</b>

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 Aday of A.D., 20 22, at 11:20 o'clock A.M. Recorded in Book and on Page 2057-205%

County Clerk 16.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 10-19-22 SEXMP #7 By Ko

#### WARRANTY DEED

Gary D. Rasser & Laura L. Rasser, husband and wife, GRANTORS, in consideration of EXCHANGE OF PROPERTY received from GRANTEE, Lonny D. Rasser, also known as Lonnie Rasser, a single person, convey to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE¼), the North Half of the Southeast Quarter (N½SE¼) and the South Half of the Northwest Quarter (S½NW¼) of Section Twenty-nine (29), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW¼) of Section Thirty-three (33), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The West Half of the Northeast Quarter (W½NE¼), the Northwest Quarter of the Southeast Quarter (NW¼SE¼), and Lot Four (4) in the Southeast Quarter (SE¼) all in Section Four (4), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska for highway by deed recorded in Book 29, page 474, and EXCEPT any portion of the property lying NORTH of or within the railroad right of way; AND

The East Half of the Northeast Quarter (E½NE¼) and the East Half of the Southeast Quarter (E½SE¼) of Section Four (4), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; EXCEPT any portion of the property lying NORTH of or within the railroad right of way; AND

That part of the North Half of the Northwest Quarter (N½NW¼) lying North and West of the railroad right-of-way, and the West 20 acres of the Southwest Quarter of the Northwest Quarter (SW¼NW¼) and the West Half of the Southwest Quarter (W½SW¼) lying South of the railroad right-of-way, in Section Three (3),

Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

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

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

Executed September 54, 2022.

Gary D. Rasser

Laura I Rasser

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 2022, by Gary D. Rasser & Laura L. Rasser, husband and wife.

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

Comm. expires 10 00 - 2023

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Bo		Page	Sal	e Date				Sch	strict Code							
91	20	22	2659	9/8	/2022	Base:	91-00	02	Affilia			Uni	fied:				
Location	D	Sale	Number	Useability	& Code#				1	arcel I	Number						
0014018	300		294	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Bik	Parcel			
	D	ate of S	ale Assessed	Value		4489	1	10	4	2	00000	1	000	0000			
Land		Imp	orovements	T	otal		D	ate of	Sale P	roperty	Classifica	ication Code					
2,067	,065		11,850	2,0	78,915	Status	11 1000	erty Ty		Zoning	Location	<del>                                     </del>	y Size	Parcel Size			
		Irrigat	ion Type:			A) 2	B)	05	C		D) 3	E)	0	F) 9			
LCG		£	CRES:	VAI	JITE:		LCG										
IRRIGATE	D 1A1	71,115	GR	ASSLA	ND 10	31	ACR 43	5.140		VAL	UE: 09,205						
	IA 28.000				98,910				G		7.380						
	2A1		13.600		48,195			20	31		2.310		67,150 71,230				
2A			15.660		52,795				G		8.150			2,340			
	3A1							30									
	3A							3	G				<del></del>				
	4A1		3.650		11,460			4G	F1		1.600			450			
	4A		9.650		18,090			40	G	6	5.390		57,940				
DRYLAND	1D1		1.450		3,660	SI	helterbel	t/Timbe	er								
	1D		1.860		4,695		A	ccretio	n	1	7.650						
	2D1							Wast	е	4	1.150	-		1,160			
<del></del>	2D	<u> </u>						Othe	ı								
3D1					AG LA	ND T	OTAI		994	1.310	•	1,85	1,845				
	3D							Road	s	1	.940						
4D1			10.570		16,700		Fa	rm Site	s	2.000			2	7,680			
45.5	4D	77.2	10.600		L6,750		Hor	ne Site	3								
			(I) and carry a				Re	creatior	1								
	Dwellings Outbuildings			6,850			Other	-									
- Catou	monigs				5,000	Non-	AG T	OTAL	,	3	.940		2	7,680			

	justment to Sale Price (+ or	-):	Total Recapture Value:	
Assessor Commo	nts and Reason for Adjustment:			<del></del>
JTWD; EXC	HANGE OF PROPERTY BETT	VEEN BROTHERS		
Comments from		(	Comments:	
001401800	001402300 001505400 0	01504500 00150	4701 001504300 0015039	<u></u>
001502400	00150230			
				(Continue on back)

### 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.

	nt 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 08 Yr. 2022 Mo. 09 Day 08 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. Day Vr. Mo. Day Vr. Day Vr. 2022  6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Lonny D Rasser	Grantee's Name (Buyer) Gary D and Laura L Rasser	
Street or Other Mailing Address 420 N Franklin St.	wil	
	Street or Other Mailing Address 1492 HWY 136	
City Cloud NE Zip Code NE Code NE Code NE Code NE Code NE Code NE Code NE Code NE CODE	Red Cloud NE Zip Code 689	70
Phone Number (402) 746-0102		No
Email Address N/a	Email Address	4
7 Property Classification Number. Check one box in categories A and B. Check C in		_
	) Property Type (C)	_
☐ Improved       ☐ Single Family       ☐ Industrial       [         ☑ Unimproved       ☐ Multi-Family       ☑ Agricultural       [         ☐ IOLL       ☐ Commercial       ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Ho  Mineral Interests-Producing Exempt	me
Bill of Sale Corrective Easement Le	nd Contract/Memo Partition Sheriff Other ase Personal Rep. Trust/Trustee neral Quit Claim Warranty osure Irrevocable Trust Revocable Trust Transfer on Death	_
Kind exchange (I.R.C. § 1031  Exchange) by buyer or seller?  Buyer Seller No Court Decree Exchange Grante	Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)	
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	12 Was real estate purchased for same use? (If No, state the intended u	se.
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela		
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Other	
Brothers and Sisters Grandparents a  Ex-spouse Parents and Ch	· ·	
Ex-spouse Parents and Cf  14 What is the current market value of the real property?	illd Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
\$2,000,000	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 nan of the agent or title company contact.)	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent	40
rural agland	(Same as grantee)	
same as grantee  18a ☐ No address assigned  18b ☐ Vacant land		
18a No address assigned 18b Vacant land  20 Legal Description (Attach additional pages, if needed.)		
See legal descriptions attached.  21 If agricultural, list total number of acres transferred in this transaction	·	
22 Total purchase price, including any liabilities assumed	22 \$ 0.00	
23 Was non-real property included in the purchase?  Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions) 23 0,00	_
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		_
25 If this transfer is exempt from the documentary stamp tax, list the exemption		—
	t and that it is, to the best of my knowledge and belief, true, complete, and  (402) 746-361	— ২
Print of Type Name of Grantee or Authorized Representative	Phone Number	<u> </u>
sign / Mul Diment	Attorney Oct 1/9, 2022	
here Signature of Grantee or Authorized Representative	itle Date (	
Register of Deed's Use Onl	,	,
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
ebraska Department of Revenue	BYL 20 22 Pg 26 59  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327	(2)

### GARY RASSER LAND

The Northeast Quarter (NE½) of Section Twenty-eight (28), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Southwest Quarter (SW1/4) of Section Twenty-eight (28), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

All that part of the Northwest Quarter (NW1/4) of Section Thirty-two (32), Township Two (2) North, Range Ten (10), West of the 6th P. M., Webster County, Nebraska, lying East of a straight line drawn from a point located 1690 feet West of the Northeast corner of said Quarter Section to a point 680 feet West of the Southeast corner thereof; AND

The West Half of the Southeast Quarter (W½SE¼) of Section Thirty-two (32), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT Tract containing 3.04 acres, more or less, conveyed to the State of Nebraska for public highway by deed recorded August 4, 1955, in Book 29, page 478; AND

The West Half of the Southeast Quarter (SE¼), of Section Thirty-three (33), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Southwest Quarter (SW1/4) of Section Thirty-three (33), Township Two (2) North, Range Ten (10), 15 West of the 6th P.M., Webster County, Nebraska;

The West Half of the Northeast Quarter (W½NE¼) and the North Half of the Northwest Quarter (N½NW¼) and the Southeast Quarter of the Northwest Quarter (SE¼NW¼) EXCEPT about 2 acres cutoff by the millrace and EXCEPT a tract of land located in the East Half of the Northwest Quarter (E½NW¼) of Section Thirty-four (34), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the West line of said E½ bears S01°48′23″E or N01°48′23″W; Commencing at the Wl/16th Corner of the NW¼ of said Section 34; thence S01°48′23″E a distance of 801.00 feet on the ¼¼ Section Line to the True Point of Beginning; thence S81°33′10″E a distance of 417.78 feet to a point; thence S68°29′01″E a distance of 278.66 feet to a point; thence S08°35′13″W a distance of 202.01 feet to a point; thence S44°32′02″E a distance of 63.04 feet to a point; thence S08°59′40″E a distance of 32.80 feet to a point; thence S51°22′32″W a distance of 208.59 feet to a point; thence N80°28′48″W a distance of 520.58 feet to a point on the ¼¼ Section Line; thence N01°48′23″ a distance of 485.00 feet on the ¼¼ Section Line to the True Point of Beginning, subject to County Road Right-of-Way on the West side; AND

Lot One (1) in the Southwest Quarter (SW¼) and The Fractional Northwest Quarter (NW¼) of Section Four (4); and all of Government Lots One (1), Two (2), and Eight (8) in the Northeast Quarter (NE¼) of Section Five (5), ALL Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land in said NW¼ described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section Four (4); thence West in the Section Line a distance of 660.00; thence S08°00'00"E a distance of 612 feet; thence S60°00'00"E more or less to a point on the railroad right-of-way line 150 feet West of the East line of said NW¼; thence East in the North railroad right-of-way line 150 feet to the Quarter-Section line; thence North in the Quarter-Section line to the POB.

State of Nebraska 3 County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this \\\ day of OCH A.D., 20 22, at 10:25 o'clock A M. Recorded in Book 2020 on Page 2659-2660 County Clerk Louise V Deputy 16.00 Carded

Assessor

Comp

BOOK 2002 PAGE 2659

NEBRASKA DOCUMENTARY STAMP TAX 66-19-01

#### JOINT TENANCY WARRANTY DEED

Lonny D. Rasser, also known as Lonnie Rasser, a single person; and Gary D. Rasser and Laura L. Rasser, husband and wife, GRANTORS, in consideration of EXCHANGE OF PROPERTY and creation of joint tenancy, convey to Gary D. Rasser and Laura L. Rasser, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE1/4) of Section Twenty-eight (28), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Southwest Quarter (SW¼) of Section Twenty-eight (28), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

All that part of the Northwest Quarter (NW¼) of Section Thirty-two (32), Township Two (2) North, Range Ten (10), West of the 6th P. M., Webster County, Nebraska, lying East of a straight line drawn from a point located 1690 feet West of the Northeast corner of said Quarter Section to a point 680 feet West of the Southeast corner thereof; AND

The West Half of the Southeast Quarter (W½SE¼) of Section Thirty-two (32). Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT Tract containing 3.04 acres, more or less, conveyed to the State of Nebraska for public highway by deed recorded August 4, 1955, in Book 29, page 478; AND

The West Half of the Southeast Quarter (SE¼), of Section Thirty-three (33). Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska: AND

The Southwest Quarter (SW¼) of Section Thirty-three (33), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

The West Half of the Northeast Quarter (W½NE¼) and the North Half of the Northwest Quarter (N½NW¼) and the Southeast Quarter of the Northwest Quarter (SE¼NW¼) EXCEPT about 2 acres cutoff by the millrace and EXCEPT a tract of land located in the East Half of the Northwest Quarter (E½NW¼) of Section Thirty-four (34), Township Two (2) North, Range Ten (10) West of the 6th P.M.. Webster County, Nebraska; more particularly described as follows and assuming the West line of said E½ bears S01°48'23"E or N01°48'23"W; Commencing at the WI/16th Corner of the NW1/4 of said Section 34; thence S01°48'23"E a distance of 801.00 feet on the 1/41/4 Section Line to the True Point of Beginning; thence S81°33'10"E a distance of 417.78 feet to a point; thence S68°29'01"E a distance of 278.66 feet to a point; thence S08°35'13"W a distance of 202.01 feet to a point;

thence S44°32'02"E a distance of 63.04 feet to a point; thence S08°59'40"E a distance of 32.80 feet to a point; thence S51°22'32"W a distance of 208.59 feet to a point; thence N80°28'48"W a distance of 520.58 feet to a point on the ¼¼ Section Line; thence N01°48'23" a distance of 485.00 feet on the ¼¼ Section Line to the True Point of Beginning, subject to County Road Right-of-Way on the West side; AND

Lot One (1) in the Southwest Quarter (SW¼) and The Fractional Northwest Quarter (NW¼) of Section Four (4); and all of Government Lots One (1), Two (2), and Eight (8) in the Northeast Quarter (NE¼) of Section Five (5), ALL Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land in said NW¼ described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section Four (4); thence West in the Section Line a distance of 660.00; thence S08°00′00″E a distance of 612 feet; thence S60°00′00″E more or less to a point on the railroad right-of-way line 150 feet West of the East line of said NW¼; thence East in the North railroad right-of-way line 150 feet to the Quarter-Section line; thence North in the Quarter-Section line to the POB.

### GRANTORS covenant 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 September 8#, 2022.

Jonney D. Rasse Lonny D. Rasser

Gary D. Rasser

Laura I Raccer

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 2022, by Lonny D. Rasser, a single person, and by Gary D. Rasser and Laura L. Rasser, husband and wife.

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

Comm. expires 10-22-2077

Notary Public

## Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page			Sale Date School District Code																
91	20	22	2673		10	/20/2022	Base:	55-	-001	1	Affi	iliatec	1:			Uni	fied:					
Location	ID .	Sale Nu	ımber	Use	abi	lity & Code#						Par	cel N	<b>Tumber</b>			2					
0006140	000	29	5		4	05	GeoCde	T	vn I	≀ng	Sec	ct (	Qrt	Subdiv	A	rea	Blk	Parcel				
	D	ate of Sale	Assesse	i Valu	е		4487				00	)	0	40015			001	0000				
Land		Improv	ements			Total			Date	of S	Sale	Prop	erty	Classifi	cat	on (	Code					
	525		87	5		1,400	Status		Ргорег	ty Ty	pe	Zon	ing	Locatio	n	Cit	y Size	Parcel Size				
Assessor Lo	cation:	GUIDE	ROCK	(GR)			A) 1	]	3) (	01		C)	1	D) 1		E)	7	F) <b>4</b>				
						Residential								Comme	rcia	ıl						
	Mul	tiple Improv	vements:	Multipl	e. Im	provements.:			Mul	tiple.	Impro	ovemen	ıts. :									
	1	Constructi	on Date:	Constru	ction	Date:			Con	struct	ion D	ate:										
			Floor:	Floor S	q. Ft	:			Floo	r Sq.	Ft.:						-					
		Building C	ost New:	V: Cost:						Floor Sq. Ft. : Cost :												
Single Family	Style:	· .		Residential Condition:						Commercial Occupancy Code:												
(100) □ Mob		ne		(10)	1	Worn Out	Primary: Other1: Other							Other2:								
(101) □ One	Story										Commercial Construction Class:											
(102)   Two				(30) [		Average			(1)		Fire	eproof	f Stru	ctural Ste	el F	rame						
	(103)   Split Level					Good			(2)		Rei	nforce	ed Co	oncrete Fr	ıme	!						
(104) 🗆 1 1/2				(50) [		Very Good			(3)		Ma	somy	Bear	ing Walls								
(111) 🗆 Bi-L				(60) [	<u> </u>	Excellent			(4)		Wo	od or	Steel	Framed l	Ext.	Wall	s	-				
(106) □ Othe		·				-	·	.,,,,,,,	(5)		Me	tal Fra	me a	nd Walls								
Townhouse or		Style:				l Quality:			(6)		Pol	e Fran	ne									
(301)  One				(10)		Low	<del></del>		Cost	Rai	ık:				Con	ditio	n:					
(302)   Two				(20) E		Fair			(10)		Lov	v –	-	(	10)		Worn (	Out				
(307) 🗆 1 1/2				(30)		Average			(20)	_		erage			20)		Badly V	Worn				
	Level			(40) E		Good			(30)		Abo	ove A	verag	e (	30)		Averag	е				
(309) 🗆 2 1/2		-		(50) E		Very Good	_ <del>_</del>		(40)		Hig	h	· · · · · · · · · · · · · · · · · · ·	(	40)		Good					
(304) □ One				(60) E	]	Excellent					·			(	50)		Very G	ood				
(305)   Two	Story D	uplex				240								(	60)		Excelle	nt				
Assessor's				`		,																
Assessor Con					ent:																	
WD; FRO	M PAI	KENT TO	CHILL	)																		
	<del>_</del>	* 10																				
Comments fr	om		<del></del>				C	omi	nents:		<del></del>	<del>-</del> -,-					***	-/				
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		<u></u>															(Continu	ie on back)				

### NEBRASKA Good Life, Great Service,

### **Real Estate Transfer Statement**

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

295

FORM **521** 

 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 3 Date of Sale/Transfer 2022 WEBSTER - 91 Mo. 10 Day 20 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Audrey Thomsen Grantor's Name (Seller) Debra E. Lemburg Street or Other Mailing Address 503 Center Ave Street or Other Mailing Address 904 Grand St. State City Wolbach Zip Code 68882 St. Paul Zip Code 688**7**3 Phone Number is the grantee a 501(c)(3) organization? if Yes, is the grantee a 509(a) foundation? Phone Number Yes Ves Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C If property is also a mobile home. (A) Status (B) Property Type (C) √ improved √ Single Family ] industrial Mineral Interests-Nonproducing State Assessed Mobile Home Multi-Family Unimproved Agricultural Mineral Interests-Producing ☐ Exempt TIDLL. Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other\_ Bill of Sale Corrective ☐ Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery ☐ Executor Mineral Ouit Claim **V** Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreciosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction 71 Gift Life Estate Easement Sale Exchange) by buyer or seller? Trustee to Beneficiary Buyer Seller V 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.) No Grantor reserves Life Estate 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.) \$509 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes Yes **V** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent A Street Debra E. Lemburg (LE) Guide Rock, NE 68942 503 Center Ave Wolbach, NE 68882 18a No address assigned 185 Vacant land 20 Legal Description (Attach additional pages, if needed.) Lot Nine (9) and a plot of ground one rod square in the Southeast corner of Lot Ten(10), all in Block One (1), Vance's Second Addition to Guide Rock 21 if agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any fiabilities assumed . . . . . . 22 0,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0:00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{5a}{a}$ 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. Julie, K.W. Gawrych (308) 754-4442 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney at Law 10/20/2022 Signature of Grantee or Authorized Representative here Date Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 28 Recording Data <sub>Mo.</sub> 10 Day 20 Yr2 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-259-2008 to-2020 Rev. Super

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

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/20/22 \$ Ex05a By AS

Bk 2022, Pg 2673

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 20 day of October A.D., 2022, at 01:10 o'clock PM. Recorded in Book 2022 on Page 2673

Joruse Tetsch County Clerk Fee: \$10.00 By: AS Deputy **Electronically Recorded** 

Return to

Wroblewski & Gawrych Law Office LLC P.O. Box 23, St. Paul, NE 68873-0023

{Space above this line for Recording Stamps}

#### WARRANTY DEED

\*\*With Grantor Reserving a Life Interest\*\*

Debra E. Lemburg, a single person, GRANTOR, for estate planning purposes, convey to GRANTEE

Audrey M. Thomsen

the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Nine (9) and a plot of ground one rod square in the Southeast corner of Lot Ten(10), all in Block One (1), Vance's Second Addition to Guide Rock, Webster County, Nebraska.

\*\*A life interest is hereby reserved by Grantor, Debra E. Lemburg.

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;
- 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 20, 2022.

ra & Lembury

STATE OF NEBRASKA

) SS.

**COUNTY OF HOWARD** 

The foregoing instrument was acknowledged before me on October 2022, by Debra E. Lemburg, a single person, as GRANTOR.

