

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2519	9/23/2022	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002107301	277	4	11	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	5	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
680,405		680,405		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED	1A1	139.010	636,665	GRASSLAND	1G1							
	1A				1G							
	2A1				2G1							
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A	8.930	37,775		4G							
DRYLAND	1D1			Shelterbelt/Timber								
	1D	0.830	2,095	Accretion								
	2D1			Waste		2.200					615	
	2D			Other								
	3D1			AG LAND TOTAL		153.030					680,405	
	3D			Roads		3.970						
	4D1			Farm Sites								
	4D	2.060	3,255	Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings			Non-AG TOTAL		3.970						

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)

Real Estate Transfer Statement

277

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 9 Day 23 Yr. 2022		4 Date of Deed Mo. 8 Day 26 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Chad R. Timm and Colleen E. Timm Street or Other Mailing Address 10820 E. Turquoise Ave. City Scottsdale, AZ. 85259 State Zip Code Phone Number n/a Email Address dwiebe@charter-title.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The County of Webster, State of Nebraska, a Political Subdivision Street or Other Mailing Address 621 N. Cedar St. City Red Cloud, NE. 68970 State Zip Code Phone Number 402-746-2777 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address dwiebe@charter-title.net			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$56,925.00

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

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

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

18 Address of Property
 , NE

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
The County of Webster, State of Nebraska, a Political Subdivision
 Same as #6

20 Legal Description
SEE ATTACHED EXHIBIT "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed _____	22	\$	56,925	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) _____	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____	24	\$	56,925	00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number #2

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

The County of Webster, State of Nebraska, a Political Subdivision by Charter Title & Escrow Print or Type Name of Grantee or Authorized Representative Dan Wiebe	402-463-6788 Phone Number
Signature of Grantee or Authorized Representative <i>Dan Wiebe</i>	Charter Title & Escrow Services, Inc. 747 N. Burlington Ave, Ste. G208 Hastings, NE 68901
Title _____	September 23, 2022 Date

sign here

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 4 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK2022, 12 0519	

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 2519

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 day of Oct A.D., 20 22, at 3:12 o'clock P.M. Recorded in Book 2022 on Page 2519-2520
Louise Petrich County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-4-22
\$ Exempt # 2 By AS

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.

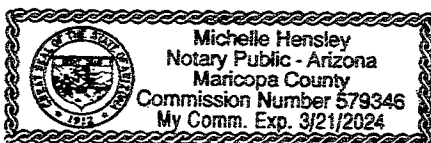
Executed: August 26th, 2022.

Chad R. Timm
Chad R. Timm

Colleen E. Timm
Colleen E. Timm

~~STATE OF NEBRASKA~~)
~~COUNTY OF ADAMS~~) ss:
Maricopa)

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



Michelle Hensley
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.	Book	Page	Sale Date	School District Code										
91	2022	2561	10/5/2022	Base: 01-0123	Affiliated:			Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000507100		283		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131				00	0	30015		001	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,455		39,565		41,020		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 3					

			Residential				Commercial				
Multiple Improvements:			Multiple Improvements. :				Multiple Improvements. :				
Construction Date:			Construction Date : 1910				Construction Date :				
Floor:			Floor Sq. Ft. : 1,120				Floor Sq. Ft. :				
Building Cost New:			Cost : 143,435				Cost :				
Single Family Style: 101			Residential Condition: 25				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story			(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story			(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other							(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:			Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent		

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:
 QCD; DISSOLUTION

Comments from 000507100	Comments:
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(Continue on back)

Real Estate Transfer Statement

283

FORM
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 10 Day 05 Yr. 2022		Mo. 10 Day 05 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Shayne M. Evans				Grantee's Name (Buyer) Linda M. Evans			
Street or Other Mailing Address 8530 S. Elkhorn Avenue				Street or Other Mailing Address 319 W. Helen Street			
City Roseland		State NE		City Bladen		State NE	
Zip Code 68973		Zip Code 68928		Phone Number (308) 832-3349		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Phone Number (402) 984-2672						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address NA				Email Address NA		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$41,020

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

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

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

18 Address of Property
319 W. Helen Street, Bladen, NE 68928

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Linda M. Evans
319 W. Helen Street
Bladen, NE 68928

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots 4, 5 and the East Half of Lot 6, Block 1, Spences Addition to Bladen, Webster County, Nebraska.

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12

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

sign here Jennifer N. Rowling
Print or Type Name of Grantee or Authorized Representative

_____ Attorney for Grantee
Signature of Grantee or Authorized Representative Title

(308) 237-3155
Phone Number
10/10/2022
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 11 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt # 12	28 Recording Data BK2022 Pg 2561

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/11/22
\$ Ex012 By AS

Bk 2022, Pg 2561

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 11 day of October A.D., 2022, at 09:11 o'clock AM. Recorded in Book 2022 on Page 2561

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

TOP PORTION FOR USE BY THE OFFICE OF THE REGISTER OF DEEDS ONLY.