GENERAL NOTARY - State of Nebraska JULIE K.W. GAWRYCH My Comm. Exp. November 19, 2022

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	s	ale Date	School District Code												
91	20	22	2674	10/	20/2022	Base:	65-00	11	Affi	liated:		Uni	fied:					
Location	ID	Sale	Number	Useabili	ty & Code #					Parcel I	Number	er						
0010021	00	2	296	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel				
	D	ate of S	ale Assessed	Value		4487	1	9	5	3	00000	0000						
Land		Imp	rovements		Total		D	ate of	Sale	Property	Classific	tion (	Code					
45,	395				45,395	Status	Proj	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size				
		Irrigati	оп Туре:			A) 2	B)	05		c) <b>5</b>	D) 3	E)	0	F) 8				
LCG ACRES:				V.	ALUE:		LCG			ACR	ES:		VAL	me•				
IRRIGATE	) 1A1					GR	ASSLA	ND 10	G1		0.140		V FALLS	195				
	1A							1	.G	_	1.390			390				
<del></del>	2A1						2G1 4.390							1,385				
	2A							2	:G									
<del></del>	3A1							30	31 F									
	3A							3	G			.,,,						
	4A1							40	71									
	4A							4	G	1	1.500		·	3,220				
DRYLAND	1D1		_			S	helterbe	lt/Timb	er									
	1D		1.890		4,770		F	Accretic	n									
	2D1		4.340		10,960			Was	te									
·	2D							Oth	er			-						
	3D1					AG LA	AND T	OTA		39	9.140			15,395				
	3D					Roads 1.000												
	4D1	<del></del>	15.490		24,475	· <u>·</u>	Fa	ırm Site	s									
	4D	17.25			Home Sites													
		Y 36		1.0			Re	ecreatio	n									
	ellings	<del>.</del>						Othe										
Outbu	Outbuildings					Non	AG T	OTAI	,	1	.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	- <u>*                                   </u>
WD; FROM PARENT TO CHILD	
Comments from	Comments:
001002100	
	(Continue on back)

### 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 an attachment and identify the applicable item number. DEPARTMENT OF REVENUE

2 2	 	
		_

Secretary Serve, Address, and Depthone (Please Price)   Genneter's Serve, Address, and Depthone (Please Price)   Genneter's Serve, Address, and Depthone (Please Price)   Genneter's Serve, Address, and Depthone (Please Price)   Genneter's Serve, Address, and Depthone (Please Price)   Genneter's Serve, Address, and Telephone (Please Price)   Genneter's Serve, Address, and Telephone (Please Price)   Genneter's Serve, Address, Addres		it is signed and items 1-25 are accurately completed.
General Name, Address, and Telephone (Please Print)   General Name, Address, and Telephone (Please Print)   General Name, Address, and Telephone (Please Print)   General Name, Address, and Telephone (Please Print)   General Name, Address, and Telephone (Please Print)   General Name, Address, and Telephone (Please Print)   General Name, Address, and Telephone (Please Print)   General Name, Address, and Telephone (Please Print)   General Name, Address, and Telephone (Please Print)   General Name, Address, and Telephone (Please Print)   General Name, Address, and Telephone (Please Print)   General Name, Address, and Telephone (Please Print)   General Name, Address, and Telephone (Please Print)   General Name, Address, and Telephone (Please Print)   General Name, Address, and Telephone (Please Print)   General Name, Address, and Telephone (Please Print)   General Name, Address, Addre	1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed 4 Date of De
Commentation   Comm		<u> </u>
Speed Collect Nations Advisors   State	Grantor's Name (Seller)	Grantee's Name (Buyer)
The particle of Soft(s)(s) organization   The Soft   The particle of Soft(s)(s) organization   The Soft   The particle of Soft(s)(s) organization   The Soft   The particle of Soft(s)(s) organization   The Soft   The particle of Soft(s)(s) organization   The Soft   The particle of Soft(s)(s) organization   The Soft(s)(s) organization   The Soft(s)(s) organization   The Soft(s)(s) organization   The Soft(s)(s) organization   The Soft(s)(s) organization   The Soft(s)(s) organization   The Soft(s)(s) organization   The Soft(s)(s) organization   The Soft(s)(s) organization   The Soft(s)(s) organization   The Soft(s)(s) organization   The Soft(s)(s)(s)(s)(s)(s)(s)(s)(s)(s)(s)(s)(s)(	Street or Other Mailing Address	Street or Other Mailing Address 904 Grand St.
In the gambe a 50%(s) organization   Yes   No   No   No   No   No   No   No   N	City State Zip Code Wolhach NF 68882	City         State         Zip Code           St Paul         NF         68873
T Prioperty Classification Number: Check one box in estegories A and 8. Check C if property Type   CD		
A) Status   Interpreted   Single Pamity   Industrial   Minoral Interests Proportion   Single Assessed   Montrie Interest   Minoral Interests Proportion   Single Assessed   Montrie Interest   Minoral Interests Proportion   Single Assessed   Montrie Interest   Minoral Interests Producing   Single Assessed   Montrie Interest   Minoral Interests Producing   Single Assessed   Montrie Interests   Minoral In	Email Address	
Instructed   Single Remity   Installatia   Meanual Interests Producing   Satio Assessed   Morole Horne   Julian Particular   Morole Horne   Morole Interests Producing   Deempt   Morole Horne   Morole Interests Producing   Deempt   Morole Interests Producing   Deempt   Deempt   Morole Interests Producing   Deempt	7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
Unimproved   Mails-Family	(A) Status (B)	Property Type (C)
Bit of State   Correctives   Death Certificate   Transfer on Death   Death Certificate   Transfer on Death   Death Certificate   Transfer on Death   Death Certificate   Death Certifica	✓ Unimproved  Multi-Family  Agricultural	
Received processed   Austroin	Bill of Sale Corrective Easement Lea Cemetery Death Certificate - Transfer on Death Executor Min	se Personal Rep. Trust/Trustee eral Quit Claim Warranty
New   New	kind exchange (I.R.C. § 1031	Life Estate Sale Trustee to Beneficiary  r Trust Partition Satisfaction of Contract Other (Explain)
Author funde to Nince or Niephew   Family Corp., Perforability of LC   Set   Other   Spouse   Britishers and Sisters   Grandparents and Grandchild   Spouse   Spouse   Spouse   Exspouse   Praints and Child   Step-parent and Sisp-child    14 What is the outrent market value of the real property?   15 Was the mortgage assumed? (if Yes, state the amount and interest rate.)   Yes   No 5   Yes   No 5   Yes   No 5   Yes   No 6   Yes   No 6   Yes   No 6   Yes   No 7   Yes   Yes   No 8   Yes   No 8   Yes   No 9   Yes   Yes   No 9   Yes	Yes You Grantor reserves Life Estate	
\$16,519    Yes   No   S   No   S   No   S	Yes	artnership, or LLC Self Other and Grandchild Spouse
17 Weat frants of through a real sistest agent or a title company? (If Yes, include the name of the agent or little company contact.)   Yes   No   No   No   No   No   No   No   N	14 What is the current market value of the real property?	15 Was the morigage assumed? (if Yes, state the amount and interest rate.)
of the agent or title company contact.) \[ \text{\sqrt{vss}} \] No  18 Address of Property  5-1-9  19 Name and Address of Parset to Whom the Tax Statement Should be Sent  Debra E. Lemburg (LE) 503 Center Ave Wolbach, NE 68882  20 Legal Description (Atlach additional pages, if needed.)  An undivided one-half (1/2) interest in and to the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Five (5), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.  21 If agricultural, list total number of screet transferred in this transaction  22 Total purchase price, including any liabilities assumed  23 Was non-real property included in the purchase?  \[ \sqrt{\sq	• •	☐ Yes
19 Name and Address of Passon to Whom the Tax Statement Should be Sent Debra E. Lemburg (ILE) 5-1-9  18a No address assigned 18b Vacant land  18b No address assigned 18b Vacant land  20 Legal Description (Attach additional pages, if needed.)  An undivided one-half (1/2) interest in and to the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Five (5), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.  21 If agricultural, list total number of acres transferred in this transaction  22 Total purchase price, including any liabilities assumed  23 Wes non-real property included in the purchase?  24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a  10 Under penalties of law, I declare that I have exempted this statement and that it is, to the best of my knowledge and belief, true, complete, and concern, and that I am duly authorized to sign this statement.  3 Under penalties of law, I declare that I have exempted this statement and that it is, to the best of my knowledge and belief, true, complete, and concern, and that I am duly authorized to sign this statement.  3 Under penalties of law, I declare that I have exempted this statement and that it is, to the best of my knowledge and belief, true, complete, and 10/20/20/20/20/20/20/20/20/20/20/20/20/20		of the execut on title an executive to
No address assigned   18b   Vacant land   Wolbach, NE 68882	5-1-9	19 Name and Address of Person to Whom the Tax Statement Should be Sent Debra E. Lemburg (LE)
An undivided one-half (1/2) interest in and to the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Five (5), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.  21 If agricultural, list total number of acres transferred in this transaction		
Section Five (5), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.  21 If agricultural, list total number of acres transferred in this transaction  22 Total purchase price, including any liabilities assumed	20 Legal Description (Attach additional pages, if needed.)	
23 Was non-real property included in the purchase?  Yes No (IrYes, 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 5a  Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.  Julie K.W. Gawrych  First or Type Name of Grantee or Authorized Representative  Negister of Deed's Use Only  Register of Deed's Use Only  Register of Deed's Use Only  Register of Revenue  Mo. 10 Day 20 yr. 22 \$ Exempt #5a Bhaal 4 2674  Authorized by Neb, Rev. Stat. §§ 76-214, 77-1327(2) or No. 98-293-2006 10-2020 Rev. 6-2019	An undivided one-half (1/2) interest in and to the Southe Section Five (5), Township One (1) North, Range Nine (921 If agricultural, list total number of acres transferred in this transaction	ast Quarter of the Southwest Quarter (SE1/4SW1/4) of 3) West of the 6th P.M., Webster County, Nebraska.
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 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.  Julie K.W. Gawrych  Fint of Type Name of Grantee or Authorized Representative  Attorney at Law  10/20/2022  Phone Number 10/20/2022  Date  Register of Deed's Use Only  Register of Deed's Use Only  26 Date Deed Recorded  Authorized by Ye. 22 \$ Exempt #5a Bhabal & 2674  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	23 Was non-real property included in the purchase?	
25 If this transfer is exempt from the documentary stamp tax, first the exemption number 5a  Under penalties of law, I declars 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.  Julie K.W. Gawrych  First or Type Name of Grantee or Authorized Representative  Attorney at Law  Register of Deed's Use Only  Register of Deed's Use Only  Register of Deed's Use Only  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)		S
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.  Julie K.W. Gawrych  Print or Type Name of Grantee or Authorized Representative  Phone Number  10/20/2022  Phone Number  10/20/2022  Title  Register of Deed's Use Only  Register of Deed's Use Only  Propt Use Only  Propt Use Only  Signature of Grantee or Authorized Representative  Register of Deed's Use Only  Branch Branch Revenue  Omn No. 10 Day 20 Yr. 22 \$ Exempt #50  Branch Branch Revenue  Omn No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	·	1.114.1
Sign Print or Type Name of Grantee or Authorized Representative Attorney at Law 10/20/2022 Date  Register of Deed's Use Only Recording Data Mo. 10 Day 20 Yr. 22 \$ Exempt #5a B*Fab21 Fa 2674  Signature of Grantee or Authorized Stamp or Exempt Number B*Fab21 Fa 2674  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Under penalties of law, I declare that I have examined this statement	
Attorney at Law  10/20/2022    Date   Date   Deed   Percorded   10/20/2022   Percording   Date   Deed   Deed   Percording   Date   Deed   Percording   Date   Deed   Deed   Percording   Date   Deed   Deed   Deed   Percording   Date   Deed	Julie <sub>1</sub> K.W. Gawrych	
Register of Deed's Use Only  26 Date Deed Recorded  Mo. 10 Day 20 Yr. 22 \$ Exempt #5a BKa22 Recording Data  BKA22 Recording Data  BKA23 Recording Data  BKA24 Recording Data  BKA24 Recording Data  BKA24 Recording Data  BKA25 Recording Data  BKA25 Recording Data  BKA25 Recording Data  BKA25 Recording Data  BK	sign Muller Haure	A
26 Date Deed Recorded   27 Value of Stamp or Exempt Number   28 Recording Data   28 Recording Data   29 Value of Stamp or Exempt Homber   28 Recording Data   26 Value of Stamp or Exempt Homber   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   27 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Recording Data   26 Value of Stamp or Exempt Number   28 Value of Stamp or Exempt Number   28 Value of Stamp or Exempt Number   28 Value of Stamp or Exempt Number   28 Value of Stamp or Exempt Number   28 Value of Stamp or Exempt Number   28 Value of Stamp or Exempt Number   28 Value of Stamp or Exempt Number   28 Value of Stamp or Exempt Number   28 Value of Stamp or Exempt Number   28 Value of Stamp or Exempt Number   28 Value of Stamp or Exempt Number   28 Value of Stamp or Exempt Number   28 Value of Stamp or Exempt Number   28	Tiere 7)	
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Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/20/22 \$ Ex05a By AS

Bk 2022, Pg 2674

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 20 day of October A.D., 2022, at 01:10 o'clock PM. Recorded in Book 2022 on Page 2674

Tetsch County Clerk Fee: \$10.00 By: AS Deputy **Electronically Recorded** 

Wroblewski & Gawrych Law Office LLC P.O. Box 23, St. Paul, NE 68873-0023 Return to

(Space above this line for Recording Stamps)

#### WARRANTY DEED

\*\*With Grantor Reserving a Life Interest\*\*

Debra E. Lemburg a/k/a Debra Elaine Lemburg, a single person, GRANTOR, for estate planning purposes, convey to GRANTEE

Audrey M. Thomsen

the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half (1/2) interest in and to the Southeast Quarter of the Southwest Quarter (SEI/4SW1/4) of Section Five (5), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

\*\*A life interest is hereby reserved by Grantor, Debra E. Lemburg.

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:
- 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 20, 2022.

Debra E. Lemburg a/k/a Debra Elaine Lemburg

STATE OF NEBRASKA

SS.

)

COUNTY OF HOWARD

The foregoing instrument was acknowledged before me on October 20, 2022, by Debra E.

Lemburg, a single person, as GRANTOR

GENERAL NOTARY - State of Nebraska JULIE K.W. GAWRYCH My Comm. Exp. November 19, 2022

Notary Public

## Residential & Commercial Sales Worksheet

Cnty No.	В	ok	Page			Sale	e Date						S	School District Code							
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Nebraska Department of Revenue

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

### 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 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 2 County Number 4 Date of Deed Mo. 10 Day 20 Yr. 2022 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Selier) Debra Lemburg aka Debra Elaine Lemburg Audrey Thomsen Street or Other Mailing Address 503 Center Ave Street or Other Main 904 Grand St or Other Mailing Address Zip Code 68882 City Wolbach State State City St. Paul 68873 Phone Number Phone Number is the grantee a 501(c)(3) organization? Ves If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral interests-Producing Exempt IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Trust/Trustee Personal Rep. Corrective Easement Lease Cemetery Death Certificate - Transfer on Death Executor Miceral Quit Claim √ Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death Auction ☐ Easement **√** Gift I ife Estate Sale Trustee to Beneficiary Exchange) by buyer or sener? Buver ☐ 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.) No Grantor reserves Life Estate Yes ☐ No **√** Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew 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 pancel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes\_ Yes √ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 615 West High St Debra E. Lemburg (LE) Guide Rock, NE 68942 503 Center Ave Wolbach, NE 68882 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Five (5) and Six (6), Block Four (4), Talbot's Addition to Guide Rock, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 0.00 23 Was non-real property included in the purchase? Yes Vo (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 5a Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement, Julie K.W. Gawrych (308) 754-4442 Print of Type Name of Grantee or Authorized Representative Phone Number sign Attorney at Law 10/20/2022 here Signature of Grantee or Authorized Representative Title Data Register of Deed's Use Only For Dept Use Only 27 Value of Stamp or Exempt Number Day Day

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

Index
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/20/22

\$ Ex05a

By AS

Bk 2022, Pg 2675

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 20 day of October A.D., 2022, at 01:10 o'clock PM. Recorded in Book 2022 on Page 2675

Louise Petsch County Clerk

Fee: \$10.00 By: AS Deputy

**Electronically Recorded** 

Return to Preparer: Wroblewski & Gawrych Law Office LLC P.O. Box 23, St. Paul, NE 68873-0023 (Space above this line for Recording Stamps)

#### WARRANTY DEED

\*\*With Grantor Reserving a Life Interest\*\*

Debra Lemburg, a single person, GRANTOR, for estate planning purposes, convey to GRANTEE

Audrey M. Thomsen

the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Five (5) and Six (6), Block Four (4), Talbot's Addition to Guide Rock, Webster County, Nebraska

\*\*A life interest is hereby reserved by Grantor, Debra E. Lemburg.

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;
- 2. has legal power and lawful authority to convey the same;
- warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: October 20, 2022.

Debra Lemburg, aka Debra Elaine Lemburg

STATE OF NEBRASKA

) SS.

COUNTY OF HOWARD

The foregoing instrument was acknowledged before me on October 20, 2022, by Debra Lemburg, aka Debra Elaine Lemburg, a single person, as GRANTOR.

GENERAL NOTARY - State of Nebraska
JULIE K.W. GAWRYCH
My Comm. Exp. November 19, 2022

Notary Public

# Agricultural Land Sales Worksheet

		ok	1 age	ge Sale Date School District Code																				
91	20	22	2676	10/21	1/2022	Base	: 9	1-00	02	Αfi	filiated:		Uni	fied:										
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	D	ate of S	ale Assessed	Value		436	9			1	6 0	00000	1 000 0000											
Land		Imp	rovements	Te	otal			D	ate of	Sale	e Property	Classifica	tion (	Code										
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Assessor Comments and Reason for Adjustment:	
CORRECTIVE JTWD	
Comments from	Comments:
002308101	Сошшентя:
	(Continue on back)

### **NEBRASKA**

Good Life. Great Service.

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

**FORM** 521

	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer  Mo. 10 Day 21 Yr. 2022  4 Date of Deed  Mo. 10 Day 21 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. Day Yr. Mo. Day Mo. Day Yr. Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
Timothy D. Meline and Gwendolyn M. Meline Street or Other Mailing Address	Nelson P. Trambly and Kelly E. Trambly  Street or Other Mailing Address
1035 Road 300	Street or Other Mailing Address 1314 Road 100
Inavale NE 68952	City State Zip Code NE 68932
Phone Number (402) 746-3437	Phone Number Is the grantee a 501(c)(3) organization? Yes VN (402) 746-4485 If Yes, is the grantee a 509(a) foundation? Yes VN
Email Address N/a	Email Address
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
	nd Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee
	neral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	
	Life Estate
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use
✓ Yes	Yes
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. F	
Brothers and Sisters Grandparents a	Partnership, or LLC Self Other Other
Ex-spouse Parents and Cf	lumand a la caracterista de la 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.)
\$340,719	☐ Yes 🔽 No \$%
16 Does this conveyance divide a current parcel of land?  ✓ Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ Yes Southern Title, LLC No
18 Address of Property	of the agent of the company contact.) ✓ Yes Southern Title, LLC No  19 Name and Address of Person to Whom the Tax Statement Should be Sent
Ag Land	Grantee
18a 🗹 No address assigned 18b 🗹 Vacant land	
20 Legal Description (Attach additional pages, if needed.) See Attached	
See Allacheu	
21 If agricultural, list total number of acres transferred in this transaction	·
22 Total purchase price, including any liabilities assumed	90 \$
23 Was non-real property included in the purchase?	0.00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 4
Under penalties of law, I declare that I have examined this statemen	t and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement.  Teresa Theoald	
Print or Type Name of Grantee or Authorized Representative	(402) 746-2246  Phone Number
sign June ( ) kurbald	Closing Agent 10/21/2022
here Signature of Grantee or Authorized Representative	ītle Date
Register of Deed's Use On	y For Dept. Use Only
	28 Recording Data
Mo. 10 Day 21 Yr. 25 \$ Exempt # 4	BK 2022, Pg 2676
Service Separation of February	Authorized by Neb, Rev. Stat. 88 76-214 77-1327(2)

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 12 WEST OF THE 6<sup>TH</sup> P.M., WEBSTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, THIS BEING THE POINT OF BEGINNING; THENCE S88°35′00″W, ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2037.00 FEET; THENCE N01°01′46″E, A DISTANCE OF 1116.00 FEET; THENCE S83°51′25″E, A DISTANCE OF 60.00 FEET; THENCE N00°38′31″E, A DISTANCE OF 1082.00 FEET; THENCE N86°56′45″E, A DISTANCE OF 1088.00 FEET; THENCE N01°04′29″W, A DISTANCE OF 418.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE N88°39′33″E, ON SAID NORTH LINE, A DISTANCE OF 830.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE S00°47′09″E, ON THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2636.54 FEET TO THE POINT OF BEGINNING CONTAINING 108.13 ACRES, MORE OR LESS, INCLUDING 1.54 ACRES, MORE OR LESS, OF COUNTY ROAD RIGHT-OF-WAY.

State of Nebraska Ss.	BOOK <u>2622</u> PAGE <u>2676</u>
Entered on the numerical index and filed for record in the Clerk's office of sarrounty this 2 day of 0ct A U 2022, at 3.44 o'clock P.M. Sucorded in Book 2022	
on Page 26 6  April Detail County Clerk  15.00 Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 8-21-22
	\$ Exempt #4 By (1)
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	
CORRECTIVE JOINT TE	NANCY WARRANTY DEED
Timothy D. Meline and Gwendolyn M. Meline	, husband and wife, Grantors, in consideration of
ONE DOLLAR (\$1.00) and other valuable con-	sideration received from Grantees, Nelson P.
Trambly and Kelly E. Trambly, husband and w	ife, convey to Grantees, as joint tenants and not as
tenants in common, the following described rea	el estate (as defined in Neb. Rev. Stat. 76-201):
the Southeast corner of the Southeast Quarter (Sbeginning; thence S88°35'00"W, on the South of 2037.00 feet; thence N01°01'46"E, a distance of 60.00 feet; thence N00°38'31"E, a distance of	d Section 16: thence S00°47'09"F, on the Fast
Corrects Joint Tenancy Warranty Deed recorded	d July 28, 2022 in Book 2022, Page 1945.
Grantors covenant, jointly and severally, if more	than one, with Grantees that Grantors:
(1) are lawfully seised of such real estat	te and that it is free from encumbrances;
(2) have legal power and lawful authori	ity to convey the same;
(3) warrant and will defend title to the r	real estate against the lawful claims of all persons.
Executed October 21, 2022.	
Fimpthy D. Melins	Jurndoly M. Melinel Gwendolyn M. Melinel

The foregoing instrument was acknowledged before me on  $\mbox{\hsuperposition}$  , 2022 by Timothy D. Meline and Gwendolyn M. Meline, husband and wife.

) ss. )

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

STATE OF NEBRASKA

COUNTY OF WEBSTER

Notary Public

My commission expires: 8/27/2006

# Agricultural Land Sales Worksheet

Cnty No.	Во	ook	Page	Sal	e Date			<del></del>		School Dis	trict Code						
91	20	22	2677	10/2	1/2022	Base:	65-00	05	Αf	filiated:		Unif	ied:				
Location	ID	Sale	Number	Useability	& Code#		3 70			Parcel N	umber						
0012050	00	:	299	4	05	GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed `	Value		4241	3	9	1	2 4	00000	1	000	6201			
Land		Imp	rovements	T	otal	Date of Sale Property Classification Code											
63	63,975 207,620				271,595	Status	Prop	erty Ty	pe	Zoning	Location	Cit	y Size	Parcel Size			
		Irrigat	ion Type:			A) 1 B) 0				c) <b>5</b>	D) 3	E)	0	F) 8			
LCG	,	A	CRES:	VAI	LUE:		LCG			ACRI	ES:		VAL	JE:			
IRRIGATE	D 1A1					GR	ASSLA	ND 10	Gl		4.120	***************************************		5,770			
	1A						1G <b>4</b>						<u> </u>	5,910			
	2A1							20	31	•	7.950	11,130					
	2A					2G											
	3A1					3GI											
	3A							3	G								
	4A1							40	31								
<del></del>	4A							4	G								
DRYLAND	1D1		0.920		2,325	S	helterbe	lt/Timb	ег					- '			
	1D						A	Accretic	n					_			
	2D1				<u> </u>			Wast	te				-				
	2D							Oth	er			_					
	3D1					$\mathbf{AG}\mathbf{L}_{2}$	AND T	OTA	L	17	.210		2	25,135			
	3D							Road	ls	1	.210						
	4D1			-			Fa	ırm Site	es	1	.000	_	1	13,840			
Constitution and a second	4D	A 361 TS 506.00	700			·	Но	me Site	es	1	.000		2	25,000			
							Re	creatio	n								
	vellings				52,190			Othe	er								
Outbi	ıildings				55,430	Non	-AG T	OTAI		3	.210		3	8,840			
Assessor's	Adine	to Solo Drie	$\overline{}$	4 Y	7 - 1												

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; SALE BETWEEN PARENT & CHILD	
Comments from	Comments:
001205000	
	(Continue on back)

### NEBRASKA Good Life. Great Service.

### **Real Estate Transfer Statement**

299

FORM **521** 

ood Life. Great Service.

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

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

 If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 10 Day 21 WEBSTER - 91 Yr. Mo. \_ 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Garrett Schroer Francis Schroer and Kylene Schroer Street or Other Mailing Address Street or Other Mailing Address Zip Code 880. Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Gift Life Estate ✓ Sale Trustee to Beneficiary Seller No Buyer 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 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.) \$382,000 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) 

Yes 

Southern Title, LLC ✓ Yes ☐ No No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1717 Road 2500 Grantee Lawrence, NE 68957 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See Attached 21 If agricultural, list total number of acres transferred in this transaction 19.88 +-22 382.000<sup>l</sup>.00 23 Was non-real property included in the purchase? Yes Vo (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) . . . . . . . . . 382,000,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Garrett Schroer Print or Type Name of Grantee or Authorized Representative Grantee 10/2//2022 Signature of Grantee or Authorized Representative here Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 859.56 10 Day 2 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

A tract of land located in the Southeast Quarter (SE1/4) of Section Twelve (12), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast corner of said Section 12, thence N00°00'00"E (assumed bearing) on the East line of said Southeast Quarter a distance of 565.00 feet to the point o beginning; thence N00°00'00"E continuing on said east line a distance of 1600.00 feet; thence S81°55'08"W a distance of 248.44 feet; thence S63°21'56"W a distance of 124.95 feet; thence S45°07'23"W a distance of 457.74 feet; thence S00°51'35"E a distance of 262.05 feet; thence S37°54'45"E a distance of 306.71 feet; thence S00°33'06"E a distance of 217.09 feet; thence S09°53'01"W a distance of 327.68 feet; thence S63°15'31"W a distance of 96.39 feet; thence S00°00'00"W a distance of 45.00 feet; thence S63°54'09"E a distance of 122.34 feet; thence N90°00'00"E a distance of 520.00 feet to the Point of Beginning, subject to public road right of way.

BOOK <u>2022</u> PAGE <u>2677</u>

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of A.D., 2022, at 3:44 o'clock P.M. Recorded in Book 2022 on Page 267-2079

County Clerk

\_Assessor\_

Comp

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-21
\$ 859.50 By 41

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

Deputy

Carded

### **WARRANTY DEED**

**Francis P. Schroer** and **Kylene M. Schroer**, husband and wife, *Grantor*, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, conveys to **Garrett Schroer**, a single person, *Grantee*, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

#### See Exhibit A

*Grantor* covenants (jointly and severally, if more than one) with *Grantees* that *Grantor* (1) is lawfully seized of such real estate and that it is free from encumbrances, except 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: October 21, 2022.

Francis P. Schroer, Grantor

Kylene M. Schroer, Grantor

State of Nebraska

) ss.

County of Adams)

The foregoing instrument was acknowledged before me on the 21st day of October 2022, by **Francis P. Schroer** and **Kylene M. Schroer**, husband and wife, *Grantor*.

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

Notary Public

### **EXHIBIT A**

A tract of land located in the Southeast Quarter (SE ¼) of Section Twelve (12), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast corner of said Section Twelve (12), thence N00°00'00"E (assumed bearing) on the East line of said Southeast Quarter (SE ¼) a distance of 565.00 feet to the point of beginning; thence N00°00'00"E continuing on said East line a distance of 1600.00 feet; thence S81°55′08"W a distance of 248.44 feet; thence S63°21'56"W a distance of 124.95 feet; thence S45°07′23"W a distance of 457.74 feet; thence S00°51′35"E a distance of 262.05 feet; thence S37°54'45"E a distance of 306.71 feet; thence S00°33'06"E a distance of 217.09 feet; thence S09°53'01"W a distance of 45.00 feet; thence S63°54'09"E a distance of 96.39 feet; thence S00°00'00"W a distance of 45.00 feet; thence S63°54'09"E a distance of 122.34 feet; thence N90°00'00"E a distance of 520.00 feet to the point of beginning, containing 19.88 acres more or less, of which 1.21 acres is currently being occupied as public road right of way.

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	le Date			i kwata	S	chool Di	strict Cod	e							
91	20	22	2696	1	0/2	1/2022	Base:	91-	0074	Aff	iliated:		Uni	fied:						
Location	D	Sale	Number	Usea	bilit	y & Code#		and Adop			Parcel 1	l Number								
0003068	00		300	1			GeoCde	Tw	n Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel					
	Da	ite of Sa	ale Assessec	Value			4133			0	0 0	20005		015	0000					
Land		Imp	rovements		1	[otal			Date of	cation	ation Code									
2,	,130	· · · · · · · · · · · · · · · · · · ·	85,48	0		87,610	Status	1	Property Ty	уре	Zoning	Locatio	n Ci	City Size Parcel						
Assessor Loc	cation:	BLUE	HILL (	3H)		-	A) 1	В	01		C) 1	D) 1	E)	6	F) 1					
						Residentia	i			1 377		Comme	rcial	igner)	<u> </u>					
	Mult	iple Imp	rovements:	Multiple.	Impro	vements.:		1.5 6	Multiple	Impr	ovements.:				<del> </del>					
		Constr	uction Date:	Construct	ion D	ate: 19	80		Construc											
			Floor:	Floor Sq.	Ft. :	1,5	12		Floor Sq											
		Buildin	g Cost New:	Cost:		180,7	75	_	Cost:											
Single Family		101		Residen	tial (	Condition: 3	0		1	rcial	Occupan	cv Code:			A. C. C.					
(100) 🗆 Mob	oile Hom	e	*******	(10)		om Out			Primary	Commercial Occupancy Code:  Primary: Other1: Other2:										
(101) 🗷 One	Story			(20)	В	adly Worn		_	-	Commercial Construction Class:										
(102) 🗆 Two	Story		- "	(30) 🗷	A	verage				(1) ☐ Fireproof Structural Steel Frame										
(103) □ Split	Level			(40)	G	ood			(2)	l Re	inforced C	Concrete Fra	me							
(104) 🗆 1 1/2	2 Story			(50)	V	ery Good			(3) □	Ma	sonry Bea	ring Walls								
(111) 🗆 Bi-L	evel			(60)	E	cellent			(4)	l Wo	ood or Ste	el Framed I	Ext. Wal	11s						
(106) 🗆 Othe	er								(5)	Me	tal Frame	and Walls			-					
Townhouse or	Duplex	Style:		Residen	tial (	Quality: 30			(6) 🗆	Pol	le Frame									
(301) 🗆 One	Story			(10)	Lo	)W_		-	Cost Ra	nk:		(	Conditi	on:						
(302) 🗆 Two	Story			(20)	_ Fa	ir			(10) ☐ Low (10) ☐ Worn Out											
(307) 🗆 1 1/2	Story			(30) 🗷	A	verage			(20)	Av	егаде	(	20) 🗆	Badly	Worn					
(308) □ Split	Level			(40)	G	ood			(30)	Ab	ove Avera	ge (	30) 🗆	Averag	ge					
(309) 🗆 2 1/2	<u>-</u>			(50) 🛘	V	ery Good			(40) ☐ High (40) ☐ Good											
(304) 🗆 One				(60)	Ex	cellent						(	50) 🗆	Very C	<del>3</del> 00d					
(305) 🗆 Two	Story Di	ıplex		<u> </u>				<u> </u>				(	60) 🗆	Excelle	ent					
Assessor's	Adjust	tment	to Sale Pr	ice (+	or -	):														
Assessor Con	nments	and Re	ason for A	ljustme	nt:								- 2 180.4	12:						
WD															-					
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Comm4- C						<del></del>														
Comments fro								omn	nents:				<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. 521 DEPARTMENT OF PEVENUE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Mo. 10 Day \_ 21 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 Kelly McConville Kimberly Ray Nelsen and Deborah Jo Nelsen Street or Other Mailing Address P.O. Box 215 Street or Other Mailing Address 205 South Sycamore State NE Zip Code 68930 Zip Code 68930 State Blue Hill Blue Hill Phone Number (402) 460-1023 Phone Number (308) 280-1725 Is the grantee a 501(c)(3) organization? √ No Yes If Yes, is the grantee a 509(a) foundation? Email Address N A Email Address N.A. 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ 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 Distribution Land Contract/Memo Partition Sheriff Bill of Sale Corrective Easement Lease Personal Ren 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 Irrevocable Trust Revocable Trust Transfer on Death Exchange) by buyer or seller? Auction Easement Gift Life Estate **V** Sale Trustee to Beneficiary Buyer ☐ Seiler 🗸 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.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$185,000 V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ Yes Adams Land Title Co. Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 205 South Sycamore See Grantee Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Eight (8), Nine (9) and Ten (10), Block Fifteen (15), Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed . 22 185,000,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24

Yes V 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

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

Danielle L. Kelley

(402) 463-4198

Danielle L. Kelley

Sign

Print or Type Name of Grantee or Authorized Representative

Closing Dept. Manager

Title

(402) 463-419

Phone Number

10-21-2022

Date

Register of Deed's Use Only

26 Date Deed Recorded

Mo. 10 Day 24yr. 25

S 416 25

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

\$ BK 2022 6 244.

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)

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/24/22 \$ 416.25 By AS Bk 2022, Pg 2696

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 24 day of October A.D., 2022, at 11:04 o'clock AM. Recorded in Book 2022 on Page 2696

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, KELLY MCCONVILLE, A SINGLE PERSON, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to KIMBERLY RAY NELSEN AND DEBORAH JO NELSEN, HUSBAND AND WIFE, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lots Eight (8), Nine (9) and Ten (10), Block Fifteen (15), Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

### GRANTOR covenants with GRANTEES that GRANTOR:

- is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (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 10, 2022. Kelly Milonville
Kelly McConville
STATE OF NEBRASKA
COUNTY OF Adams }ss
On this 10th day of 00tober, 2022, before me personally appeared Kelly McConville.
GENERAL NOTARY - State of Nebraska SALLY J CONSBRUCK My Comm. Exp. December 16, 2025
Notary Public - SALLY J. CONSBRUCK)

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale Date					S	chool Di	strict Co	ode								
91	20	22	2715		10	/19/2022	Base: (	65-(	0011		Aff	iliated:	1.11	Į	Unif	ied:						
Location	D	Sale	Number	U	seabi	lity & Code#						Parcel	Number									
0006260	000	3	301		4	05	GeoCde	Tw	n R	ng	Se	ct Qrt	Subdiv	Aı	геа	Bik	Parcel					
	D	ate of Sa	ale Assessed	d Val	ue		4487				0 (	0 0	40025	5		001	0000					
Land		Imp	rovements			Total			Date	of S	ale	Propert	y Classif	icati	on C	Code						
	525		67,63	5	P	roperty	у Тур	е	Zoning	Locati	ion City Size			Parcel Size								
Assessor Lo	cation:	GUID	E ROCK	(GR)	)		A) <b>1</b>	B)	0	01		C) 1	D) <b>1</b>		E) 7		F) <b>4</b>					
					Residential	Comm	ercia	l														
	Mul	tiple Imp	rovements:	Mult	iple. Im	provements.:			Multiple. Improvements. :													
	····	Constr	uction Date:	Cons	truction	1 Date : 190		Construction Date :														
			Floor:	Floor		Floor Sq. Ft. :																
		Building	g Cost New:	Cost: 225,455							Cost:											
Single Family	Style:	101	- Inglin 1	Residential Condition: 35 Commercial									cy Code:				-					
(100) 🗆 Mot	oile Hom	ie		(10)		Worn Out	Primary: Other1: Other2:															
(101) 🗷 One	Story			(20)		Badly Worn	Commercial Construction Class:															
(102) 🗆 Two	Story	_		(30)	**	Average	(1)		Fir	eproof Str	uctural St	el Fra	ame									
(103) 🗆 Split	t Level			(40)	*	Good		_	(2)		Re	inforced C	oncrete F	rame								
(104) 🗆 1 1/2	2 Story			(50)		Very Good			(3)		Ma	sonry Bea	ring Wall	3								
(111) 🗆 Bi-L	evel		-	(60)		Excellent			(4)		Wo	ood or Stee	el Framed	Ext. \	Walls	3						
(106) □ Othe	er			(5) ☐ Metal Frame and Walls																		
Townhouse or	Duplex	Style:	<u> </u>	Resi	dentia	I Quality: 30		(6) □ Pole Frame														
(301) 🗆 One	Story			(10)	Low		Cost	Ran	k:			Conc	litio	n:								
	Story			(20)		Fair			(10)	(10) ☐ Low (10) ☐ Worn Out												
(307) 🗆 1 1/2				(30)	*	Average			(20)		Ave	етаде		(20)		Badly V	Worn					
(308) 🗆 Split				(40)		Good			(30) Above Average (30)							Averag	е					
(309) 🗆 2 1/2				(50)		Very Good			(40) □ High (40) □ G							Good						
(304) 🗆 One		<u> </u>		(60)		Excellent		·			,		(50)		Very G	ood						
(305) 🗆 Two	Story D	uplex				w.							hilai	(60)		Excelle	nt					
Assessor's	Adjus	tment	to Sale Pr	rice (	(+ or	· -):										•						
Assessor Con				<u> </u>																		
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Comments fr	om .								ents:			· <u>.</u>		-								
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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. 521 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. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed webster Select County & County Number /<u>//</u> Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sonice Street or Other Mailing Addre City Phone Number りょう・8 Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Email Address Michels16 @icloud.com 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved X Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt TIOLL 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 Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction **X** Gift Exchange) by buyer or seller? Easement 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.) XYes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) X 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.) \$75,000.0° Yes \$ 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 X No of the agent or title company contact.) Yes\_ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 450 W Douglas Ave Guide ROCK, NE 68942 Justin McCutcheon 450 w Douglas Ave 18a No address assigned 18b Vacant land Guide ROCK, NE L8942 20 Legal Description (Attach additional pages, if needed.) Lots 14thru 19 BIK I Guide Rock Roberts Addition 21 If agricultural, list total number of acres transferred in this transaction 22 23 Was non-real property included in the purchase? Yes No (if Yes, enter dollar amount and attach itemized list.) (see instructions) 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 402-879-5980 Phone Number nature 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

Download ~

State of Nebraska 3ss.

County of Webster.