After Recording Return to:
Jennifer N. Rowling
Tye & Rowling, PC, LLO
PO Box 636
Kearney, NE 68848-0636

QUITCLAIM DEED

Shayne M. Evans, a single person, GRANTOR, pursuant to the Decree of Dissolution filed on August 12, 2022, in the matter of Linda Marie Evans v. Shayne M. Evans, Court Case No. CI 21-12 in the District Court of Webster County, Nebraska, and for other good and valuable consideration received from GRANTEE, **Linda M. Evans**, a single person, quitclaims and conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lots 4, 5 and the East Half of Lot 6, Block 1, Spences Addition to Bladen, Webster County, Nebraska.

Executed: October 5, 2022.

Shayne M. Evans

Shayne M. Evans, Grantor

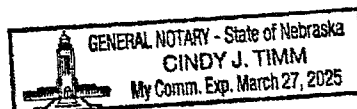
STATE OF NEBRASKA)
) SS.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on this 5th day of October, 2022 by **Shayne M. Evans**, Grantor.

(SEAL)

Cindy J. Timm

Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2603	10/11/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000327200		284		4 05		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20035			003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
2,905		113,890		116,795		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1890				Construction Date :						
Floor:				Floor Sq. Ft. : 1,716				Floor Sq. Ft. :						
Building Cost New:				Cost : 178,920				Cost :						
Single Family Style: 104				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD; BETWEEN HUSBAND & WIFE														
Comments from						Comments:								
000327200														

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 10 Day 11 Yr. 22	4 Date of Deed Mo. 10 Day 5 Yr. 22
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) KEITH ALAN BIERMAN & PAMELA S. BIERMAN		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Keith Alan Bierman and Pamela S. Bierman	
Street or Other Mailing Address POBOX 112		Street or Other Mailing Address PO Box 112	
City BLUE HILL	State NE	Zip Code 68930	City Blue Hill
State NE	Zip Code 68930	Phone Number 402 984 5710	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Phone Number 402 984 5710	Is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Email Address knorthey@dracker-title.net	Email Address knorthey@dracker-title.net

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) C.W. 11/22	

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

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

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

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

14 What is the current market value of the real property?
\$0.00 85,000.00

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

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

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

18 Address of Property
**210 W Gage Street
Blue Hill, NE 68930**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Keith Alan Bierman and Pamela S. Bierman
210 W Gage Street
Blue Hill, NE 68930**

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, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	0	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5A				

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

sign here

Keith Alan Bierman and Pamela S. Bierman (402) 984-5710
Print or Type Name of Grantee or Authorized Representative Phone Number

Keith Alan Bierman Grantee or Authorized Representative October 11 2022
Signature of Grantee or Authorized Representative Title Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 13 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2022 2603

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2614	10/14/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000172600		285		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10135		005	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
975		66,355		67,330		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date : 1979				Construction Date :						
Floor:				Floor Sq. Ft. : 1,232				Floor Sq. Ft. :						
Building Cost New:				Cost : 138,945				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000172600														
(Continue on back)														

Real Estate Transfer Statement

285

FORM
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 10 Day 14 Yr. 2022		Mo. 10 Day 11 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Gerald L. Adams II and Bobbi-Jo Adams				Grantee's Name (Buyer) Jane Morris			
Street or Other Mailing Address 905 N Cherry St				Street or Other Mailing Address			
City Red Cloud		State NE		Zip Code 68970		City Red Cloud	
						State NE	
						Zip Code 68970	
Phone Number (402) 469-1578				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
 \$95,000

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

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

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

18 Address of Property
 905 N Cherry Street
 Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 Lot One (1), Lambrecht's Subdivision of part of Annex Lot Five (5), in the City of Red Cloud, Webser 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	\$ 95,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 95,000.00

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

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

sign here Teresa Theobald
 Printer/Type Name of Grantee or Authorized Representative

Teresa Theobald
 Signature of Grantee or Authorized Representative

Closing Agent
 Title

402-746-2246
 Phone Number

10/14/2022
 Date

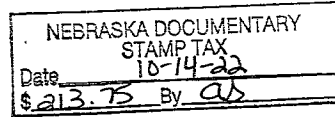
Register of Deed's Use Only

26 Date Deed Recorded Mo. 10 Day 14 Yr. 22	27 Value of Stamp or Exempt Number \$ 213.75	28 Recording Data BK2022 Pg 2614	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of Oct A.D., 2022, at 9:12 o'clock a.M. Recorded in Book 2022 on Page 2614
Gerald L. Adams County Clerk
Bobbi Jo Adams Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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

WARRANTY DEED

Gerald L. Adams II and Bobbi-Jo Adams, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Jane Morris, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot One (1), Lambrecht's Subdivision of part of Annex Lot Five (5), in the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof

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

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

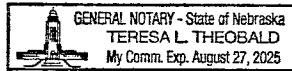
Executed October 11, 2022.

Gerald L. Adams II
Gerald L. Adams

Bobbi Jo Adams
Bobbi Jo Adams

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

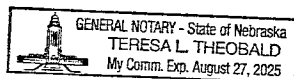
The foregoing instrument was acknowledged before me on October 11, 2022 by Gerald L. Adams II, husband of Bobbi-Jo Adams.