**Quit Claim Deed** 

BOOK 2022 PAGE 2715

Entered on the numerical index and filed for record in the Clerk's office of said county this 45th day of October A.D., 2022, at 1:45 o'clock P. M. Recorded in Book 20. on Page 2715-2717

County Clerk Deputy

Comp Assessor

**NEBRASKA DOCUMENTARY** 

STAMP TAX

RECORDING REQUESTED BY:

Justin Lee McCutcheon

INSTRUMENT PREPARED BY:

Justin Lee McCutcheon 450 W Douglas Ave Guide Rock, Nebraska 68942

(Above reserved for official use only)

RETURN DEED TO:

Justin Lee McCutcheon

450 W Douglas Ave

Guide Rock, Nebraska 68942

SEND TAX STATEMENTS TO:

Justin Lee McCutcheon

450 W Douglas Ave

Guide Rock, Nebraska 68942

### QUIT CLAIM DEED FOR NEBRASKA

STATE OF NEBRASKA COUNTY OF NEBRASKA

Janice Elaine McCutcheon, an unmarried individual residing at 2702 Hwy 128, Burr Oak, Kansas 66936

AND the "Grantee,"

Justin Lee McCutcheon, a married individual residing at 450 W Douglas Ave, Guide Rock, Nebraska 68942

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "Property"), together with all hereditaments and appurtenances belonging thereto, located in Nebraska county, Nebraska, subject to any restrictions herein:

Property Address: 450 W Douglas Ave, Guide Rock, Nebraska 68942

Legal Description: Lots 14 thru 19 Blk 1 Guide Rock Roberts Addition

n	Edit
0	Eait

Download \*

BOOK 2022 PAGE 2716

Grantor (or authorized agent)

x/ <u>Janice Elaine McCutcheon</u> Print Name: <u>Janice Elaine McCutcheon</u>

GENERAL NOTARY - State of Nebraska LORI L SMITH My Comm. Exp. January 14, 2024

Download ~

BOOK 2022 PAGE 2717

COUNTY OF WEBSTER

On 10/19/2022 before me, Lori Smith personally appeared Janice Elaine McCutcheon, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: January 14, 2024

Notary Publie, Nebraska

https://www.legalnature.com/account/documents/PoVz2p

## Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page		Sal	e Date					S	Scho	ol Dis	trict	Code	2				
91	20	22	2718		10/2	5/2022	Bas	e: 9	1-	0002	1		ted:				nified:			
Location	ID	Sale	Number	Use	ability	& Code#						P	arcel N	Vum	ber					
0001561	100		302		4	05	Geo	Cde	Tw	n Rng	Se	ect	Qrt	Sul	bdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value			449	91			0	0	0	100	070		001	0000		
Land		Imp	rovements		To	otal				Date of	Sale	Pr	operty	Cla	ssific	ation	Code	4		
1	,990		15,680	80 17,670 Status						roperty T	ype	2	Zoning .	Lo	ocation	Parcel Size				
Assessor Lo	cation:	RED	CLOUD (F	(RC) A) 1 B) 01									1	D)	1	E)	6	F) 2		
				Residential Commercial																
	Mul	tiple Imp	rovements:	Multiple. Improvements. : Multiple. Improvements. :																
		Constr	uction Date:	Constru	tion Dat	e: 19	74			Construc										
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		Building	g Cost New:	Cost:		67,1		Cost :												
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(100) <b>★</b> Mob	oile Hon	ie		(10) E	l Wo	om Out										Other2:				
	Story			(20) 🗷		Commercial Construction Class:  (1) ☐ Fireproof Structural Steel Frame														
(102) □ Two				(30)	J Ave	erage		(1)	Fir	ерго	of Stru	ctura	I Steel	Fram	ie					
	Level			(40) E	I God	od							rced Co							
(104) 🗆 1 1/2	<u> </u>			(50)	I Ver	y Good				(3)	Ma	ason	ry Bear	ing W	Valls					
(111) 🗆 Bi-L				(60)   Excellent   (4)   Wood or Steel Framed Ext. Walls																
(106) □ Othe		<u>-</u> -		(5)  Metal Frame and Walls																
Townhouse or		Style:		Resider	rtial Qu	ality: 20				(6)	Pol	le Fr	ame							
(301)  One				(10)		V		Cost Rank: Condition:												
(302)  Two				(20) 🗷						(10) □ Low (10) □ Worn Out										
(307) 🗆 1 1/2				(30)	Ave	таде		_		(20) ☐ Average (20) ☐ Badly Worn										
(308)				(40)						(30) ☐ Above Average (30) ☐ Average										
(309) 🗆 21/2	<u> </u>			(50) 🛘		y Good				(40) ☐ High (40) ☐ Good										
(304) □ One S				(60) 🗆	Exce	ellent								ul "	(50	) 🗆	Very G	ood		
(305) 🗆 Two:	Story Di	ıplex									A				(60	) 🗆	Excelle	nt		
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## 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** 

7	The deed will not be recorded unless th	nis statemer	nt is signed and items 1-25 are accurat	ely completed.	<u> </u>
1 County Name	2 County Number	ai		Date of Deed	C 22
5 Commission Marie Addition	WEBSTER - 91 ▼		Mo. 15 Day 25 Yr. 22		<u> 25 yr. 22</u>
Grantor's Name (Seller)	s, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephon Grantee's Name (Buyer)	e (Please Print)	
Sandra K. Koler			See Attached		
Street or Other Mailing Address 40 North Webster	3SS		Street or Other Mailing Address		
City Red Cloud	State Z NE	Zip Code 68970	City	State	Zip Code
Phone Number (402) 746-2453				a 501(c)(3) organiza antee a 509(a) four	
Email Address NA			Email Address NA		100 100 100 100 100 100 100 100 100 100
	Number. Check one box in categories A and	B. Check C if	1		
(A) Status		(B)	Property Type		(C)
Improved	Single Family Industrial  Multi-Family Agricultural  Commercial Recreational		Mineral Interests-Nonproducing  Mineral Interests-Producing	State Assessed Exempt	Mobile Home
8 Type of Deed Cor	servator Distributective Easeme	=		heriff	Other
	ath Certificate - Transfer on Death Executor	or Mir	neral Quit Claim	arranty	
9 Was transfer part of IF kind exchange (I.R.C. § Exchange) by buyer or se Buyer Seller	iler? Auction Easement	t 🗹 Gift	osure	Tr.	nsfer on Death Istee to Beneficiary ner (Explain)
11 Was ownership transferred Yes No_	in full? (If No, explain the division.)		12 Was real estate purchased f		
	relatives, or if to a trustee, are the trustor and be	eneficiary rela	tives? (If Yes, check the appropriate box.)		
✓ Yes  No			artnership, or LLC Self	Othe	r
		•	and Grandchild Spouse		
44 147 - 11 - 11	<del></del> -	arents and Ch		•	
14 What is the current market \$17,670	value of the real property?		15 Was the mortgage assumed? (If Yes, state ☐ Yes ✓ No \$	the amount and in	•
16 Does this conveyance divid	le a current parcel of land?		17 Was transfer through a real estate agent of	or a title company?	(If Yes, include the name
Yes No			of the agent or title company contact.)	] Yes	No
18 Address of Property 40 North Webste	er, Red Cloud, NE 68970		19 Name and Address of Person to Whom the Sandra Koler 40 North Wel 68970		
18a  No address assigned	18b Vacant land		00970		
20 Legal Description (Attach a	dditional pages, if needed.)				
See Attached					
21 If agricultural, list total numl	ber of acres transferred in this transaction		-		
	cluding any liabilities assumed			22 \$	0,00
23 Was non-real property in Yes  No (If Ye	ictuded in the purchase? es, enter dollar amount and attach itemized	l list.) ( <u>see ir</u>	nstructions)	23	
	e paid for real estate (line 22 minus line 23			24 \$	0 00
25 If this transfer is exemp	t from the documentary stamp tax, list the	exemption i	<sub>number</sub> 5a		
Under pe	nalties of law, I declare that I have examined			nd belief, true, con	nplete, and
correct, and that Don E. The	t I am duly authorized to sign this statement.				(402) 746-2774
Print or Type Na	ame of Grantee or Authorized Representative				Phone Number
sign	Theology		Attorney		10-75-22
here Signature of Gr	antee of Authorized Representative	T	ītle	<del></del>	Date
	Register of Deed				For Dept. Use Only
6 Date Deed Recorded  Mo. 10 Day S	27 Value of Stamp or Exempt Numb	per :	BK2022. 6 2718		
Mo. Day Yr ebraska Department of Revenue	TXEND TISK			Authorized by Neb. Re	v. Stat. §§ 76-214, 77-1327(2)
	Supersedes 96-269-2008 Rev. 6-2019				33 - 4 - 1 11 1 1 2 2 (4)

122 Feet off the North end of the following tract: Commencing at a point 6.66 Chains North and 8 feet West of the Quarter post between Sections One (1) and Two (2), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, running thence West at right angles to Section line 1.775 chains; thence North 5.64 chains; thence East 1.775 chains; thence South 5.64 chains to place of beginning, (part of Block One (1), Garber's Second Addition, and part of Block Eight (8), Garber's First Addition to Red Cloud) and an 80 foot street between; and the South 14.90 feet of Lot One (1), Block One (1), in Garber's Second Addition to the City of Red Cloud, Webster County, Nebraska.

James R. Koler 4971 N. Silverlace Dr. Castle Rock, CO 80109 303-688-0957

Gina L. Koler 414 Marina Court Smithville, MO 64079 816-550-9971

Michael S. Koler 523 S. Oak Pratt, KS 67124 620-672-2934

Jason T. Koler 6012 Harnsberger Barn Court Manassas, VA 20112 580-747-2442

Jeremy D. Koler 414 Marina Court Smithville, MO 64079 651-274-4990

State of Nebraska Sss. County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 25 day
of Oct A.D., 20 22, at 1:53
o'clock PM. Recorded in Book 2522
on Page _ 2718
Course Peter County Clerk
10 00 Deputy

Assessor\_

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
[10-25-22]

BOOK 2022 PAGE 2718

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

Comp

#### JOINT TENANCY WARRANTY DEED

Sandra K. Koler, a single person, Grantor, in consideration for love and affection to Grantees, James R. Koler, Gina L. Koler, Michael S. Koler, Jason T. Koler and Jeremy D. Koler, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

122 Feet off the North end of the following tract: Commencing at a point 6.66 Chains North and 8 feet West of the Quarter post between Sections One (1) and Two (2), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, running thence West at right angles to Section line 1.775 chains; thence North 5.64 chains; thence East 1.775 chains; thence South 5.64 chains to place of beginning, (part of Block One (1), Garber's Second Addition, and part of Block Eight (8), Garber's First Addition to Red Cloud) and an 80 foot street between; and the South 14.90 feet of Lot One (1), Block One (1), in Garber's Second Addition to the City of Red Cloud, Webster County, Nebraska.

\*\* Reserving full life use and benefit otherwise known as a Life Estate to Sandra K, Koler, a single person.

Grantor covenants, if more than one, 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 25, 2022

Sandra K. Koler

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me 10/25 , 2022 by Sandra K. Koler, a single person.

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

Motary Public

## Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page			Sale Date	School District Code																
91	20	22	2719	)	1	0/25/2022	Ba	se: !	91-	000	2	Affil	ated:			Un	ified:	- Auro de					
Location		Sale	Number	τ	Jseal	oility & Code#				- <sub>1/1</sub> /		)	Parcel	Nu	umber	- <del></del>	<del> </del>						
0001319	00		303		1		Geo	Cde	Tw	n	Rng	Sect	Qrt	T	Subdiv	Area	Blk	Parcel					
	D	ate of Sa	ale Assesse	d Va	lue		43	71	-/			00	0	1	10020		019	0000					
Land		Imp	rovements			Total				Dat	e of S	Sale P	roper	ation	tion Code								
	555		12,07	75		12,630	St	atus	I	rope	rty Ty <sub>l</sub>	pe	Zoning		Location	C	ty Size Parcel S						
Assessor Loc	cation:	RED (	CLOUD (	RC)			A)	1	В	)				7	D) <b>1</b>	E)	6	F) <b>1</b>					
				Residential								- , -	· · · · · · · · · · · · · · · · · · ·		Commer	cial	<del>, , , , , , , , , , , , , , , , , , , </del>						
	Mul	tiple Imp	rovements:	Mult	iple. I	mprovements.:		Multiple. Improvements. :															
,,		Constru	iction Date:								Construction Date :												
			Floor:	Floor	r Sq. F	t.: <b>7</b>	92			Floor Sq. Ft. :													
			Cost New:	Cost: 82,990							Cost:												
Single Family		101		Residential Condition: 20							Commercial Occupancy Code:												
(100)   Mob		ie		(10) □ Worn Out							Primary: Other1: Other2:												
	Story			(20) 🗷 Badly Worn						Commercial Construction Class:													
(102)  Two				(30)		Average			(1)		Firep	oof Str	uct	tural Steel	Frame	;							
	Level			(40)		Good				(2) ☐ Reinforced Concrete Frame													
(104) □ 1 1/2 (111) □ Bi-Le				(50)		Very Good				(3)		Maso	nry Bea	nin	ıg Walls								
(111) ☐ Bi-Le				(60)   Excellent   (4)   Wood or Steel Framed Ext. Walls											ls								
Townhouse or 1		C-fred a.							(5)		Metal	Frame	and	d Walls									
(301)  One :		Style:				d Quality: 20		(6) Pole Frame															
(302)   Two:				(10)		Low					t Ran		···		Co	nditio	n:						
(307) 🗆 11/2	<u> </u>			(20)	因	Fair		_						_	(10	) 🗆	Worn C	ut					
(308)					<u>-</u>	Average Good			_	(20)		Avera			(20	) 🗆	Badly V	Vorn					
(309) 🗆 2 1/2					<u> </u>	Very Good				(30)			Avera	ge	(30		Average	<u> </u>					
(304) 🗆 One S	<u> </u>	plex		(60)		Excellent			_	(40)		High	<del></del>		(40		Good						
(305) 🗆 Two S				(00)	<u> </u>	EXCENSIO							· · · · · · · · · · · · · · · · · · ·		(50		Very Go						
			- 6-1 0												(60	) 🗆	Excellen	ıt					
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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.

FORM **521** 

303

DEPARTMENT OF REVENUE		e is needed, add an attacl				
		orded unless this stateme			7	
1 County Name	2 County Nun   WEBSTER - 91	nber	3 Date of Sale/Transfer Mo. 10 Day 25	22	Date of Deed Mo. 10 Day	SYr22
	s, and Telephone (Please P	rint)	6 Grantee's Name, Addr	ess, and Telephone	(Please Print)	
Grantor's Name (Seller) See attached			Grantee's Name (Buyer) Dakota Delka and			
Street or Other Mailing Add			Street or Other Mailing Ac 1005 North Cedar			
City	State	Zip Code	City Red Cloud		State NE	Zip Code 68970
Phone Number			Phone Number		01(c)(3) organizati tee a 509(a) found	
Email Address			Email Address NA			
7 Property Classification	Number. Check one box in	categories A and B. Check C i	f property is also a mobile	home.		
(A) Status		(E	3) Property Type			(C)
✓ Improved	_	Industrial	Mineral Interests-Nonpro	- =	State Assessed	Mobile Home
Unimproved [	Multi-Family [ Commercial	Agricultural Recreational	Mineral Interests-Produc	sing	Exempt	
8 Type of Deed Co	nservator	Distribution La	nd Contract/Memo Par	tition She	riff C	Other
	rrective ath Certificate – Transfer on E			sonal Rep. Trus it Claim War	st/Trustee rantv	
9 Was transfer part of II kind exchange (I.R.C. Exchange) by buyer or si	§ 1031 Auction	sfer Distribution Fored Easement Gift	losure Irrevocable Trus Life Estate or Trust Partition		Trans	sfer on Death see to Beneficiary r (Explain)
11 Was ownership transferre  V Yes No	d in full? (If No, explain the di	vision.)	12 Was real	<del> </del>		state the intended use.
13 Was the transfer between Yes No	relatives, or if to a trustee, ar	e the trustor and beneficiary relator Nephew Family Corp., I		ropriate box.) Self	Other_	
	Brothers and Sisters	=	=	Spouse		
14 Minot in the assessment market	Ex-spouse	Parents and C		Step-parent and Step		
14 What is the current marke \$21,000	t value of the real property?		15 Was the mortgage ass		ne amount and inte	erest rate.)
16 Does this conveyance divi	de a current parcel of land?		Yes No 17 Was transfer through a	\$	+this	%
Yes No	as a seriorit parcer or laria.		of the agent or title con		res	res, include the name  No
18 Address of Property 1005 North Ceda	ar Street, Red Cl	oud, NE 68970	19 Name and Address of F Grantee	erson to Whom the T	ax Statement Shor	uld be Sent
18a No address assigned	d 18b Vacant land					
20 Legal Description (Attach a	additional pages, if needed.)					
Lots Eleven (11) Webster County	and Twelve (12) . Nebraska	, Block Nineteen (*	19), Smith & Moc	ore's Addition	to Red Cl	oud,
21 If agricultural, list total num		s transaction				
		umed			22  \$	
23 Was non-real property in	ncluded in the purchase?			-	\$	21,000 <sup>1</sup> .00
		d attach itemized list.) (see i		[T	23	24.000:00
		22 minus line 23)			24	21,000,00
		tamp tax, list the exemption				
correct, and that	enalties of law, I declare that it I am duly authorized to sign	t I have examined this statement this statement.	nt and that it is, to the best o	of my knowledge and	belief, true, comp	lete, and
Sign Printe Type N	ame of Grantee or Authorized	I Representative	A. s.l		<u> </u>	<u> 40と746~277</u> Phone Number
here Signature of G	rantee or Authorized Represe	Ntative	A Garney Title		-	10-25-2022 Date
HCIC STATE						
26 Date Deed Recorded		Register of Deed's Use On p or Exempt Number	ly 28 Recording Data			For Dept. Use Only
10 25	aa suue or Stam	p or Exempt Number	1011	Paria		
Mo. 10 Day A Y Y ebraska Department of Revenue	7.	, -	BK 2022,	19 2719 .) Auth	norized by Neb. Rev. S	Stat. §§ 76-214, 77-1327(2)

Kathleen K. Kucera 721 North Franklin Street Red Cloud, NE 68970 402 746-4545

Richard L. Kucera 721 North Franklin Street Red Cloud, NE 68970 402 746-4545

Robert D. Shannon 336 Park Street Superior, NE 68978 402 746-4545

Michael D. Shannon 705 North Elm Red Cloud, NE 68970 402 746-4545 Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of 04 A.D., 2022, at 1.5 o'clock 0 M. Recorded in Book 2022 on Page 219-220 County Clerk 16.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 10-25-22 \$ 41.25 By 個人

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

#### WARRANTY DEED

Kathleen K. Kucera and Richard L. Kucera, a married couple, Robert D. Shannon, a single person and Michael D. Shannon, a single person, Grantors, in consideration of One Dollar (\$100.00), convey to Grantees, Dakota Delka and Mariah Delka, Grantees, as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eleven (11) and Twelve (12), Block Nineteen (19), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

Grantors covenant, jointly and severally, 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.

Kathleen K. Kucera Richard L. Kucera

Robert D. Shannon Michael D. Shannon Michael D. Shannon

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 5, 2022 by Kathleen K. Kucera and Richard L. Kucera, a married couple.

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

Executed October 5, 2022.

Notary Public

### STATE OF NEBRASKA, COUNTY OF NUCLOUS ) ss.

The foregoing instrument was acknowledged before me on October 15, 2022 by Robert D. Shannon, a single person.

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

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

The foregoing instrument was acknowledged before me on October 13, 2022 by Michael D. Shannon, a single person.

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

Lotary Public

## Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page			Sale Date						Sc	hool Di	stric	ct Code	•					
91	20	22	2721		10	0/24/2022	Ва	se:	91-	000	2		iated:				fied:	<u> </u>			
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						Residential	!	Commercial													
	Mul	tiple Imp	rovements:																		
	<del></del>	Constru	ıction Date:	Cons	structio	on Date :						on Dat		_							
		<u> </u>	Floor:	Floor	r Sq. F	t. :			Floor Sq. Ft. :												
		Building	Cost New:	Cost.																	
Single Family		<u> </u>		Residential Condition: Commercial Occupancy Code:																	
(100)		ıe		(10)		Worn Out	Primary: Other1: O										Other2:				
(101) □ One (102) □ Two				<u> </u>		Badly Worn			Commercial Construction Class:												
(102) ☐ Two			<del>-</del> -	(30)		Average				(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame											
(104)   1 1/2			-		(50) 🖂 💢											ne		_			
(111)  Bi-Le				(5) — Masonly Bearing Walls																	
(106)  Othe			-	(y 11 wood of Steel Framed Ext. Walls																	
Townhouse or ]		St <del>v</del> le:		Resi	denti	d Quality:	<del></del>			(5)			Frame	and V	Walls						
(301) 🗆 One S				(10)		Low	-	(6) Pole Frame  Cost Rank: Condition:													
(302) 🗆 Two	Story			(20)									<u></u>	<u></u>	Condition:  (10)  Worn Out						
(307) 🗆 11/2	Story			(30)		Average	<del></del>			(20)								<del></del>			
(308) 🗆 Split	Level			(40)		Good			_	<u>`</u>			e Averag	<u></u>	(30		Badly V Average				
(309) 🗆 2 1/2	Story			(50)		Very Good							- 11,0142		(40		Good				
(304) □ One S		<del>-</del>		(60)		Excellent				`		<del></del>			(50		Very Go				
(305) □ Two S	Story Di	ıplex											7		<u>`</u>	<u> </u>	Excellen				
Assessor's A	Adjust	ment t	o Sale Pr	rice (	(+ 01	· -):								-							
Assessor Com	ments	and Rea	son for Ac	djusti	ment				!_					<del></del>							
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Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)

**FORM** 

To be filed with the Register of Deeds.
Read instructions on reverse side.
If additional space is needed, add an attachment and identify the applicable item number Good Life: Great Service. 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 Mo. 10 Day 24 Yr. 2022 Day 24 Yr. 2022 Mo. 10 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) KenWorks Properties, LLC, a Nebraska limited liability company Kenneth L. VanWey and Debra K. VanWey Street or Other Mailing Address Street or Other Mailing Address 7140 W Monument Rd 941 N Franklin St City Zip Code Citv State Zip Code Ayr NE 68925 **Red Cloud** NΕ 68970 Phone Number Phone Number Is the grantee a 501(c)(3) organization? No Yes (402) -984-9654 (402) 746-4483 If Yes, is the grantee a 509(a) foundation? No. Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family ☐ Improved 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 Sherriff Other Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ■ Warranty 9 Was transfer part of IRS like-kind 10 Type of Transfer Distribution ☐ Irrevocable Trust ☐ Revocable Trust Foreclosure Transfer on Death exchange? (I.R.C. § 1031 Auction Easement Life Estate X Sale Exchange) by buyer or seller? Trustee to Beneficiary ☐ Court Decree ☐ Exchange Grantor Trust | Partition Buyer ☐ Satisfaction of Contract Seller No 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.) 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.) ☐ Yes 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.) \$3,500.00 ⊠ 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 No Yes M No 18 Address of Property 19 Name and Address of Person to Whom Tax Statement Should be Sent Kenneth L. VanWey and Debra K. VanWey 59 North Seward Street 941 N. Franklin St. Red Cloud, NE 68970 Red Cloud, NE 68970 18a No address assigned 18b Vacant Land 20 Legal Description Lots 3, 4, 5, 6 and 7, Block 4, Garber's Addition to Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed 3.750 00 22 23 Was non-real property included in the purchase?  $\square$  Yes  $\boxtimes$  No (If Yes, enter dollar amount and attach itemized list.) \$ 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23). 3,750.00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kenneth L. VanWey and Debra K. VanWey (402) 746-4483 Print or Type Name of Grantee or Authorized Representative Phone Number Grantee or Authorized Representative October Date gnature of Grantee or Authorized Representative nere Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data

Mo. 10 Day 25

	BOOK <u>2022</u> PAGE <u>27</u> 2
State of Nebraska Sss.  Entered on the	
numerical index and filed for record in the Clerk's office of said county this 5 day of 0.2 A.D., 2022, at 3:35	
o'clock P.M. Recorded in Book 2022 on Page 2721 County Clerk	NEBRASKA DOCUMENTARY STAMP TAX Date 10-25-22
ndCompAssessorCarded	ψ <u></u> .
AFTER RECORDING RETURN TO:	
QUITCL	AIM DEED
THE GRANTOR, KenWorks Proper whether one or more, in consideration of One Doll is hereby acknowledged, quitclaims and conveys to	rties, LLC, a Nebraska limited liability company, ar and other valuable consideration receipt of which
Kenneth L. VanWey and Debra K. VanWey, survivorship,	Husband and wife as joint tenants with right of
Grantee, whether one or more, the following desc Webster County, Nebraska:	ribed real estate (as defined in Neb. Stat. 76-201) in
Lots 3, 4, 5, 6 and 7, Block 4, Garber's Addition	to Red Cloud, Webster County, Nebraska.
Executed this 25 day of October, 2022	
	KenWorks Properties, LLC, a Nebraska limited liability company
	By: Ken T. Lukasiewicz It's: Member
	Sheri A Dukriewi S By: Sheri A. Lukasiewicz It's: Member

adams COUNTY OF \_

The foregoing instrument was acknowledged before me this  $25^{\mu}$  day of October, 2022 by Ken T. Lukasiewicz and Sheri A. Lukasiewicz, Members of KenWorks Properties, LLC, a Nebraska limited liability company.

Bunda J. Monrol
Notary Public

STATE OF Nebraska

GENERAL NOTARY - State of Nebraska BRENDA J. MONROE My Comm. Exp. June 11, 2026

## Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page			Sale	e Date	T	*********			S	Scho	ol Dis	trict	Code	<u> </u>		• • •					
91	20	)22	2747	'	10	/28	3/2022	Bas	se: (	1-	0123		filia					nified	 l:	<u> </u>				
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	D	ate of Sa	ale Assesse	d V	alue			41	31			0	0	0	300	010		0	03	0000				
Land		Imp	rovements			To	otal				Date of	Sale			le									
1	,120		3,07	75 4,195					atus	F	roperty T	ре	z	oning	Lo	ocation	1	lity Si	ze	Parcel Size				
Assessor Lo	cation:	BLAD	EN (BLA	.)				A)	1	В	01		C)	1	D)	1	E)			F) 2				
		/···· . *- *- *		Residential Commerci											ial									
	Mul	tiple Imp	rovements	S: Multiple. Improvements. : Multiple. Improve										nents.:										
		Constru	iction Date:	Con	nstruction	n Date	e: 19	10			Construction Date :													
			Floor									Floor Sq. Ft. :												
	<del>,</del>	Building	g Cost New:									Cost:												
Single Family				Residential Condition: 10								Commercial Occupancy Code:												
(100) 🗆 Mol		1e		(10) 🗷 Worn Out Primary: Other1:										Othe	er2:									
(101) 🗷 One				(20) 🗆 Badly Worn								rcial	Cor	struct	ion C	Tass:								
	Story		_	(30)  Average								Fir	ерго	of Stru	ctura	1 Steel	Fran	ıe						
(103) □ Split				(40		Goo					(2)	Re	info	rced Co	ncret	te Fran	ne							
(104) 🗆 1 1/2				(50			y Good	_			(3)	Ma	asom	ry Bear	ing W	Valls								
(111) 🗆 Bi-L			<del></del>	(60) ☐ Excellent (4) ☐ Wood or Steel Framed Ext. Walls																				
(106) □ Othe				(5)  Metal Frame and Walls																				
Townhouse or		Style:		Residential Quality: 30								(6) Pole Frame												
(301) ☐ One (302) ☐ Two	<del>`</del>			(10)							Cost Rank: Condition:													
				(20)		Fair					(10) ☐ Low (10) ☐ Worn Out									ut				
(307) □ 1 1/2 (308) □ Split				(30)		Ave				_		Ave				(20	)) [	Ba-	dly W	/orn				
(309) \( \sigma\) 2 1/2				(40)		Goo				_	(30) ☐ Above Average (30) ☐ Average													
(304)  One:		unlov		(50)			Good				(40) ☐ High (40) ☐ Good									*				
(305)   Two				(60)   Excellent												(50		l Ve						
										_						(60	) [	Exe	cellen	t				
Assessor's Assessor Con														- <u></u> -										
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## NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

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

### **Real Estate Transfer Statement**

305

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.

	nt is signed and items 1-25 are accurately completed	l.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	00 00
WEBSTER - 91	Mo. 10 Day 38 Yr. 33 Mo. 10 Day	<sub>ay</sub> <u>ටිපි <sub>Yr.</sub> </u>
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)	
Erik Arrellanes Street or Other Mailing Address	Luis Castillo	
821 S Pine Ave, #20	Street or Other Mailing Address 1414 St Paul Rd, #96	
City State Zip Code Hastings NE 68901	City State Grand Island NE	Zip Code 68801
Phone Number (402) 853-6904	Phone Number Is the grantee a 501(c)(3) organi	ization? Yes ✓ No
Email Address	(308) 227-0252 If Yes, is the grantee a 509(a) for Email Address	undation? Yes No
7 Property Classification Number. Check one box in categories A and B. Check C in	property is also a mobile home	****
(4) 01 1	) Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
IOLL   Commercial   Recreational		
	nd Contract/Memo Partition Sheriff  ase Personal Rep. Trust/Trustee	Other
	ase	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust	ransfer on Death
Exchange) by buyer or seller?	Life Estate  Sale	rustee to Beneficiary
Buyer		Other (Explain)
Yes NoNoNo	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 rela	tives? (If Yes, check the appropriate box.)	
	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?		
\$8,000	15 Was the mortgage assumed? (If Yes, state the amount and ☐ Yes	
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company	? (If Yes, include the name
☐ Yes ✓ No		\int \int \int \int \int \int \int \int
18 Address of Property 215 W Mariel St	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent
Bladen, NE	Same as Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		***
See attached		
21 If agricultural, list total number of acres transferred in this transaction		
21 in agricultural, list total number of acres transferred in this transaction	·	
22 Total purchase price, including any liabilities assumed		8,000,00
23 Was non-real property included in the purchase?	\$	0,000,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	Control of	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	8,000,00
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 statemen correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, co	omplete, and
Lus Castillo		
Sign Print or Type Name of Grantee or Authorized Representative		Phone Number
	itle	Data
		Date
Register of Deed's Use Onl 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	-	For Dept. Use Only
Mo. 10 Day a8 Yr. 22 \$ 18.00	28 Recording Data  BK 2022 A 2747	
ebraska Department of Revenue		lev. Stat. §§ 76-214, 77-1327(2)

Lots Seven (7) and Eight (8), Block Three (3), First Addition to Bladen, Bladen, Webster County, Nebraska.

State of Nebraska ss.

\_Comp\_

\_Assessor\_

\_Carded\_

NEBRASKA DOCUMENTARY STAMP TAX Date 10-28-22 \$ 18.00 By (1)

#### QUITCLAIM DEED

Erik Arrellanes, a single person, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Luis Castillo, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7) and Eight (8), Block Three (3), First Addition to Bladen, Bladen, Webster County, Nebraska.

Executed October 28, 2022.

Erik Arrellanes

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on October 28, 2022, by Erik Arrellanes, a single person.

Comm. expires

GENERAL NOTARY - State of Nebraska

DANA L. SUTTERFIELD

My Comm. Exp. October 1, 2025

. Sutterfield

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	School District Code											
91	20	22	2756	10/3	1/2022	Base:	65-00	)11		liated:		Unit	fied:		<u></u> .		
Location	DD	Sale	Number	Useability	& Code#			ا <u>۔۔۔۔</u> ا		Parcel N	Jumher			<del></del>			
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	D	ate of Sa	le Assessed	Value		4487	1	9	3		40035	Alea	000	+	Parcel 000		
Land		Imp	rovements	T	otal	Date of Sale Property Classific											
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	2D1		9.500		23,990			Wast	е								
<del></del>	2D 3D1		16.780 18.980		37,250			Othe									
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					27,420			ne Sites	+				<del></del> -				
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Outbui						Non	AG TO	Other					<del></del>				
			. C-I- D:			1 1011-	AU IV										

Assessor's Adjustment to Sale Price (+ or -):	<b>Total Recapture Value:</b>	
Assessor Comments and Reason for Adjustment:		
WD		
Comments from		
000623501 001000902	Comments:	
		(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 number

521

DEPARTMENT OF REVENUE	If additional space is needed, add an atta	chment and identify the applicable item p	Umbor JZ	ļ
	The deed will not be recorded unless this statem	nent is signed and items 1-25 are accurated	v completed	
1 County Name	2 County Number		Date of Deed	
	WEBSTER - 91			022
5 Grantor's Name, Addr	ess, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone		
Grantor's Name (Seller) see attached		Grantee's Name (Buver)		
Street or Other Mailing Ad	idress	John A. Kaldahl and Mary K. Kal	dani, i rustees	
City	Chita	Street or Other Mailing Address 4495 Highway 8		
	State Zip Code	City Hardy	State Zip C	Code 6894
Phone Number			501(c)(3) organization? Yes	· V
Email Address		Email Address	tee a 509(a) foundation? Yes	· 1
n/a	Musel on Object	n/a		
(A) Status	n Number. Check one box in categories A and B. Check C			
Improved	Single Family Industrial	(B) Property Type	(C)	
✓ Unimproved	Multi-Family Agricultural	<b>一</b>		le Hon
[] IOLL	Commercial Recreational	Mineral Interests-Producing	Exempt	
8 Type of Deed 0		and Contract/Memo Partition She	riff Doub	
Bill of Sale	``		riffOther st/Trustee	
		Mineral Quit Claim War		
9 Was transfer part of kind exchange (I.R.C	IRS like- 10 Type of Transfer Distribution Fore	eclosure Irrevocable Trust Revocable Trust	Transfer on Death	
Exchange) by buyer or	seller?	Life Estate Sale	Trustee to Beneficiar	ry
	ler No Court Decree Exchange Granted in full? (If No, explain the division.)	ntor Trust Partition Satisfaction of C		-
Yes No	ed in full? (if No, explain the division.)	12 Was real estate purchased for Yes No_	same use? (If No, state the intend	led us
Was the transfer between	en relatives, or if to a trustee, are the trustor and beneficiary re	, <u> </u>		
Yes No		Partnership, or LLC Self		
		s and Grandchild Spouse	Other	
	Ex-spouse Parents and 0	-	-child	
What is the current mark	xet value of the real property?	15 Was the mortgage assumed? (If Yes, state th		
\$725,000		Yes No \$	e amount and interest rate.)	0/
	vide a current parcel of land?	17 Was transfer through a real estate agent or o	title company? (If Yes, include the	% e name
Yes V No		of the agent or title company contact.)	es <u>Agri Affiliates</u>	☐ No
Address of Property Ag Land		19 Name and Address of Person to Whom the Ta	ax Statement Should be Sent	
ng Land		Grantees		
a 🔽 No address assign	ed 18b 🗸 Vacant land			
-	additional pages, if needed.)			
,	additional pages, if needed.)			
See Attached				
o o o , illiadi ida				
If agricultural, list total nur	mber of acres transferred in this transaction213.48+-			
lotal purchase price,	including any liabilities assumed		22 \$ 725,000	nn
Yes No (If)	included in the purchase?		\$	.00
	fes, enter dollar amount and attach itemized list.) (see	The state of the s	23	Ĺ
Adjusted purchase pri	ice paid for real estate (line 22 minus line 23) $\dots$		725,000	.00
	pt from the documentary stamp tax, list the exemption	<u> </u>	·	
Under p	penalties of law, I declare that I have examined this statemen	ent and that it is, to the best of my knowledge and I	helief true complete and	
correct, and th	at ram day admonzed to sign this statement.	and the second my mid-modge and the	ocher, true, complete, and	
Print or Type/i	Name of Grantee or Authorized Representative		(402) 746-2	2246
ign 🧢	and a state of the	Closing Agent	Phone Number	122
ere Signature of C	Grantee or Authorized Representative	Title	10/ /20	122
CIC		THE	Date	
Data Dood Bassard	Register of Deed's Use Or	-	For Dept. Use C	Only
Date Deed Recorded  Mo. 10 Day 31	27 Value of Stamp or Exempt Number	28 Recording Data		
Mo. Day Day Ska Department of Revenue	(r. 22 \$ 1631, 25	DK 2022, to 2156		
1 No. 96-269-2008 10-2020 Rev	v. Supersedes 96-269-2008 Rev. 6-2019	Autho	orized by Neb. Rev. Stat. §§ 76-214, 77-1	1327(2)

Lauren Taylor Crary 281/02 35<sup>th</sup> Street SW Lehigh Acres, FL 33976 480-341-1743

Sarah L. Crary 7092 Charles Street Omaha, NE 68132 402-917-1802 Lot Eleven (11), New Territory of Guide Rock, in the Southwest Quarter (SW 1/4) of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M..., Webster County, Nebraska, EXCEPT that portion described as follows: Commencing at the Southwest Corner of said Lot Eleven (11) and Place of Beginning; thence N 00°12'36"W (assumed bearing) along the west line of said Lot Eleven (11) a distance of 226.41 feet; thence N 89°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 S 89°58'34"W along said north line a distance of 162.18 feet to the Place of Beginning, BUT INCLUDING a perpetual easement for ingress and egress over and across the East sixty feet (E60') of the excepted tract; AND

The Northwest Quarter (NW 1/4); and the North Half of the Southwest Quarter (N 1/2 SW 1/4) of Section Three (3) Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT the North 560 feet of the West 325 feet of the Northwest Quarter NW1/4) of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, except highway ROW, AND EXCEPT a tract more particularly described as follows: Commencing at the North Quarter corner of said Section 3; thence S00°00'43"W (assumed bearing) on the East line of said West Half, a distance of 394.91 feet to the Place of Beginning and the Beginning of a curve concave to the Southeast subtended by a radius of 1582.00 feet; thence along said curve the chord of which bears S44°53'35"W an arc length of 658.74 feet; thence S07°51'41"W a distance of 182.18 feet; thence S26°06'33"W a distance of 475.90 feet to the beginning of a curve concave to the Southeast subtended by a radius of 1582.00 feet; thence along said curve the chord of which bears S3°33'38"W an arc length of 311.46 feet; thence S08°46'20"E a distance of 113.95 feet; thence S14°00'14"W a distance of 26.12 feet to the beginning of a curve concave to the Northeast subtended by a radius of 1582.00 feet; thence along said curve the chord of which bears S31°56'43"E an arc length of 1372.50 feet to the east line of the Southwest Quarter of said Section 3; thence N00°00'42"E on the East line of said Southwest Quarter, a distance of 328.21 feet to the center Quarter corner of said Section; thence N00°00'43"E on the East line of the Northwest Quarter of said Section 3, a distance of 2319.67 feet to the place of beginning; AND EXCEPT tracts conveyed to the State of Nebraska Department of Roads in Deed Book 29, Pages 589 and 627; in Book 2006, Page 395; in Book 2013, Page 2552; and Book 2016, Page 1794; and EXCEPT that portion conveyed to K-N Natural Gas Co, Inc., recorded in Deed Book 29, Page 128; AND SUBJECT TO Pivot Easement No. 1 and No. 2 as granted in Book 2011, Page 2167

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of OCT A.D., 20 22, at 2:33 o'clock D.M. Recorded in Book 2522 on Page 2756-2750 County Clerk 22.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 10-31-22 \$1631.25 By (1)

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

#### WARRANTY DEED

Lauren Taylor Crary and Sarah L. Crary, both single individuals, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, John A. Kaldahl and Mary K. Kaldahl, Trustees of the John A. Kaldahl Revocable Trust – Dated December 14, 2000; and John A. Kaldahl and Mary K. Kaldahl, Trustees of the Mary K. Kaldahl Revocable Trust - Dated December 14, 2000, to each an undivided ½ interest, convey to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Eleven (11), New Territory of Guide Rock, in the Southwest Quarter (SW ½) of Section Three (3), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> 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 N 00°12'36"W (assumed bearing) along the west line of said Lot Eleven (11) a distance of 226.41 feet; thence N 89°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 S 89°58'34"W along said north line a distance of 162.18 feet to the Place of Beginning, BUT INCLUDING a perpetual easement for ingress and egress over and across the East sixty feet (E60') of the excepted tract; AND

The Northwest Quarter (NW ½); and the North Half of the Southwest Quarter (N½ SW ½) 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 of the Northwest Quarter NW1/4) of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, except highway ROW, AND EXCEPT a tract more particularly described as follows: Commencing at the North Quarter corner of said Section 3; thence \$00°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 \$44°53'35"W an arc length of 658.74 feet; thence \$07°51'41"W a distance of 182.18 feet; thence \$26°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 \$3°33'38"W an arc length of 311.46 feet; thence \$08°46'20"E a distance of 113.95 feet; thence \$14°00'14"W a distance of 26.12 feet to the beginning of a curve concave to the Northeast subtended by a radius of 1582.00 feet; thence along said curve the chord of which bears \$31°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 EXCEPT tracts conveyed to the State of Nebraska Department of Roads in Deed Book 29, Pages 589 and 627; in Book 2006, Page 395; in Book 2013, Page 2552; and Book 2016, Page 1794; and EXCEPT that portion conveyed to K-N Natural Gas Co, Inc., recorded in Deed Book 29, Page 128; AND SUBJECT TO Pivot Easement No. 1 and No. 2 as granted in Book 2011, Page 2167

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 10124

, 2022.

Lauren Taylor Crary

STATE OF Florida ) ss.

COUNTY OF Leo

Notary Public State of Florida Angelina Notan My Commission HH 300969 Expires 8/15/2026

The foregoing instrument was acknowledged before me on October 24 , 2022 by Lauren Taylor Crary, a single person.

Notary Public

Notary Public State of Florida Angelina Nolan My Commission HH 300969 Expires 8/15/2026

Small	4 Chan	
Sarah L. Crary		

STATE OF

) ) ss. )

COUNTY OF

The foregoing instrument was acknowledged before me on October **X** Crary, a single person.

, 2022 by Sarah L.

Notary Public

GENERAL NOTARY - State of Nebraska
JULIA A CONOVER
My Comm. Exp. March 18, 2023

## Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page			Sal	e Date	School District Code												
91	20	22	2761		10	/3:	1/2022	В	ase:	91-	-000	02	Affi	liated:			Ţ	Jnif	ied:	
Location	D	Sale	Number	τ	Jseab	ility	& Code#					· · · · · · · · · · · · · · · · · · ·		Parce	IN	Tumber			, <del>"</del>	
0007064	100		308		1			Ge	oCde	Tv	wn	Rng	Sec	t Qr	t	Subdiv	Ar	rea	Blk	Parcel
	D	ate of S	ale Assessec	Va	lue			4:	369		ľ		00	0		60005			010	0000
Land		Imp	provements		-	T	otal				Dat	te of S	Sale	Prope	rty	Classific	atio	on (	Code	
	965		8,78	5		<del></del>	9,750		Status	Prope	erty Ty	pe	Zonin	g	Location	ni	Cit	y Size	Parcel Size	
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							Residenti	al						- <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	-	Commer	cial	l l		
	Mul	tiple Imp	provements:	Mul	tiple. Ir	пргоч	ements.:				Mu	ultiple.	Impro	vements	.:				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
		Constr	uction Date:	Con	structio	n Dat	te : 1	912			Co	nstructi	ion D	ate:				_		· · · · · · · · · · · · · · · · · · ·
			Floor:	Floo	r Sq. F	t. :		720			Flo	or Sq.	Ft.:						_	
		Buildin	g Cost New:	Cost	:		88,	525			Co	st:							-	
Single Family	Style:	101		Res	identi	al Co	ondition: 2	20			Co	mmer	cial	Оссира	ınc	y Code:				
(100) 🗆 Mol	bile Hon	ne		(10)	) 🗆	Wo	om Out				Pri	imary:		(	Oth	nerl:		C	other2:	
(101) 🗷 One	Story			(20)	) 🗷	Bac	dly Worn				Co	mmer	cial	Constri	ıct	ion Class:				
(102) 🗆 Two	Story			(30)	) 🗆	Av	erage				(1	l) 🗆	Fire	proof S	tru	ctural Stee	l Fra	me		····
	t Level			(40)	) 🗆	☐ Good (2) ☐ Reinforced Concrete Frame														
(104) 🗆 1 1/2				(50)		Ver	ry Good	(3)   Masonry Bearing Walls												
(111) 🗆 Bi-L				(60)		Exc	ellent	(4) Uood or Steel Framed Ext. Walls												
(106) □ Othe	******						<del>- 1 ,</del>			· · · · · · · · · · · · · · · · · · ·	(5	) 🗆	Met	al Fram	e a	nd Walls				
Townhouse or		Style:					iality: 30				(6	) 🗆	Pole	Frame						
(301)  One		<del>-</del>		(10)		Lov					Co	st Ran	ık:				ond	litio	n:	
(302)  Two				(20)	_	Fair					(10		Low			(	10)		Worn C	Out
(307)   1 1/2		-		(30)		-	rage				-	0) 🗆					20)		Badly V	Vom
(308)  Split				(40)		Goo					(30			ve Ave	rag	e (3	30)		Average	<del>-</del>
(309) 🗆 2 1/2				(50)			y Good	_		_	(40	)) 🗆	High	1		<del></del>	•		Good	
(304) ☐ One (305) ☐ Two				(60)		Exc	ellent												Very G	
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Comments fr	om						<del></del>		<u> </u>	Omr	nents	g•		-						
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### NEBRASKA Good Life, Great Service.