Teresa L. Theobald
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on October 11, 2022 by Bobbi-Jo Adams, wife of Gerald L. Adams II.



Teresa L. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2617	10/6/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001208200		286		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	19	4	00000	1	000	2225		
Land		Improvements		Total		Date of Sale Property Classification Code								
121,580				121,580		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	15.000	21,000					
	1A						1G	5.000	7,000					
	2A1						2G1							
	2A						2G							
	3A1						3G1	22.100	30,940					
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D						Other							
	3D1	9.000		19,980		AG LAND TOTAL		78.100	121,580					
	3D						Roads	1.000						
	4D1	27.000		42,660			Farm Sites							
	4D						Home Sites							
							Recreation							
	Dwellings						Other							
	Outbuildings					Non-AG TOTAL		1.000						

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

(Continue on back)

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

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

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

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

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

(A) Status (B) Property Type (C)

8 Type of Deed

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

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

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

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

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

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

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

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

Table with 2 columns: Description, Amount. Rows 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. Christopher Andrew Murray

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

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

The West Half of the Southeast Quarter ($W\frac{1}{2}SE\frac{1}{4}$) 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 ($SE\frac{1}{4}$) 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;

FORMERLY KNOWN AS the Northwest Quarter of the Southeast Quarter ($NW\frac{1}{4}SE\frac{1}{4}$) and County Surveyor's Lot 3 in the Southeast Quarter ($SE\frac{1}{4}$) 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 ($SE\frac{1}{4}$) 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 } ss.
County of Webster }

BOOK 2022 PAGE 2617

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 14 day
of Oct A.D., 2022, at 10:37
o'clock A M. Recorded in Book 2022
on Page 2617-2618
Yvonne Peter County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>10-14-22</u>
\$ <u>495.00</u>	By <u>AD</u>

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 GRANTEEES, **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 (W $\frac{1}{2}$ SE $\frac{1}{4}$) 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 (SE $\frac{1}{4}$) 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;

FORMERLY KNOWN AS the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) and County Surveyor's Lot 3 in the Southeast Quarter (SE $\frac{1}{4}$) 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 (SE $\frac{1}{4}$) 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.

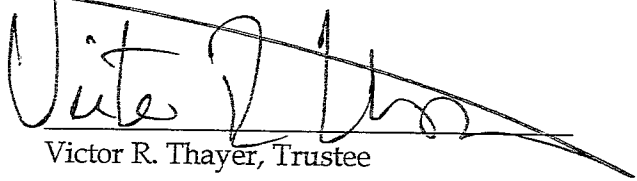
GRANTOR covenants (jointly and severally, if more than one) with GRANTEEES that
GRANTOR:

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

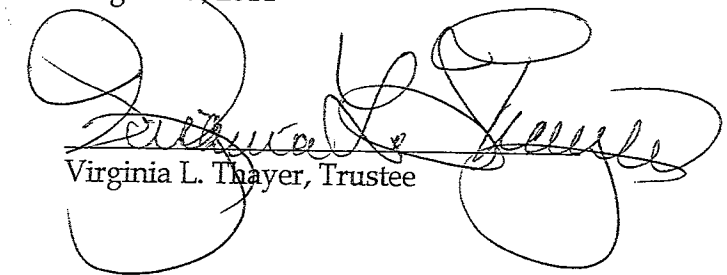
- 2. has legal power and lawful authority to convey the same; and
- 3. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: October 4, 2022

Victor R. Thayer Revocable Trust dated August 19, 2014

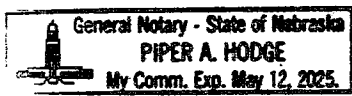

 Victor R. Thayer, Trustee

Virginia L. Thayer Revocable Trust dated August 19, 2014

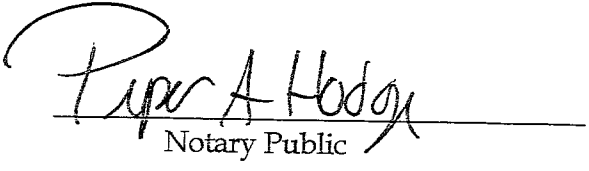

 Virginia L. Thayer, Trustee

STATE OF NEBRASKA)
)ss
 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.

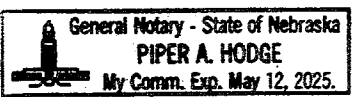


(SEAL)

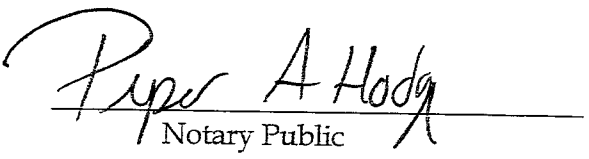

 Notary Public

STATE OF NEBRASKA)
)ss
 COUNTY OF 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.