### **Real Estate Transfer Statement**

308

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	<ul> <li>If additional space is</li> </ul>	needed, add an atta	hment and identify the	applicable iter	n number.	JZ I
The	deed will not be recorded					d.
1 County Name	2 County Number		3 Date of Sale/Transfer	- 100	4 Date of Deed	
	WEBSTER - 91		Mo. 10 Day 31			Day 31 Yr. 22
5 Grantor's Name, Address, al Grantor's Name (Seller)	nd Telephone (Please Print)		6 Grantee's Name, Add		one (Please Print	)
Rose Marie Deisley			Grantee's Name (Buyer) David Saylor	)		
Street or Other Mailing Address 201 Minnesota Ave			Street or Other Mailing A 401 Michigan Av	Address	·····	
City Inavale	State NE	Zip Code	City	<u> </u>	State	Zip Code
Phone Number	INC	68952	Phone Number	is the grante	NE e a 501(c)(3) orga	68952 nization? Yes √No
(308) 470-0093 Email Address			(402) 257-7366		grantee a 509(a) f	
Email Address			Email Address			
7 Property Classification Nun	nber. Check one box in categ	ories A and B. Check C	if property is also a mobile	e home.	*****	
(A) Status		(	B) Property Type			(C)
		lustrial	Mineral Interests-Nonp	ŭ	State Assesse	ed Mobile Home
	= 1	ricultural creational	Mineral Interests-Produ	icing	Exempt	
8 Type of Deed Conser	vator	Distribution L	and Contract/Memo Pa	artition	Sheriff	Other
Bill of Sale Correct	tive Certificate – Transfer on Death		<u>==</u>	•	Trust/Trustee Warranty	
9 Was transfer part of IRS I	ike- 10 Type of Transfer			st Revocable		Transfer on Death
kind exchange (I.R.C. § 103 Exchange) by buyer or seller	31 ✓ Auction	Easement Gift	Life Estate	Sale	<u> </u>	Trustee to Beneficiary
Buyer Seller			tor Trust Partition	Satisfaction		Other (Explain)
11 Was ownership transferred in   ✓ Yes No	full? (If No, explain the division.	.)	12 Was rea		d for same use? (I	f No, state the intended use.)
13 Was the transfer between rela	tives, or if to a trustee, are the f	rustor and beneficiary re	-   -			
Yes No	Aunt or Uncle to Niece or Nep		Partnership, or LLC	Self	По	her
	Brothers and Sisters	Grandparents	and Grandchild	Spouse		
	Ex-spouse	Parents and	Child	Step-parent and	Step-child	
14 What is the current market value	ue of the real property?		15 Was the mortgage as:	sumed? (If Yes, sta	ate the amount an	d interest rate.)
\$10,700 16 Does this conveyance divide a	ourrent percel of lead?		☐ Yes ✓ No			%
Yes No	current parcer or land?		of the agent or title co	a real estate agen mpany contact.)	t or a title compan  Yes Montgor	y? (If Yes, include the name mery Auction No
18 Address of Property			19 Name and Address of			
201 Minnesota Ave Inavale, NE			Same as Grantee			
18a No address assigned	18b Vacant land					
20 Legal Description (Attach addit					_	
	The Sout	h Half (S½) of Blo	ck Ten (10), and the So	outh Half of th	ie alley	
	running F	East and West adjac	ent thereto, Original T	own of Inaval	e, Webster	
	County, 1					
21 If agricultural, list total number	of acres transferred in this trans	saction	<del></del> -			
22 Total purchase price, inclu-	ding any liabilities assumed	1			.   22   \$	10,700,00
23 Was non-real property include	ded in the purchase?				- C	10,700,00
☐ Yes ☑ No (If Yes, e	enter dollar amount and atta	ch itemized list.) (see	instructions)		. 23	
24 Adjusted purchase price pa	aid for real estate (line 22 m	ninus line 23)			. 24	10,700,00
25 If this transfer is exempt fro	om the documentary stamp	tax, list the exemption	number	_		
Under penalt	ties of law, I declare that I hav	re examined this stateme	ent and that it is, to the best	of my knowledge	and belief, true, o	complete, and
Kory J McCra	m duly authorized to sign this s acken	tatement.				(402) 746-3613
Print or Type Name	of Grantee or Authorized Bepr	<del>ocent</del> ative		priper ,		Phone Number
sign	1/		A	Attorney		10/31/22
here Signature of Grante	e or Authorized Representative	Э	Title	77,1149		Date
	Regis	ter of Deed's Use O	nly			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or E		28 Recording Data			1 2 2 Spa Coc Ciny
Mo. No Day Yr. a	<u>12</u> \$ 24.75		Br 2000	Pa a	IST	
lebraska Department of Revenue				7 0	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)

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 Nov A.D., 20 at 9:58
o'clock A.M. Recorded in Book 2006
on Page 200
Louis Debth County Clerk
10.00 Deputy
ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-1-22
\$ 24.75 By Yo

#### WARRANTY DEED

Rose Marie Deisley, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to David D. Saylor, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half ( $S\frac{1}{2}$ ) of Block Ten (10), and the South Half of the alley running East and West adjacent thereto, Original Town of Inavale, 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 October 31, 2022.

Rose Marie Deisley

STATE OF NEBRASKA, COUNTY OF Buffalo ) ss.

The foregoing instrument was acknowledged before me on October 31, 2022, by Rose Marie Deisley, a single person.

Comm. expires 4.21.2024

Notary Public

GENERAL NOTARY - State of Nebraska
CHASE GEALY
My Comm. Exp. April 21, 2024

## Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page			Sale	e Date	School District Code											
91	20	22	2763	3	10	/31	L/2022	Base:	01-	012	3	Aff	iliat	ed:	· · · · · · · · · · · · · · · · · · ·	1	Unif	ïed:	, <u></u>
Location	ID	Sale	Number		Useab	ility	& Code#						Pa	rcel l	Number				
0005035	00	3	309		1			GeoCde	Tv	vn I	Rng	Se	ct	Qrt	Subdiv	A	rea	Blk	Parcel
	D	ate of Sa	ale Assess	ed Va	alue			4131				00	0	0	30005			007	0000
Land		Imp	rovement	s		Te	otal			Date	of S	ale	Pro	perty	Classifi	cati	on C	Code	
1	,410		14,6	30			16,090	Status		Proper	ty Ty <sub>I</sub>	ne	Z	oning	Location	Location City Size			
Assessor Lo	cation:	BLAD	EN (BL	<i>Ŧ</i> )				A) 1	I	3) (	01		C)	1	D) 1		E)	7	F) 3
							Residential						,.,,.		Comme	rcia	l		·
	Mul	tiple Imp	rovements	Mu	ltiple. In	nprov	ements.:	· ·		Mult	tiple.	Impro	ovem	ents.:					
		Constru	uction Date	Coı	nstructio	n Dat	e: 19	25		Cons	structi	on D	ate:		., "				<del>, , ,</del> ,
			Floor	Flo	or Sq. F	t. : _	1,3	74		Floo	or Sq. 1	Ft. :			·-		-		
		Building	tilding Cost New: Cost: 134,440 Cost:													-			
Single Family	Single Family Style: 101 Residential Condition: 20								Con	nmer	cial	Occ	upanc	y Code:					
(100) □ Mol		ne		(10	0) 🗆	Wo	m Out	_	_	Prin	nary:			Otl	ner1:		C	ther2:	
(101) 🗷 One				(20	)) <b>医</b>	Bac	lly Worn			Con	nmer	cial	Con	struct	ion Class	:			
	Story			(30	)) 🗆	Ave	erage			(1)		Fire	epro	of Stru	ictural Ste	el Fra	ame		
(103) □ Spli				(40) Good (2) Reinforced Concrete Frame															
(104) 🗆 1 1/2				(50) U Very Good (3) Masonry Bearing Walls								_							
(111) 🗆 Bi-L				(60)  Excellent  (4)  Wood or Steel Framed Ext. Walls								8							
(106) □ Othe		m. x	<del>,,</del> ,, ,,	<del> </del>		-	- 00			(5)									
Townhouse or (301) □ One		Style:					ality: 30	<del></del> .		(6)			e Fra	ame					
(302)   Two				<del> </del>	) 🗆	Low				1	t Ran					Conc			
$(307) \square 1 1/2$				(20		Fair			-	(10)						(10)		Worn C	
(308)  Split				(30		Goo	rage			(20)			erage			(20)		Badly V	
(309) 🗆 2 1/2				(50)			y Good	<del></del>		(30)				Averag		(30)		Average	<u> </u>
(304) 🗆 One		uplex	-	(60			ellent			(40)	<u> </u>	нıg	n			(40) (50)		Good	
(305) 🗆 Two				(00)	<del></del>	13710	OHOIII					,		- tot	<del></del>			Very G Exceller	
Assessor's	Adine	tment :	to Sale F	rico	(+ 0	· ).	***						-	· · · · · · · · · · · · · · · · · · ·		(00)		EXCERE	11
Assessor Con								<del>_</del>			-						-		
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				· · ·											***				
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																		(Continu	ie on back)

# 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 an attachment and identify the statement.

**FORM** 521

76.2.2	additional space is fleeded, ad	o an attach	ment and identify	the applicable item	numbe	er.					
1 County Name	ed will not be recorded unless th	is statemer									
-	2 County Number BSTER - 91	1	3 Date of Sale/Transfer 4 Date of Deed								
5 Grantor's Name, Address, and Te		L	Mo. 10 Day 31 Yr. 2022 Mo. 10 Day 28 Yr. 2022								
Grantor's Name (Seller)	Reproste (Please Print)		<del></del>	, Address, and Telephon	e (Pleas	se Print)					
Knockout Ranch, LLC			Grantee's Name (Buyer) Suzanne Bogataj and William Bogataj								
Street or Other Mailing Address 1095 Highway 281			Street or Other Mailing Address 28460 Vintage Lane								
City Red Cloud	State z NE	Zip Code 68970	City Ponchatoula		State	)	Zip Code 70454				
Phone Number (402) 746-4363			Phone Number (225) 772-445	ls the grantee a			n? Yes ✓N				
Email Address N.A.			Email Address N.A.				, , , , , , , , , , , , , , , , , , ,				
7 Property Classification Number.	Check one box in categories A and E	3. Check C if		obile home.		<u></u>					
(A) Status			Property Type				(C)				
✓ Improved ✓ Single	Family Industrial		Mineral Interests-N	Nonproducing [	State	Assessed	Mobile Home				
Unimproved Multi-F		Ē	Mineral Interests-F	Producing	Exem						
8 Type of Deed Conservator		tion []		7							
Bill of Sale Corrective	Easeme		id Contract/Memo	¬ ==	heriff rust/Trus	Oti .tee	ier				
	icate - Transfer on Death Executor	r 🔲 Min	eral [	= : =	arranty						
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031	10 Type of Transfer Distribution	n Forecid	sure Irrevocable	e Trust	ıst	Transfe	er on Death				
Exchange) by buyer or seller?	Auction Easement	=	Life Estate	✓ Sale		Trustee	e to Beneficiary				
Buyer Seller ✓ No.  11 Was ownership transferred in full?		Granto		Satisfaction of			(Explain)				
Yes No	Tro, explain the division.)		12 Wa	s real estate purchased f	or same	use? (If No, si	ate the intended use				
13 Was the transfer between relatives,	or if to a trustee, are the trustor and be-	neficiary relat	1								
Yes No Auni			artnership, or LLC	Self		Other_					
Brot			nd Grandchild	Spouse							
Ex-s	pouse Pa	rents and Chi	id	Step-parent and Ste	ep-child						
14 What is the current market value of	the real property?		15 Was the mortgag	e assumed? (If Yes, state		ount and intere	est rate \				
\$30,000				No \$			%				
16 Does this conveyance divide a curre  ☐ Yes ☑ No	nt parcel of land?		17 Was transfer throa of the agent or titl	ugh a real estate agent of the company contact.)	ratitle o	company? (If You	oo ingluda tha nama				
18 Address of Property				ss of Person to Whom the							
310 N. Thome St. Bladen, NE 68928			See Grantee		ida Sia	dement Should	i de Sent				
18a No address assigned 18b	Vacant land										
20 Legal Description (Attach additional	pages, if needed.)			· · · · · · · · · · · · · · · · · · ·							
Lots Fourteen (14), Fit	fteen (15) and Sixteen	(16) Bid	nck Siv (6) C	riginal Town o	f Dia	don 14/-	مدم				
County, Nebraska, ac	cording to the recorded	( 10), Did I nist the	reof	onginal Town C	אום ונ	iden, vve	bster				
		platifie	51 <del>C</del> O1.								
21 If agricultural, list total number of acr	es transferred in this transaction		·								
22 Total purchase price, including	any liabilities assumed			· · · · · · · · · · · · · · · · · · ·	100 8	3					
23 was non-real property included in	the purchase?				22		30,000,00				
Yes No (If Yes, enter	dollar amount and attach itemized I	list.) (see in	structions)		23	5	į.				
24 Adjusted purchase price paid fo					3	5	30,000,00				
				**************	24		30,000 00				
25 If this transfer is exempt from th	a documentary stamp tax, list the	exemption n	umber	,							
oonood and that I dill app	f law, I declare that I have examined the authorized to sign this statement.	nis statement	and that it is, to the I	best of my knowledge ar	nd belief	, true, complet	e, and				
Danielle L. Kelley						(	402) 463-4198				
sign Trint on type Name of Gr	antee or Authorized Representative		0				one Number				
- January	W Kelly			ng Dept. Manage	er 		10-31-2022				
here Signature of Grantee or	Authorized Representative	Ti	ile			Da	ite				
	Register of Deed'					Fo	or Dept. Use Only				
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	r 2	8 Recording Data	0							
Mo. Day Yr.dd	\$ 67.50		_BK202	2,16 2763	•	[					
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes	s 96-269-2008 Rev. 6-2019			O A	uthorized	by Neb. Rev. Sta	t. §§ 76-214, 77-1327(2)				
- Copulation	Grantee—Retain a c	opy of this	document for yo	our records.							

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/01/22 \$ 67.50 By AS

Bk 2022, Pg 2763

State of Nebraska 1 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 November A.D., 2022, at 03:30 o'clock PM. Recorded in Book 2022 on Page 2763

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

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

### **Warranty Deed**

The Grantor, KNOCKOUT RANCH, LLC, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to WILLIAM BOGATAJ AND SUZANNE BOGATAJ, HUSBAND AND WIFE, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lots Fourteen (14), Fifteen (15) and Sixteen (16), Block Six (6), Original Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof.

#### GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments:
- has legal power and lawful authority to convey the same;

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

Executed (

KNOCKOUT RANCH, LLC

By: Donald S. Kosse, Majority Member

STATE OF NEBRASKA .

COUNTY OF

On this

X day of \  $\mathcal{M}$  GENERAL NOTARY - State of Nebraska GRETCHEN L. MASTRODONATO My Comm. Exp. April 8, 2023

2022, before me personally appeared Donald S. Kosse,

Majority Member of Knockout Ranch, LLC, on behalf of the company

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	ıle Date	School District Code										
91	20	22	2766	10/	20/2022	Base: <b>01-0123</b> A				iated:		Uni	fied:			
Location I	D	Sale	Number	Useabili	ty & Code#	Parcel Number										
00251580	00		310	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Parcel			
	D:	ate of S	ale Assessed	Value		4129	4	12 35 0 00000 1 00						0000		
Land		Imp	rovements		Total		D	ate of	Sale	Propert	y Classific	cation Code				
629,	415				629,415	Status	Pro	perty Ty	ре	Zoning	Location	Cit	Parcel Siz			
		Irrigati	ion Type:			A) 2	В)	05	Electrical P	c) <b>5</b>	D) 3	E)	0	F) 10		
LCG		A	CRES:	V/	LUE:		LCG			ACT	ES:		VAL	IIIC•		
IRRIGATED	1A1		72.530		332,185	GR	ASSLA		<u> </u>	2304			VAL	O.B.		
	1A								lG							
	2A1		1.350		6,185			20	G1							
<del></del>	2A		12.060		52,705	2G				-						
	3A1							30	31				_			
	3A							3	G					····		
	4A1							40	31					* 1		
	4A		49.080		190,820			4	G							
DRYLAND	1D1					S	helterbe	lt/Timb	er							
	1D		9.800		24,745			Accretic	on				-			
	2D1		0.790		1,995			Was	te		0.240			65		
	2D	_	3.060		6,795			Oth	er							
	3D1	<del></del>		-		AG L	AND T	OTA	L	15	7.720	· · ·	6:	29,415		
<del></del> -	3D							Road	ls		3.990					
	4D1						Fa	arm Site	es							
STATE OF THE STATE	4D	Section and the second	8.810		13,920		Нс	me Site	es							
							R	естеатіо	n				_	<u></u>		
	ellings							Oth	er							
Outbuil	ldings					Non	-AG T	OTA			3.990			<del></del> 7		

Assessor's Ad	justmen	t to Sale Pri	ce (+ or -	·):		Total Recapture Value:	
Assessor Comme	nts and F	Reason for Adj	ustment:	~ <del>~</del>	<del></del>		<del></del>
TRUSTEE'S				TRUST			
	<del></del>						
	<del></del>			<del></del>			
Comments from					Comn	ents:	
002515800							
		·		<del></del>			(Continue on back)

### 310

**NEBRASKA** Good Life, Great Service.

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

**FORM** 521

1			ment and identify the applicable i							
5 Carmin 27	he deed will not be recorde	d unless this statemer	nt is signed and items 1-25 are acc	curately completed.						
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of Deed	3 -\					
5 Contor's Name Address	WEBSTER - 91		Mo. 10 Day 20 Yr. 2022		20 Yr. 2022					
Grantor's Name (Seller)	s, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)							
See Attachment to I	Real Estate Transfer Sta	atement	Henry D. Berns							
P.O. Box 128			Street or Other Mailing Address P.O. Box 128							
City Andover	State IL	Zip Code 61233	City Andover	State IL	Zip Code 61233					
Phone Number			Phone Number Is the gra	ntee a 501(c)(3) organiza he grantee a 509(a) found	tion? Yes ✓ No					
Email Address N/A			Email Address N/A	ne granice a 505(a) lociti	dation? Yes No					
	lumber. Check one box in categ	ories A and B. Check C if	property is also a mobile home.							
(A) Status			Property Type		(C)					
Improved	Single Family Inc	dustrial	Mineral Interests-Nonproducing	State Assessed	Mobile Home					
✓ Unimproved		ricultural [	Mineral Interests-Producing	Exempt						
	servator		nd Contract/Memo Partition							
	ective	Easement Lea	= ''''	☐ Sheriff ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	Other					
	th Certificate - Transfer on Death		neral Quit Claim	Warranty						
9 Was transfer part of IR kind exchange (I.R.C. §	S like- 10 Type of Transfer [	Distribution  Foreck	osure Irrevocable Trust Revocab	ole Trust Tran	sfer on Death					
Exchange) by buyer or sell  Buyer Seller	ler?   Lauction	EasementGift	Life Estate Sale		tee to Beneficiary					
	in full? (If No, explain the division.	Exchange Granto			er (Explain)					
✓ Yes  No		-	12 Was real estate purcha	aseu for same use? (If No	, state the intended use.)					
Was the transfer between m	elatives, or if to a trustee, are the t		tives? (If Yes, check the appropriate box.)							
✓ Yes No	Aunt or Uncle to Niece or Nep		artnership, or LLC 🗹 Self	Other						
•	☐ Brothers and Sisters ☐ Ex-spouse	Grandparents a	=							
What is the current market v		Parents and Ch								
\$629,415	ande of the real property:		15 Was the mortgage assumed? (If Yes, ☐ Yes ☑ No \$	, state the amount and int	erest rate.)					
Does this conveyance divide	e a current parcel of land?			ent or a title company? (	fVoc include the serve					
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.)							
Address of Property			19 Name and Address of Person to Whom the Tax Statement Should be Sent							
			Henry D. Berns							
a 🗹 No address assigned	18b Vacant land		P.O. Box 128 Andover, IL 61233							
Legal Description (Attach ad	<del></del> -		Andover, in 61233							
	marchine pages, it isocacat,									
The Southeast O	uartar (CE1/1) of Ca	offen Think C.	(OE) T							
The Southeast Quantities 6th P.M. W	uarter (SE1/4) of Se	ction Thirty-five	(35), Township Four (4)	) Range Twelv	e (12), West					
n me om F.M., W	vensier County, Mer	oraska.	(35), Township Four (4)	) Range Twelv	e (12), West					
or the out minute.	uarter (SE1/4) of Se Vebster County, Neb er of acres transferred in this trans	oraska.	(35), Township Four (4)	) Range Twelv	e (12), West					
If agricultural, list total number	er of acres transferred in this trans	Draska. eaction <u>161.71</u>	(35), Township Four (4)	1 1\$						
If agricultural, list total number Total purchase price, inc Was non-real property incl	vepsier county, Ner er of acres transferred in this trans cluding any liabilities assumed duded in the purchase?	Draska. saction 161.71		) Range Twelve	e (12), West					
If agricultural, list total number Total purchase price, inc Was non-real property incl Yes No (If Yes	vepsier county, Ner er of acres transferred in this trans cluding any liabilities assumed duded in the purchase? s, enter dollar amount and attack	Draska.  action 161.71  ch itemized list.) (see in	structions)	22 <sup>\$</sup>						
If agricultural, list total number Total purchase price, inc. Was non-real property inc. Yes No (If Yes.	vepsier county, Ner er of acres transferred in this trans cluding any liabilities assumed duded in the purchase?	Draska.  action 161.71  ch itemized list.) (see in	structions)	22 <sup>\$</sup>	0,00					
If agricultural, list total number of Total purchase price, inc.  Was non-real property inc.  Yes No (If Yes.  Adjusted purchase price.)	er of acres transferred in this trans- cluding any liabilities assumed duded in the purchase? c, enter dollar amount and attact paid for real estate (line 22 m from the documentary stamp	ch itemized list.) (see in inus line 23)	structions)	22 \$ 23 \$ 24 \$	0,00 0,00 0,00					
If agricultural, list total number total purchase price, inc total purchase price, inc total purchase price inc total yes  No (If Yes Adjusted purchase price if this transfer is exempt to the total purchase price to the total	er of acres transferred in this trans cluding any liabilities assumed duded in the purchase? a, enter dollar amount and attact paid for real estate (line 22 m from the documentary stamp atties of law, I declare that I have	ch itemized list.) (see in itemized list.) (see in itemized list.) (see in itemized list.)	structions)	22 \$ 23 \$ 24 \$	0,00 0,00 0,00					
If agricultural, list total number total purchase price, inc total purchase price, inc total purchase price and the total purchase price.  Adjusted purchase price to the transfer is exempt to the transfer is exempt to the transfer, and that I henry D. Be	er of acres transferred in this trans cluding any liabilities assumed duded in the purchase? a, enter dollar amount and attact paid for real estate (line 22 m from the documentary stamp atties of law, I declare that I have I am duly authorized to sign this st erns	ch itemized list.) (see in time in the interview in the interview in the interview in the examined this statement interview in the examined this statement.	structions)	22 \$ 23 \$ \$ 24 \$	0 00 0 00 0 00 0 00					
If agricultural, list total number of Total purchase price, income was non-real property income Yes No (If Yes Adjusted purchase price orrect, and that I Henry D. Be Print or Type Nan	er of acres transferred in this trans cluding any liabilities assumed duded in the purchase? a, enter dollar amount and attact paid for real estate (line 22 m from the documentary stamp atties of law, I declare that I have a m duly authorized to sign this st	ch itemized list.) (see in time in the interview in the interview in the interview in the examined this statement interview in the examined this statement.	structions)	22 \$ 23 \$ \$ 24 \$	0 00 0 00 0 00 0 00					
If agricultural, list total number of Total purchase price, income was non-real property income Yes No (If Yes Adjusted purchase price or Under pent correct, and that I Henry D. Bernit or Type Name of	er of acres transferred in this trans cluding any liabilities assumed duded in the purchase? is, enter dollar amount and attace paid for real estate (line 22 m from the documentary stamp atties of law, I declare that I have I am duly authorized to sign this st erns me of Grantee or Authorized Repre	ch itemized list.) (see in increase in inc	structions)  number 20  and that it is, to the best of my knowled	22 \$ 23 \$ \$ 24 \$	0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,0					
If agricultural, list total number of Total purchase price, income was non-real property income Yes No (If Yes Adjusted purchase price orrect, and that I Henry D. Be Print or Type Name of	er of acres transferred in this trans cluding any liabilities assumed duded in the purchase? a, enter dollar amount and attact paid for real estate (line 22 m from the documentary stamp atties of law, I declare that I have I am duly authorized to sign this st erns	ch itemized list.) (see in increase in inc	structions)  number 20  and that it is, to the best of my knowled	22 \$ 23 \$ \$ 24 \$	0 00 0 00 0 00					
If agricultural, list total number of Total purchase price, income was non-real property income yes. No (If Yes. No (If Yes. Adjusted purchase price)  If this transfer is exempt income the correct, and that Income the print or Type Name of Grant Signature of Grant Signature of Grant Income in the Income in th	er of acres transferred in this trans cluding any liabilities assumed duded in the purchase? In enter dollar amount and attact paid for real estate (line 22 m from the documentary stamp atties of law, I declare that I have I am duly authorized to sign this st erns me of Grantee or Authorized Representative Regist	ch itemized list.) (see in inus line 23)	structions)  number 20  and that it is, to the best of my knowled	22 \$ 23 \$ 23 \$ 24 \$ 3	$\begin{array}{c} 0.00 \\ 0.00 \\ 0.00 \\ 0.00 \\ \end{array}$ Whete, and $\begin{array}{c} 0.9 - 4.76 - 8.5 \\ 0.9 - 2.0 - 2.2 \\ 0.00 \\ 0$					
If agricultural, list total number of Total purchase price, income was non-real property income Yes No (If Yes Adjusted purchase price or Under pent correct, and that I Henry D. Bernit or Type Name of	er of acres transferred in this trans cluding any liabilities assumed duded in the purchase? In enter dollar amount and attact paid for real estate (line 22 m from the documentary stamp atties of law, I declare that I have I am duly authorized to sign this st erns me of Grantee or Authorized Representative	ch itemized list.) (see in inus line 23)	structions)  number 20  and that it is, to the best of my knowled	22   \$   23   \$   24   \$   \$   \$   \$   \$   \$   \$   \$   \$	0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,0					

# ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

### Line 5

Henry D. Berns and Marilyn Berns, Co-Trustees of the HENRY D. BERNS TRUST dated June 4, 1997

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 [VII] A.D., 2020 at 11:20
o'clock AM. Recorded in Book 2022
on Page 2766-2767
Anine Petroch County Clerk
16 00 AD Deputy
Ind Comp Assessor Carded
IndcompAssessorcarded

**NEBRASKA DOCUMENTARY** STAMP TAX

#### TRUSTEE'S DEED

HENRY D. BERNS and MARILYN BERNS, CO-TRUSTEES OF THE HENRY D. BERNS TRUST dated June 4, 1997, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration received from Grantee, HENRY D. BERNS, a married person, conveys to Grantee, the real estate described as follows (as defined in Neb. Rev. Stat. §76-201):

> The Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Four (4), Range Twelve (12), West of the 6th P.M., Webster County, Nebraska

subject to easements and restrictions of record.

Grantor covenants with Grantee that Grantor has legal power and lawful authority to convey the same.

Executed: 10-20-22, 2022.

HENRY D. BERNS TRUST DATED JUNE 4, 1997

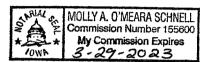
Henry D. Berns, Co-Trustee and Individually

Marilyn Berns, Co-Trustee and Individually as the

spouse of Henry D. Berns

STATE OF <u>Iowa</u>	)
	) ss.:
COUNTY OF Scott	)

The foregoing instrument was acknowledged before me on <u>Ortober 20</u>, 2022, by Henry D. Berns and Marilyn Berns, Co-Trustees of the HENRY D. BERNS TRUST dated June 4, 1997, on behalf of the Trust and on behalf of Henry D. Berns and Marilyn Berns, individually, husband and wife.



Moly a. O'Sleara Sohnell Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date				Sc	nool Dis	strict (	Code				
91	20	22 2768		10/20/2022		Base:	01-01	.23	Affil	ated:		1111	Unif	ied:		
Location 1	D	Sale	Number	Useabilit	y & Code #				Parcel Number							
0025158	00		311	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subo	liv	Area	Blk	I	arcel
	D:	ate of S	ale Assessed	Value	alue		4	12	35	0	000	00	1	000		
Land		Imp	rovements		Cotal .		D	ate of	Sale I	roperty	y Clas	sifica	tion (	Code	!	
629,	415				629,415	Status	Pro	perty Ty	ре	Zoning	Loc	ation	Cit	y Size	Par	cel Siz
		Irrigat	ion Type:			A) 2	B)	05	(	) 5	D)	3	E)	0	F)	10
LCG			ACRES:	VA	LUE:		LCG			ACR	RES:	٠.		VAL	HE:	
IRRIGATEI	) 1A1		72.530		332,185	GR	ASSLA	ND 10	G1				*******	7		
	1A							1	l.G							
<u></u>	2A1		1.350		6,185			20	G1					••		
	2A		12.060		52,705			2	2G				***			
	3A1							30	31					•		
	3A							3	G							
	4A1							40	31							
	4A		49.080		190,820			4	G							
DRYLAND	1D1					S	helterbe	lt/Timb	er							
<del></del>	1D		9.800		24,745			Accretic	on							
	2D1		0.790		1,995			Was	te		0.24	0				65
	2D		3.060		6,795			Oth	ег							
	3D1					AG LAND TOTAL			L		7.72			6:	29,	415
	3D							Road	is		3.99	0				
	4D1						F	arm Site	es							
	4D	ese de la companya de la companya de la companya de la companya de la companya de la companya de la companya d	8.810	The way in	13,920			me Site								
		4.02					R	естеatio	n							
	ellings							Othe							<del></del>	
Outbu	ildings			· · · · · · · · · · · · · · · · · · ·	<u>-</u>	Non	-AG T	OTA			3.99	0				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER INTO TRUST	
Comments from 002515800	Comments:
	(Cartinus and Add
	(Continue on back)

#### **NEBRASKA** Real Estate Transfer Statement **FORM** Good Life, Great Service. •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. DEPARTMENT OF SEVENIE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 4 Date of Deed 3 Date of Sale/Transfer Day 20 Yr. 2022 Mo. 10 Day 20 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) Grantee's Name (Buyer) See Attachment to Real Estate Transfer Statement Henry D. Berns Street or Other Mailing Address P.O. Box 128 Street or Other Mailing Address P.O. Box 128 City Andover State Zîp Code 61233 State Zip Code 61233 Ändover ΊĽ Phone Number Yes ✓ No Yes ✓ No Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address N/A 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home √ Unimproved Multi-Family ▼ Agricultural Mineral Interests-Producing ☐ Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservaior Distribution Land Contract/Memo Partition ☐ Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty 9 Was transfer part of IRS like-10 Type of Transfer Distribution Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction 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\_ Grandparents and Grandchild Brothers and Sisters ✓ 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.) \$629,415 √ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes V No **✓** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Marilyn Berns, Trustee P.O. Box 128 18a 🗸 No address assigned 18b Vacant land Andover, IL 61233 20 Legal Description (Attach additional pages, if needed.)

The Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Four (4) Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction				
22 Total purchase price, including any liabilities assumed	22	\$	o,	.00
☐ Yes ☑ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	<b> \$</b>	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	O	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 19				
Under penalties of law I declars that I have examined this statement and that it is to the heat of an I will be				

Under penalities 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.

Marilyn Berns

Print or Type Name of Grantee or Authorized Representative

Trustee

Trustee

Title

Title

To a complete, and correct, and that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and correct, and correct, and that I am duly authorized to sign 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 and that it is, to the best of my knowledge and belief, true, complete, and correct, and correct, and that I am duly authorized to sign this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and

	Register of Deed's Use	e Only		For Dept Use Only
26 Date Deed Recorded  Mo. 1 Day 2 Yr. 2	27 Value of Stamp or Exempt Number \$ Exempt # 19	28 Recording Data  BK 2022. Pa	2768	
lebraska Department of Revenue		1, 1	Authorized by Nel	o. Rev. Stat. §§ 76-214, 77-1327(2)

## ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

# Line 6

Marilyn Berns and Henry D. Berns, Co-Trustees of the MARILYN BERNS TRUST dated June 4,1997



# Certificate of Exemption - Deeds to Trustees

~	PROPERTY ASSESSMENT • Documentary Stamp	1ax - Neb. Rev. Stat. § 76-902						
L	SECTION 1							
_	Grantor of Instrument and Trust Henry D. Berns							
Grantee of Instrument (Trustee)  Marilyn Berns and Henry D. Berns, Co-Trustees of the MARILYN BURNS TRUST dated June 4, 1997								
	NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR						
	Marilyn Berns	spouse						
_								
_								
-								
_								
	SEC	CTION 2						
	Does a trust document exist which sets forth the grantor, the tr of the real property transfer?	XYES □NO						
		nade directly from the grantor to the beneficiaries of the trust.						
	Deeds to property transferred by or to the U.S., the State							
Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded, be which do not extend or limit existing title or interest.								
Deeds without actual consideration between: husband and wife; ex-spouses (conveying property acquired or held during the marriage); or parent and child.								
	corporation or interest in the partnership or LLC are own member of that family, related to one another within the fispouses. No consideration is given other than the issuance the family members or the return of the stock to the corpo in dissolution of the interest in the partnership or LLCs.	limited liability company (LLC). All the shares of stock of the ned by members of a family, or a trust created for the benefit of a purth degree of kindred according to the rules of civil law, and their e of stock of the corporation or interest in the partnership or LLC to ration in partial or complete liquidation of the corporation or deeds To qualify for the exemption for family corporations, partnerships, the corporation or partnership and not in the name of the individual						
	Deeds of partition.							
	Deeds made pursuant to mergers, consolidation, sales, o merger or consolidation filed with the Secretary of State. A the documentary stamp tax exemption is granted.	r transfers of the assets of a corporation pursuant to the plans of a copy of this plan must be presented to the register of deeds before						
Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrende of the subsidiary's stock.								
	Cemetery deeds.							
	Mineral deeds.							
	Deeds executed pursuant to court decrees.							
	Deeds which release a reversionary interest, a condition sub	osequent or precedent, a restriction, or any other contingent interest.						
	Deeds of distribution executed by a personal representation intestate succession.	ive conveying to devisees or heirs property passing by testate or						
	Deeds transferring property located within the boundaries American residing on an Indian Reservation in Nebraska.	of an Indian Reservation where the grantor or grantee is a Native						
	Deeds which convey property held in the name of any par partner in the partnership or member of the LLC, or to his	tnership or LLC, which is not a family partnership or LLC, to any or her spouse.						
	Easements.							



## **Certificate of Exemption – Deeds to Trustees**

Page 2

#### **SECTION 3**

I hereby certify that I am familiar with all of the relevant details of the real estate transaction described above, and if the transaction were made directly from the grantor of the trust to the beneficiaries of the trust, it would be exempt from documentary stamp tax as indicated above.

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

sign Mirelyn Germal Co-Trustee 10-20-ZZ

Title Date

File this Certificate of Exemption with the Real Estate Transfer Statement, Form 521, when exemption #19 is claimed in Item 25 on the Form 521.

www.revenue.ne.gov/PAD or 402-471-5984

State of Nebraska Ss.
County of Webster Entered on the
Elifered on the
numerical index and filed for record in the
clark's office of said county this day
$\Delta D = 20 \text{ AD}$ , at $\Delta D = 20 \text{ AD}$
o'clock A.M. Recorded in Book 2020
o'clock om Recorded in Soon
on Page 2768-2769
Lange Petrch County Clerk
1/2.00 Deputy
and Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-2-22
\$ Exempt #19 By AD

#### WARRANTY DEED

HENRY D. BERNS, a married person, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration received from Grantee, MARILYN BERNS and HENRY D. BERNS, COTRUSTEES OF THE MARILYN BERNS TRUST dated June 4, 1997, conveys to Grantee, the following-described real estate (as defined in Neb. Rev. Stat. §76-201):

The Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Four (4), Range Twelve (12), West of the 6<sup>th</sup> P.M., Webster County, Nebraska

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances except the covenants, conditions, restrictions and easements of record, and the lien for real estate taxes currently due but not yet delinquent;
  - (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: 10-20-2, 2022.

Henry D. Berns

Marilyn Berns, specise of Henry D. Berns

STATE OF IOWA	)
	) ss.:
COUNTY OF Seoti	)

The foregoing instrument was acknowledged before me on October 20, 2022, by Henry D. Berns and Marilyn Berns, husband and wife.