(SEAL)


 Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2622	10/13/2022	Base: 65-0005			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
001201401	287	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
5,710		5,710		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 2	B) 05	C) 5	D) 3	E) 0	F) 5			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	2.990	4,185						
1A				1G								
2A1				2G1	1.090	1,525						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	4.080	5,710						
3D				Roads	0.350							
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	0.350							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; SALE BETWEEN PARENT & CHILD	
Comments from	Comments:
001201401	

(Continue on back)

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 2622

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of Oct A.D., 2022, at 10:45 o'clock a M. Recorded in Book 2022 on Page 2622
Maibe Petzch County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-14-22
\$ Exempt # 5a By AB

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 (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.

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 16, 2022.

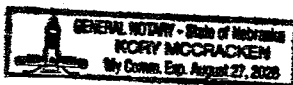
Roy F. Faimon
Roy F. Faimon

Peggy S. Faimon
Peggy S. Faimon

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 16, 2022, by Roy F. Faimon and Peggy S. Faimon, husband and wife.

Comm. expires



[Signature]
Notary Public

Real Estate Transfer Statement

287

• 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 13 Yr. 22		Mo. 9 Day 16 Yr. 22	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Roy and Peggy Faimon				Grantee's Name (Buyer) Luke D Faimon			
Street or Other Mailing Address 1781 HWY 78				Street or Other Mailing Address 2395 W Blue Hill Rd			
City Blue Hill		State NE		City Ayr		State NE	
		Zip Code 68930				Zip Code 68925	
Phone Number (402) 460-7484				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$11,728

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

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

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

18 Address of Property
See legal description

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 4.435

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

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

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

sign here Kory J McCracken Print or Type Name of Grantee or Authorized Representative

[Signature] Signature of Grantee or Authorized Representative

Attorney

(402) 746-3613 Phone Number

10/13/22 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 14 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt \$5a	28 Recording Data BK2022 Pg 2622

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

A tract of land located in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) 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 $\frac{1}{4}$ 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.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2623	10/7/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000101600		288		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
570		16,155		16,725		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1890				Construction Date :						
Floor:				Floor Sq. Ft. : 776				Floor Sq. Ft. :						
Building Cost New:				Cost : 75,225				Cost :						
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from				Comments:										
000101600														

(Continue on back)

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>07</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>10</u> Day <u>07</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brian Hof Street or Other Mailing Address 630 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number (308) 520-6207 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Republican Valley Rentals, LLC Street or Other Mailing Address 742 N Chestnut St City Red Cloud State NE Zip Code 68970 Phone Number (402) 621-0708 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$16,725

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

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

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

18 Address of Property
**702 N Webster St
 Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The 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 Total purchase price, including any liabilities assumed	\$ 47,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 47,000.00

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

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

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

[Signature] Attorney 10/07/2022
 Signature of Grantee or Authorized Representative Title Date

sign here

Register of Deed's Use Only

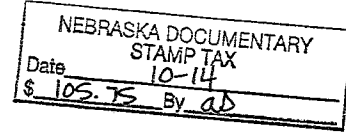
26 Date Deed Recorded Mo. <u>10</u> Day <u>14</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>105.75</u>	28 Recording Data BK 2022 Pg 2623	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 2623

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of Oct A.D., 2022, at 10:51 o'clock AM. Recorded in Book 2022 on Page 2623
Janice Petach County Clerk
10-20 AD Deputy
Ind. Comp. Assessor Carded



WARRANTY DEED

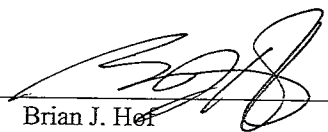
Brian J. Hof, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Republican Valley Rentals, LLC, a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) 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.

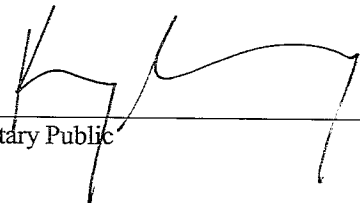


Brian J. Hof

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 7, 2022, by Brian J. Hof, a single person.

Comm. expires 



Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2633	10/3/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002106800		289		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	3	0	00000	1	000	0045		
Land		Improvements		Total		Date of Sale Property Classification Code								
706,315				706,315		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		95.300		436,475		GRASSLAND 1G1								
1A		24.300		111,295		1G								
2A1		7.000		32,060		2G1								
2A						2G								
3A1						3G1								
3A		0.200		850		3G								
4A1		16.000		67,680		4G1								
4A		5.900		24,955		4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		9.800		24,750		Accretion								
2D1		1.500		3,790		Waste								
2D						Other								
3D1		0.800		1,775		AG LAND TOTAL		162.500		706,315				
3D						Roads		4.000						
4D1		1.700		2,685		Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		4.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER INTO REVOCABLE TRUST	
Comments from 002106800	Comments:

(Continue on back)

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 10 Day 03 Yr. 2022		4 Date of Deed Mo. 10 Day 03 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) PEGGY S AND DAN A SLOEY Street or Other Mailing Address 7723 19TH STREET City GREEKEY State CO Zip Code 80634 Phone Number (402) 580-9001 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dan A Sloey & Peggy S Sloey Trustees of Dan & Peggy Sloey Street or Other Mailing Address 7723 W 19TH ST City GREELEY State CO Zip Code 80634 Phone Number (402) 580-9001 Email Address N/A			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed							
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer					
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.)				12 Was real estate purchased for same use? (If No, state the intended use.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Parents and Child <input checked="" type="checkbox"/> Self <input checked="" type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input checked="" type="checkbox"/> Other Grantor's Trust							
14 What is the current market value of the real property? \$966,000				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)			
				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land?				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 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 <input type="checkbox"/> No address assigned				18b <input type="checkbox"/> 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		23 Was non-real property included in the purchase?		22		23	
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		\$ 0.00		\$ 0.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)				\$ 0.00			
24				\$ 0.00			
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4							