MOLLY A. O'MEARA SCHNELL Commission Number 155600 My Commission Expires 3 - 29 - 20 23

Holly a. O'Koara Schroll Notary Public

# Agricultural Land Sales Worksheet

Nation   Nation	Cnty No.	Bo	ok	Page	Sal	e Date	School District Code							A-1			
Dot   Date of Sale Assessed Value   Agric   Sale Assessed Value   Agric   Agric   Sale Assessed Value   Agric   Agr	91	20	22	2827	11/1	/2022	Base: 91-0002 Affiliated:						Unified:				
Name of Sale Assessed Value	Location	D	Sale	Number	Useability	& Code#	Parcel Number										
Land         Improvements         Total         Date of Sale Property Uses iffcation Code         Coding         City Size         Parce           63,945         22,600         86,545         Status         Property Type         Zoning         Location         City Size         Parce           Irrigation Type:         ACRES:         VALUE:         LCG         ACRES:         VALUE:         LCG         ACRES:         VALUE:         <	0019074	100		312	1		GeoCde	Twn	Rng	S	ect Qrt	Subdiv	Area	BIK	I	Parcel	
City   Size   Status   Property Type   Zoning   Location   City   Size   Parcel   Size   Status   Property Type   Zoning   Location   City   Size   Parcel   Size   Siz		D	ate of S	ale Assessed	Value		4371	2	11	1	4 1	00000	1	000	8	495	
Irrigation Type:   A   1   B   05   C   5   D   3   E   0   F	Land		Imp	rovements	T	otal		D	ate of	Sal	e Property	Classifica	ation (	Code			
LCG         ACRES:         VALUE:         LCG         ACRES:         VALUE:           IRRIGATED 1A1         GRASSLAND 1G1	63	,945		22,600		86,545	Status	Proj	erty Ty	pe	Zoning	Location	City Size			cel Size	
IRRIGATED   IAI			Irrigat	ion Type:			A) <b>1</b>	B)	05		c) <b>5</b>	D) <b>3</b>	E)	0 1		8	
IRRIGATED         1AI         GRASSLAND         1GI           1A         1G         0.310         4           2AI         2GI         0.310         4           2AI         2GI         0.310         4           3AI         3GI         3GI         3GI           3AI         4GI         4GI         4GI           4AI         4GI         4GI         4A           4AI         5helterbelt/Timber         5helterbelt/Timber         4A           1D         Accretion         4A         4A           2DI         Waste         4A           2DI         AG LAND TOTAL         17.260         25,1           3DI         AG LAND TOTAL         17.260         25,1           3D         Roads         4D         12.030         19,005         Home Sites         1.000         25,0			Į	ACRES:	VAI	LUE:		LCG			ACRI	ES:	. ,	VAL	UE:		
2A1       2GI       0.310       4         2A       2G       2G         3A1       3GI       3G         4A1       4GI       4GI         4A2       4GI       4GI         4A3       4GI       4GI         4A4       5Accretion       4A         4B4       4ACcretion       4ACcretion         4B5       4B1       4ACCRETION         4B1       4ACCRETION       4ACCRETION         4B1       4ACCRETION       4ACCRETION         4B1       4ACCRETION       4ACCRETION         4B1       4ACCRETION       4ACCRETION         4B2       4ACCRETION       4ACCRETION         4B3       4ACCRETION       4ACCRETION         4B4       4ACCRETION       4ACCRETION         4B4       4ACCRETION       4ACCRETION         4B4       4ACCRETION       4ACCRETION         4B5       4ACCRETION       4ACCRETION         4B5       4ACCRETION       4ACCRETION         4B6       4ACCRETION       4ACCRETION         4B7       4ACCRETION       4ACCRETION         4B6       4ACCRETION       4ACCRETION         4B7       4ACCRETION	IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1							
2A     2G       3A1     3G1       3A     3G       4A1     4G1       4A     4G       4B     4G       4B     4G       4B     4G       4B     4G       4B     4G       4B     4D       4B     4B       4B </td <td></td> <td>1A</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td>G</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		1A							1	G							
3A1 3G1 3G1 3G1 3G1 3G1 3G1 3G1 3G1 3G1 3G		2A1							20	G1	(	0.310	435				
3A 3G 4A1 4G1 4G1 4G1 4G1 4G1 4G1 4G1 4G1 4G1 4G		2A					2G			:G							
4A1       4G1         4A2       4G       4.310       4,3         DRYLAND 1D1       Shelterbelt/Timber       1D       Accretion         2D1       Waste       2D       0.610       1,355       Other         3D1       AG LAND TOTAL       17.260       25,1         3D       Roads         4D1       Farm Sites       1.000       13,8         4D       12.030       19,005       Home Sites       1.000       25,0		3A1					3G1			31							
4A       4G       4.310       4,3         DRYLAND 1D1       Shelterbelt/Timber       1D       Accretion         1D       Waste       2D1       Waste         2D       0.610       1,355       Other         3D1       AG LAND TOTAL       17.260       25,1         3D       Roads         4D1       Farm Sites       1.000       13,8         4D       12.030       19,005       Home Sites       1.000       25,0		3A					3G			G							
DRYLAND         1D1         Shelterbelt/Timber           1D         Accretion           2D1         Waste           2D         0.610         1,355         Other           3D1         AG LAND TOTAL         17.260         25,1           3D         Roads         1.000         13,8           4D1         Farm Sites         1.000         13,8           4D         12.030         19,005         Home Sites         1.000         25,0		4A1		·					40	31							
D				_			4G			G	4	1.310			4,	310	
Waste	DRYLAND						Shelterbelt/Timber			er							
2D       0.610       1,355       Other         3D1       AG LAND TOTAL       17.260       25,1         3D       Roads         4D1       Farm Sites       1.000       13,8         4D       12.030       19,005       Home Sites       1.000       25,0		1D					Accretion			n							
3D1 AG LAND TOTAL 17.260 25,1 3D Roads 4D1 Farm Sites 1.000 13,8 4D 12.030 19,005 Home Sites 1.000 25,0		_	<u>.</u>				Waste			te	_						
3D Roads 4D1 Farm Sites 1.000 13,8 4D 12.030 19,005 Home Sites 1.000 25,0		_		0.610	<u>.</u>	1,355				_	<u> </u>						
4D1 Farm Sites 1.000 13,8 4D 12.030 19,005 Home Sites 1.000 25,0					***					L	17	7.260			25,	105	
4D 12.030 19,005 Home Sites 1.000 25,0										$\rightarrow$							
110the Siles 1.000 25,0							Farm Sites			es	1	.000	13,840			840	
D ti-	15, 8, 85, 85, 7, 7, 100	4D	4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				Home Sites				1	.000			25,	000	
Recreation		The Army					Recreation			n				_			
Dwellings 16,085 Other																	
Outbuildings         6,515         Non-AG TOTAL         2.000         38,8	Outbi	mdings				6,515	Non	-AG T	OTAJ		2	.000		- 3	38,	340	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001907400	
	(Continue on back

Good Life Great Service.

DEPARTMENT OF REVENUE

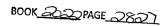
Real Estate Transfer Statement

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.

**FORM 521** 

	he deed will not b	se recorded unic	ess this statem	ent is signed and ite	ms 1-25 are accurat	ely completed.				
1 County Name		ounty Number		3 Date of Sale/Trans		4 Date of Deed				
Webster 91				Mo. <u>11</u> Day	Mo. <u>11</u> Day <u>01</u> Yr. <u>2022</u> Mo. <u>10</u> Day <u>25</u> Yr. <u>2022</u>					
5 Grantor's Name, Addre	ss, and Telephone	(Please Print)			, Address, and Teleph	one (Please Print	)			
Grantor's Name (Seller)  John Nikodym					Holdings LLC, a Nev	/ada limited liabi	lity company			
Street or Other Mailing Addres	SS			Street or Other Mailin 7742 Redlands S	ng Address treet, Unit D-3046					
City Grand Island		State NE	Zip Code <b>68970</b>	City Playa Del Rey		State CA	Zip Code <b>90293</b>			
Phone Number				Phone Number 310- <del>529-</del> 3938	-	01(c)(3) organization? ee a 509(a) foundation	_ = =			
Email Address dwiebe@charter-title.net				Email Address dwiebe@charter-	title.net		7			
7 Property Classification Nu	mber. Check one bo	x in categories A a	and B. Check C i	property is also a mob	ile home.		_			
(A) Status				B) Property Type			(C)			
	Single Family Multi-Family Commercial	☐ Industria ☑ Agricultu ☐ Recreatio	ıral	Mineral Interests-N Mineral Interests-P	• • =	State Assessed Exempt	☐ Mobile Home			
Bill of Sale Cor	nservator rective ath Certificate - Transfe	☐ Ea	sement 🔲 L	and Contract/Memo Ease Eineral	Partition Sher Personal Rep. Trus Quit Claim War	t/Trustee	ther			
9 Was transfer part of IRS like exchange? (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller	Auc	ction 🔲 Eas	sement 🔲 Gift	eclosure Irrevocabl Life Estate ntor Trust Partition	=	Trus	nsfer on Death stee to Beneficiary er (Explain)			
11 Was ownership transferred Yes No	in full? (If No, explain	the division.)		12 Was r	eal estate purchased for sees  No	same use? (If No, sta	te the intended use.)			
13 Was the transfer between n	Aunt or Uncle to Brothers and Sist Ex-spouse	Niece or Nephew ers	Family Corp.,	Partnership, or LLC and Grandchild	appropriate box.)  Self  Spouse  Step-parent and Step-	Other				
14 What is the current market \$130,000.00	value of the real prope	erty?		15 Was the mortgage a	assumed? (If Yes, state th		st rate.)			
16 Does this conveyance divided Yes No	e a current parcel of la	nd?			gh a real estate agent or a	a title company? (If Yo Yes <b>Midwest Lan</b>	es, include the name			
18 Address of Property 1075 US Hwy 281 Red Cloud, NE 68970				19 Name and Address H&W Red Cloud Ho 1 <del>875 US-Hwy-281</del> -	of Person to Whom Tax Didings LLC, a Nevac 2742 Red land 170- Playe De 1 M					
18a No address assigned	18b 🗌 Vaca	nt Land		1400 GIOUG, IVE 00:	110 Playa Del A	ly, CA 90.	293			
20 Legal Description Surveyor's Tract A per pla Webster County, Nebrask Book 71, Page 965; and D	a, EAUEP I tracts	conveved to the	State of Nebra	iska tor nublic bidby	vay in Warranty Doo	de recorded in D	the 6th P.M., book 25, Page 7;			
21 If agricultural, list total numb										
22 Total purchase price, inc						22 \$	130,000 00			
23 Was non-real property ir					•	23	120,000,00			
24 Adinated more base and	paid for real estate	tary stamp tay lis	ne 23) t the exemption	number		24	130,000 00			
24 Adjusted purchase price 25 If this transfer is exempt	from the document	ary othernp tax, no	it the exemption							
25 If this transfer is exempt Under pena	from the document	that I have examine	ed this statement a		f my knowledge and belie	ef, true, complete, and	d			
25 If this transfer is exempt  Under pena correct, and the	from the document alties of law, I declare at I am duly authorized oud Holdings LLC, a N	that I have examine to sign this statement levada limited liabili	ed this statement a ent. tv company				499-3938			
Under pena correct, and the H&W Red Cl Print or Type	from the document alties of law, I declare at I am duly authorized	that I have examine to sign this statement levada limited liabili	ed this statement a ent. tv company				499-3938			
Under pena correct, and the H&W Red Cli Print or Type	from the document alties of law, I declare at I am duly authorized oud Holdings LLC, a N Name of Grantee or A	that I have examine to sign this statemed levada limited liabili uthorized Represen	ed this statement a ent. ty company tative	and that it is, to the best o	f my knowledge and belie	3/6 Phone Nu Novemb	499-3938			
Under pension correct, and the H&W Red Cliprint or Type  Sign Signature of Cliprint or Type	from the document alties of law, I declare at I am duly authorized oud Holdings LLC, a N	that I have examine to sign this statemed levada limited liabili uthorized Represen	ed this statement a ent. ty company tative	and that it is, to the best o	f my knowledge and belie	3 / 0 Phone Nu	<i>499-3938</i> mber			
sign here  H&W Red Cli Print or Type Signature of C	from the document alties of law, I declare at I am duly authorized bud Holdings LLC, a N Name of Grantee or A Grantee or Authorized	that I have examine to sign this statemed levada limited liability thorized Representative	ed this statement a ent. ty company tative	and that it is, to the best of	f my knowledge and belie	Novemb	<i>499-3938</i> Imber			
25 If this transfer is exempt  Under pension correct, and the  H&W Red Cli Print or Type  Signature of C Signature of C Signature of C Signature of C	from the document alties of law, I declare at I am duly authorized bud Holdings LLC, a N Name of Grantee or A Grantee or Authorized	that I have examine to sign this statemed levada limited liability thorized Representative	ed this statement a ent. ty company tative	and that it is, to the best of	f my knowledge and belie	Novemb	499-3938 Imber er 1 2022			



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 4 day of NOV A.D., 20, 20, at 1:28 o'clock P. M. Recorded in Book 2022 2827 on Page\_ Louise Petsch County Clerk VO Deputy 10.00 Carded\_\_ Assessor\_ Ind Comp\_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-4-22
\$ 292.50 By V2

AFTER RECORDING RETURN TO:

Charter Title & Escrow Services, Inc. 747 N. Burlington Ave. Suite G208 Hastings, NE. 68901

#### WARRANTY DEED

John Nikodym, a single person, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

H&W Red Cloud Holdings LLC, a Nevada limited liability company,

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

Surveyor's Tract A per plat at Book B, Page 22 in the Northeast Quarter (NE1/4) of Section 14, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for public highway in Warranty Deeds recorded in Book 25, Page 7; Book 71, Page 965; and Deeds of Correction recorded in Book 77, Page 1567; Book 77, Page 1571; and Book 77, Page 1575.

GRANTOR covenants with GRANTEE that GRANTOR:

 is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and subject to all regular taxes and special assessments;

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

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

Executed this 25 day of October, 2022.

Jøhn Nikodym

STATE OF Nebraska

COUNTY OF Adam

The foregoing instrument was acknowledged before me this 25

day of October, 2022 by John

Nikodym, a single person.

Notary Public

Sara A. Schutte

GENERAL NOTARY - State of Nebraska
SARA A. SCHUTTE
My Comm. Exp. October 20, 2026

# Agricultural Land Sales Worksheet

Cnty No. 1	Book	Page	Sa	Sale Date			5	School District Code						
91 2	022 ,	2828	11/:	3/2022	Base: <b>65-0011</b> Af				iliated:	Unified:				
Location ID	Sale	Number	Useability	Parcel Number										
001002900	3	313	4	05	GeoCde Twn Rng		Se	ect Qrt Subdiv		Area Blk		P	arcel	
	Date of Sa	ale Assessed	Value		4487	1	9	-	7 4	00000	1	000	00	000
Land	Imp	rovements	1	otal	Date of Sale Property Classification Code									
546,980		34,365		581,345 Status Property			perty Ty	pe	Zoning Location City Size			Parc	cel Size	
	Irrigati	on Type:			A) 2	B)	05		c) <b>5</b>	D) 3	E)	0	F)	9
LCG	A	CRES:	VA	LUE:		LCG		***************************************	ACR	ES:		VAL	HE-	
IRRIGATED 14		The state of the s			GR	ASSLA	ND 10	G1	- With Inc.	1.410			15,	975
1	A					•	1	ıG	4	3.520			60,	925
2.4	A.I	<del>-</del>					20	G1	3	1.970			23,	410
2	Α				_		2	2G	7	3.690			48,	730
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4							4	ŀG	3	8.880		,	10,	880
DRYLAND 11					S	helterbe	lt/Timb	er						
1	<del></del>	123.660		312,245			Accretic	on		2.220				
<u>2</u> E	+	6.680		16,865			Was	_		6.280			1,	755
2 3D		1.720	<u> </u>	2.015			Oth							
31	<del></del> -	1.720		3,815	AG L	AND T		-		0.420		5	08,1	140
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4.5	<del> </del>	8.180		12,920		-	arm Site	+		1.000			13,8 25,0	
7				-2,320			ome Site			1.000			١, د	000
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Outbuilding			<u></u>	2,415	Non	-AG T		_		5.520			38,8	340

Assessor's Adjustment to Sale Price (+ or	· -) <b>:</b>		Total Recapture Value:
Assessor Comments and Reason for Adjustment:			
WD; TRANSFER INTO LLC			
Comments from	·	Comme	ents:
001002900 001003800 001003900 (	001008100	001008200	001406000
		<u> </u>	(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.

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

**FORM** 521

Good Life. Great Service. DEPARTMENT OF REVENUE

LAISPOSED OF	11 2 2022 11	3 2022			
WEBSTER - 91  5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 11 Day 3 Yr. 2022 Mo. 11 Day 6 Grantee's Name, Address, and Telephone (Please Print)	ay 3 Yr. 2022			
Grantor's Name (Seller)	Grantee's Name (Buyer)				
David Duane Imhoff and Donna Rae Imhoff Street or Other Mailing Address	Imhoff, LLC Street or Other Mailing Address				
6618 Bitterroot Drive	6618 Bitterroot Drive				
City State Zip Code Colorado Springs CO 80923	City State CO	Zip Code 80923			
Phone Number (719) 591-9511	Phone Number (719) 591-9511 Is the grantee a 501(c)(3) organi if Yes, is the grantee a 509(a) for				
Email Address ddimhoff@comcast.net	Email Address ddimhoff@comcast.net				
7 Property Classification Number. Check one box in categories A and B. Check C I	f property is also a mobile home.				
(A) Status (B	) 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				
	nd Contract/Memo Partition Sheriff	Other			
	ase Personal Rep. Trust/Trustee				
Cemetery Death Certificate - Transfer on Death Executor Mi	neral Quit Claim Warranty				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		ransfer on Death			
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller No Court Decree Exchange Grant		rustee to Beneficiary			
Buyer Seller ✓ No Court Decree Exchange Grant  11 Was ownership transferred in full? (If No, explain the division.)	or Trust	Other (Explain) LLC Transfer 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.	atives? (If Yes, check the appropriate box.)				
	Partnership, or LLC Self Oth	ner			
	and Grandchild Spouse				
Ex-spouse Parents and C  14 What is the current market value of the real property?	hild Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and	listance mis V			
\$759,400	✓ Yes No \$ 255,000	3.72 %			
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name			
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement	Should be Sent			
	Imhoff, LLC, c/o David and Donna In	nhoff, 6618			
18a No address assigned 18b 📝 Vacant land	Bitterroot Drive, Colorado Springs, CO 80923				
18a					
See attached					
21 If agricultural, list total number of acres transferred in this transaction 355.83	·				
22 Tetal purehasa prisa ingluding and Eshibit	00  \$				
22 Total purchase price, including any liabilities assumed	22	0,00			
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)	o¦00			
		0 00			
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number .				
Under penalties of law, I declare that I have examined this statement		omplete, and			
correct, and that I am duly authorized to sign this statement.  David Duane Imhoff and Donna Rae Imhoff		(719) 591-9511			
Print or Type Name of Grantee or Authorized Representative		Phone Number			
sign Jana Duane militionna Ind ox	Managers of Imhoff, LLC	11/3/2022			
here Signature of Grantee or Authorized Representative	Title	Date			
Register of Deed's Use On	siv	For Dept. Use Only			
25 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data				
Mo. 11 Day 4 yr. 22 \$ 2.25	BK2022, Pa 2828				
Nebraska Department of Revenue	Authorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)			

#### **EXHIBIT A**

#### LEGAL DESCRIPTION

The South Half of the Northeast Quarter (S½NE½) and Lot Three (3), EXCEPT that part of Lot Three (3) taken by the United States of America in Declaration of Taking recorded in Book N, page 224, lying within the closed course more particularly described as follows: Beginning at the Northwest corner of said Lot Three (3), which point bears south 89°58′E a distance of 2665.0 feet from the Northwest corner of Section Thirteen (13); and proceeding thence South 89°58′E a distance of 1063.0 feet to point B; thence South 46°E a distance of 238.0 feet to point C; thence S00°18′W a distance of 848.0 feet to point D; thence North 55°26′W a distance of 639.0 feet to point E; thence N62°14′W a distance of 500.0 feet to point F; thence N90°00′W a distance of 261.9 feet to point G; thence N00°06′E a distance of 418.5 feet to the point of beginning; also EXCEPT 4.79 acres conveyed to the County of Webster by Warranty Deed dated December 14, 1942, and recorded in Book 26, Page 61; ALL in Section Thirteen (13), Township One (1) North, Range Ten (10) West of the Sixth Principal Meridian, Webster County, Nebraska, AND

Government Lots Four (4) and Five (5), in Section Eight (8); Lot One (1) in Section Seventeen (17); Lot One (1) in Section Eighteen (18); Government Lots Five (5), Six (6) and Seven (7), in the Southeast Quarter (SE¼) of Section Seven (7), lying South of the present bed of the Republican River; That part of

Government Lot Three (3) and that part of the Southwest Quarter of the Northwest Quarter (SW½NW½) of Section Eight(8) lying South of the present bed of the Republican River; EXCEPT any part thereof taken by the United States of America in Declaration of Taking recorded in Book N, page 141; EXCEPT 16.02 acres more or less conveyed to the United States of America by Warranty Deed recorded, April 7, 1949, in Book 29, Page 58, and EXCEPT 3.35 acres more or less conveyed to the United States of America by Warranty Deed recorded September 3, 1953, in Book 29, Page 371, ALL in Township One (1) North, Range Nine (9) West of the Sixth Principal Meridian, Webster County, Nebraska; and are now in possession thereof.

Index	
Computer	
Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX

> Date: 11/04/22 2.25 By AS

Bk 2022, Pg 2828

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 04 day of November A.D., 2022, at 03:36 o'clock PM. Recorded in Book 2022 on Pages 2828-2829

Fee: \$16.00 By: AS Deputy
Electronically Recorded

After Recording, Return To: Stinar Zendejas Burrell & Wilhelmi, PLLC Evan Withrow, Esq. 121 E. Vermijo Avenue, Suite 200 Colorado Springs, CO 80903

#### GENERAL WARRANTY DEED

THIS DEED is dated November 3, 2022, and is made between David Duane Imhoff and Donna Rae Imhoff, husband and wife, collectively, the "Grantor," and Imhoff, LLC, a Colorado limited liability company, the "Grantee," whose legal address is 6618 Bitterroot Drive of the City of Colorado Springs, County of El Paso, and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of TEN and NO/100 U.S. DOLLARS (\$10.00), receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantce and Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Webster and State of Nebraska, described as follows:

#### SEE ATTACHED EXHIBIT A

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee and Grantee's heirs and assigns: that at the time of the ensealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to all statutory exceptions pursuant to C.R.S. § 38-30-113.

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and Grantee's heirs and assigns, against all and every person or persons claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

David Duare Donk	Af	Donna Que Sonhogy
David Duane Imhoff		Donna Rae Imhoff
STATE OF COLORADO	) ) ss.	
COUNTY OF EL PASO	)	

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of November 2022, by David Duane Imhoff and Donna Rae Imhoff, husband and wife, Individually.

Witness my hand and official seal.

(SEAL)

SAVANNAH A. SCHEIRER NOTARY PUBLIC - STATE OF COLORADO NOTARY ID 20154047463 MY COMMISSION EXPIRES DEC 10, 2023 Notary Public

My commission expires: 12 110 123

# EXHIBIT A LEGAL DESCRIPTION

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