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

Oct. 17, 2022

Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. 10 Day 17 Yr. 22		27 Value of Stamp or Exempt Number \$ Exempt #24		28 Recording Data BIL 2022, Pg 2633		For Dept. Use Only	
---	--	---	--	--	--	--------------------	--

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

sign here

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 Oct A.D., 2022, at 10:42 o'clock A M. Recorded in Book 222 on Page 2633
Louise Petch County Clerk
10.00 10 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-17-22
\$ Exempt # 4 By 10

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 (NW¼) 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 October 3rd, 2022.

Dan A. Sloey
Dan A. Sloey

Peggy S. Sloey
Peggy S. Sloey

STATE OF COLORADO, COUNTY OF Weld) ss.

The foregoing instrument was acknowledged before me on October 3rd, 2022, by Dan A. Sloey and Peggy S. Sloey, husband and wife.

Comm. expires 1.18.2023

Micki Sather
Notary Public

Garwood & McCracken, Lawyers
401 North Webster Street, Red Cloud, NE 68970

Ph/Fax (402) 746-3613

DAVEFAWP/700KRUEGER/SLOEY

MICKI SATHER
Notary Public
STATE OF COLORADO
NOTARY ID 20064039596
MY COMMISSION EXPIRES JANUARY 18, 2023

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2636	10/11/2022	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000337600		290		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20055		013	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,860		122,565		125,425		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1971				Construction Date :						
Floor:				Floor Sq. Ft. : 1,170				Floor Sq. Ft. :						
Building Cost New:				Cost : 192,715				Cost :						
Single Family Style: 101				Residential Condition: 35				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
CORRECTIVE QCD														
Comments from						Comments:								
000337600														

(Continue on back)

Real Estate Transfer Statement

290

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number.

(A) Status, (B) Property Type, (C) Mobile Home

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

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

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

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent

18a No address assigned, 18b Vacant land, 20 Legal Description

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

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

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, Closing Dept. Manager, (402) 463-4198, 10-11-2022

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

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

Exhibit "A"

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 $77^{\circ}15'$, 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 $77^{\circ}15'$, 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 _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/17/22
\$ Ex004 By AS

State of Nebraska }
County of Webster } ss.

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

Lorise 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).

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.

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

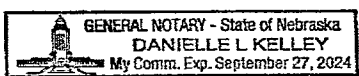
David W. Hazen

Tricia A. Hazen

Tricia A. Hazen

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 11th day of October, 2022, before me personally appeared **David W. Hazen and Tricia A. Hazen**.



Danielle L. Kelley

Notary Public - *Danielle L. Kelley*

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2653	10/18/2022	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001701003	291	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	3	2	00000		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
38,935	227,295	266,230		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 5			
LCG			ACRES:	VALUE:	LCG			ACRES:	VALUE:			
IRRIGATED	1A1				GRASSLAND	1G1						
	1A					1G						
	2A1					2G1						
	2A					2G						
	3A1					3G1						
	3A					3G						
	4A1					4G1						
	4A					4G						
DRYLAND	1D1					Shelterbelt/Timber						
	1D					Accretion						
	2D1					Waste						
	2D					Other						
	3D1					AG LAND TOTAL						
	3D					Roads	0.170					
	4D1					Farm Sites	1.000			13,840		
	4D					Home Sites	1.030			25,095		
						Recreation						
	Dwellings			213,750		Other						
	Outbuildings			13,545		Non-AG TOTAL	2.200			38,935		
Assessor's Adjustment to Sale Price (+ or -):						Total Recapture Value:						
Assessor Comments and Reason for Adjustment:												
SURVIVORSHIP WD												
Comments from						Comments:						
001701003												
(Continue on back)												

Good Life. Great Service.

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

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

1. County Name Webster; 2. County Number 91; 3. Date of Sale/Transfer Mo. 10 Day 18 Yr. 2022; 4. Date of Deed Mo 09 Day 27 Yr. 2022; 5. Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ronald C. & Janie S. Hartman, Amy & Richard bdiiek, Amberi & Paul Stoner, Annette & Matthew Spencer; 6. Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lance D. Atwater and Krystal D. Atwater; Street or Other Mailing Address 2487 Rd., 1625; City Blue Hill State NE Zip Code 68930; Phone Number 402-984-4059; Email Address lance.atwater@gmail.com

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status: Improved, Unimproved, IOLL; (B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt; (C) Mobile Home; 8 Type of Deed: Conservator, Distribution, Land Contract/Memo, Partition, Sheriff, Other, Bill of Sale, Corrective, Easement, Lease, Personal Rep., Trust/Trustee, Cemetery, Death Certificate - Transfer on Death, Executor, Mineral, Quit Claim, Warranty; 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No; 10 Type of Transfer: Distribution, Foreclosure, Irrevocable Trust, Revocable Trust, Transfer on Death, Auction, Easement, Gift, Life Estate, Sale, Trustee to Beneficiary, Court Decree, Exchange, Grantor Trust, Partition, Satisfaction of Contract, Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.) Yes No; 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No; 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property?; 15 Was the mortgage assumed? (If Yes, state the amount and interest rate) Yes No \$ %; 16 Does this conveyance divide a current parcel of land? Yes No; 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact) Yes Aksarben Title & Escrow No; 18 Address of Property 2487 Rd. 1625 Blue Hill, NE 68930; 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same As No. 6 Above; 18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.) 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. 21 If agricultural, list total number of acres transferred in this transaction. 22 Total purchase price, including any liabilities assumed \$495,000.00; 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions); 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$495,000.00; 25 If this transfer is exempt from the documentary stamp tax, list the exemption number

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

sign here Lance D. Atwater and Krystal D. Atwater Print or Type Name of Grantee or Authorized Representative 402-984-4059 Phone Number Signature of Grantee or Authorized Representative Buyer Title October 18, 2022 Date

Register of Deeds' Use Only 26. Date Deed Recorded Mo 10 Day 18 Yr. 22; 27. Value of Stamp or Exempt Number \$ 113.75; 28. Recording Data BK 2022, pg 2653; For Dept. Use Only

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/18/22
\$1113.75 By AS

State of Nebraska }
County of Webster } ss.

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

Lorise 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).

Dated this 27 day of September, 2022

Ronald C. Hartman
Ronald C. Hartman

Janie S. Hartman
Janie S. Hartman

Amy Ostdiek
Amy Ostdiek

Richard Ostdiek
Richard Ostdiek

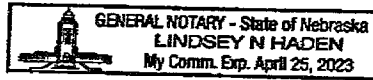
Amber Stoner
Amber Stoner

Paul Stoner
Paul Stoner

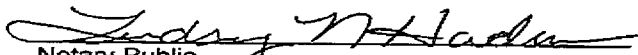
Annette Spencer
Annette Spencer

Matthew Spencer
Matthew Spencer

State of Nebraska)
County of Webster) ss.
)



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: 4-25-2023

Return to: Aksarben Title and Escrow
Lance D. Atwater

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2656	10/17/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000136600	292	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		002	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
830	44,185	45,015		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1890	Construction Date :
Floor:	Floor Sq. Ft. : 1,584	Floor Sq. Ft. :
Building Cost New:	Cost : 174,090	Cost :
Single Family Style: 104	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:
 WD; TRANSFER INTO TRUST

Comments from **Comments:**
 000136600

(Continue on back)

Real Estate Transfer Statement

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

292

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

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>17</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>10</u> Day <u>17</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gretchen L. Mino Street or Other Mailing Address 950 Milsom Place City Windsor State CA Zip Code 95492 Phone Number (707) 486-9888 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gretchen L. Mino and Karen T. Shimizu, Co-Trustees Street or Other Mailing Address 950 Milsom Place City Windsor State CA Zip Code 95492 Phone Number (707) 486-9888 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA	

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

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

8 Type of Deed

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$45,015

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

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

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

18 Address of Property
412 North Cherry Street, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
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 _____

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 19

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

sign here **Gretchen L. Mino** Mino
Print or Type Name of Grantee or Authorized Representative

Gretchen R. Mino Grantee
Signature of Grantee or Authorized Representative Title

7074869888 Phone Number
10-17-2022 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>18</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt #19	28 Recording Data BK 2022, 2656

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



Certificate of Exemption – Deeds to Trustees

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

SECTION 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

SECTION 2

Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer? YES NO

Check the exemption that would apply if the transfer was made directly from the grantor to the beneficiaries of the trust.

- Deeds to property transferred by or to the U.S., the State of Nebraska, or any of their agencies or subdivisions.
- Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded, but 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.
- Deeds to or from a family corporation, partnership, or limited liability company (LLC). All the shares of stock of the corporation or interest in the partnership or LLC are owned by members of a family, or a trust created for the benefit of a member of that family, related to one another within the fourth degree of kindred according to the rules of civil law, and their spouses. No consideration is given other than the issuance of stock of the corporation or interest in the partnership or LLC to the family members or the return of the stock to the corporation in partial or complete liquidation of the corporation or deeds in dissolution of the interest in the partnership or LLCs. To qualify for the exemption for family corporations, partnerships, or LLC, the property must be transferred in the name of the corporation or partnership and not in the name of the individual shareholders, partners, or members.
- Deeds of partition.
- Deeds made pursuant to mergers, consolidation, sales, or transfers of the assets of a corporation pursuant to the plans of merger or consolidation filed with the Secretary of State. A copy of this plan must be presented to the register of deeds before the documentary stamp tax exemption is granted.
- Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- Cemetery deeds.
- Mineral deeds.
- Deeds executed pursuant to court decrees.
- Deeds which release a reversionary interest, a condition subsequent or precedent, a restriction, or any other contingent interest.
- Deeds of distribution executed by a personal representative conveying to devisees or heirs property passing by testate or intestate succession.
- Deeds transferring property located within the boundaries of an Indian Reservation where the grantor or grantee is a Native American residing on an Indian Reservation in Nebraska.
- Deeds which convey property held in the name of any partnership or LLC, which is not a family partnership or LLC, to any partner in the partnership or member of the LLC, or to his or her spouse.
- Easements.

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

Gretchen L. Mino

Title

trustee

Date

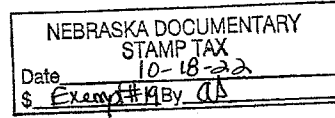
10-17-2022

**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 } 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 Oct A.D., 2022, at 11:26 o'clock a.M. Recorded in Book 2022 on Page 2656
Louise Petrich County Clerk
10.00 AD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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 other valuable consideration received from Grantee, Gretchen L. Mino and Karen T. Shimizu, Co-Trustees of the Gretchen L. Mino 2002 Trust, created by Declaration of Trust dated December 17, 2002; as Restated November 22, 2004; Amended November 30, 2010, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Seventy-five feet (S.75') of the North Two Hundred feet (N. 200') of Block Two (2), LeDuc's Addition to the City Red Cloud, Webster County, Nebraska.

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

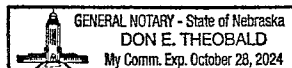
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed October 17, 2022.

Gretchen L. Mino
Gretchen L. Mino

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

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



Don E. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2022	2657	9/8/2022	Base: 91-0002			Affiliated:		Unified:								
Location ID		Sale Number		Useability & Code #		Parcel Number											
001401600		293		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed Value						4489	1	10	3	0	00000	1	000	0000			
Land		Improvements		Total		Date of Sale Property Classification Code											
1,930,955		187,000		2,117,955		Status	Property Type	Zoning	Location	City Size	Parcel Size						
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 9						
LCG			ACRES:			VALUE:			LCG			ACRES:			VALUE:		
IRRIGATED 1A1			53.830			189,750			GRASSLAND 1G1			286.360			400,900		
1A			41.970			191,775			1G			65.630			91,880		
2A1			104.070			439,370			2G1			146.350			204,895		
2A			59.780			261,240			2G			1.510			425		
3A1									3G1								
3A									3G								
4A1									4G1			0.610			170		
4A			3.730			9,480			4G			45.430			44,730		
DRYLAND 1D1			0.030			75			Shelterbelt/Timber								
1D			3.090			7,800			Accretion			2.080					
2D1									Waste								
2D			2.880			6,395			Other								
3D1									AG LAND TOTAL			831.470			1,871,195		
3D									Roads			4.000					
4D1			9.320			14,725			Farm Sites			3.000			34,760		
4D			4.800			7,585			Home Sites			1.000			25,000		
									Recreation								
Dwellings						34,610			Other								
Outbuildings						152,390			Non-AG TOTAL			8.000			59,760		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; EXCHANGE OF PROPERTY BETWEEN BROTHERS	
Comments from	
Comments:	
001401600 001401700 001401900 001504700 001502700	

(Continue on back)

Real Estate Transfer Statement

293

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 09 Day 08 Yr. 2022		4 Date of Deed Mo. 09 Day 08 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gary D and Laura L Rasser Street or Other Mailing Address 1492 HWY 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3374 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lonny D Rasser Street or Other Mailing Address 420 N Franklin St. City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0102 Email Address n/a			
Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>							

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$2,000,000

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

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

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

18 Address of Property
rural agland
same as grantee

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
See 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0	00

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

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

David B. Garwood
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title Attorney
 Phone Number (402) 746-3613
 Date Oct 19, 2022

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 19 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt #7	28 Recording Data BK 2022 Pg 2057	

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

LONNY RASSER LAND

The Northeast Quarter (NE $\frac{1}{4}$), the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) and the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty-nine (29), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND 15027 ✓ 319.78

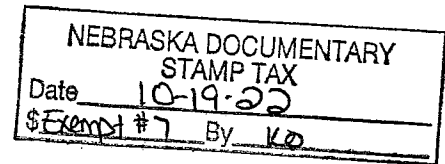
The Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-three (33), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND 15047 ✓ 156.75

The West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$), the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), and Lot Four (4) in the Southeast Quarter (SE $\frac{1}{4}$) 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 151.06 14019 ✓

The East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) and the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) 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 154.22 14017

That part of the North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) lying North and West of the railroad right-of-way, and the West 20 acres of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) and the West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) 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. 57.66 14012 ✓

839.47

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 19 day
of Oct A.D., 20 22, at 11:26
o'clock A M. Recorded in Book 2022
on Page 2657-2658
Loise Petch County Clerk
16.00 16 Deputy
Ind Comp Assessor Carded **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 (NE $\frac{1}{4}$), the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) and the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) 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 (NW $\frac{1}{4}$) 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 (W $\frac{1}{2}$ NE $\frac{1}{4}$), the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), and Lot Four (4) in the Southeast Quarter (SE $\frac{1}{4}$) 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 (E $\frac{1}{2}$ NE $\frac{1}{4}$) and the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) 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 (N $\frac{1}{2}$ NW $\frac{1}{4}$) lying North and West of the railroad right-of-way, and the West 20 acres of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) and the West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) 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.

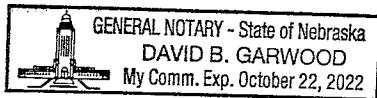
Executed September 8th, 2022.

Gary D. Rasser
Gary D. Rasser

Laura L. Rasser
Laura L. Rasser

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 8th, 2022, by Gary D. Rasser & Laura L. Rasser, husband and wife.



Comm. expires 10-22-2022

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2659	9/8/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001401800	294	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	4	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,067,065	11,850	2,078,915		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED	1A1	187.500	671,115	GRASSLAND	1G1	435.140	609,205					
	1A	28.000	98,910		1G	57.380	67,150					
	2A1	13.600	48,195		2G1	122.310	171,230					
	2A	15.660	52,795		2G	8.150	2,340					
	3A1				3G1							
	3A				3G							
	4A1	3.650	11,460		4G1	1.600	450					
	4A	9.650	18,090		4G	65.390	57,940					
DRYLAND	1D1	1.450	3,660	Shelterbelt/Timber								
	1D	1.860	4,695	Accretion			17.650					
	2D1			Waste			4.150	1,160				
	2D			Other								
	3D1			AG LAND TOTAL			994.310	1,851,845				
	3D			Roads			1.940					
	4D1	10.570	16,700	Farm Sites			2.000	27,680				
	4D	10.600	16,750	Home Sites								
				Recreation								
	Dwellings		6,850	Other								
	Outbuildings		5,000	Non-AG TOTAL			3.940	27,680				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; EXCHANGE OF PROPERTY BETWEEN BROTHERS	
Comments from	Comments:
001401800 001402300 001505400 001504500 001504701 001504300 001503900	
001502400 00150230	

(Continue on back)

Real Estate Transfer Statement

294

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. 09 Day 08 Yr. 2022	4 Date of Deed Mo. 09 Day 08 Yr. 2022
-------------------------------	-----------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lonny D Rasser Street or Other Mailing Address 420 N Franklin St. City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0102 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gary D and Laura L Rasser Street or Other Mailing Address 1492 HWY 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3374 Email Address n/a	
---	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$2,000,000

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

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

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

18 Address of Property
rural agland
same as grantee

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

18a No address assigned 18b Vacant land

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

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

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

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

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

David B. Garwood
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title Attorney
 Phone Number (402) 746-3613
 Date Oct 19, 2022

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 19 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt #7	28 Recording Data B/L 2022 Pg 2659

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

GARY RASSER LAND

The Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-eight (28), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND 15023
157.84

The Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-eight (28), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND 15024
157.84

All that part of the Northwest Quarter (NW $\frac{1}{4}$) 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 15029
157.79

The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) 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 15043
155.58

The West Half of the Southeast Quarter (SE $\frac{1}{4}$), of Section Thirty-three (33), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND 15047
157.28

The Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-three (33), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; 15045
152.63

The West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) and the North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) EXCEPT about 2 acres cutoff by the millrace and EXCEPT a tract of land located in the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) 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 E $\frac{1}{2}$ bears S01°48'23"E or N01°48'23"W; Commencing at the W1/16th Corner of the NW $\frac{1}{4}$ of said Section 34; thence S01°48'23"E a distance of 801.00 feet on the $\frac{1}{4}$ $\frac{1}{4}$ 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 $\frac{1}{4}$ $\frac{1}{4}$ Section Line; thence N01°48'23" a distance of 485.00 feet on the $\frac{1}{4}$ $\frac{1}{4}$ Section Line to the True Point of Beginning, subject to County Road Right-of-Way on the West side; AND 15054
188.07

Lot One (1) in the Southwest Quarter (SW $\frac{1}{4}$) and The Fractional Northwest Quarter (NW $\frac{1}{4}$) of Section Four (4); and all of Government Lots One (1), Two (2), and Eight (8) in the Northeast Quarter (NE $\frac{1}{4}$) 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 NW $\frac{1}{4}$ 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 NW $\frac{1}{4}$; 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. 14018
14023
186.1
87.05
1156.18

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 2659

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of Oct A.D., 2022, at 10:28 o'clock A. M. Recorded in Book 2022 on Page 2659-2660
Louis Peterson County Clerk
Lo-CD VO Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>10-19-22</u>
\$ Extend #	<u>7</u> By <u>VO</u>

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 (NE $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) 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 (NW $\frac{1}{4}$) 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 (W $\frac{1}{2}$ SE $\frac{1}{4}$) 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 (SE $\frac{1}{4}$), 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 (SW $\frac{1}{4}$) 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 (W $\frac{1}{2}$ NE $\frac{1}{4}$) and the North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) EXCEPT about 2 acres cutoff by the millrace and EXCEPT a tract of land located in the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) 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 E $\frac{1}{2}$ bears S01°48'23"E or N01°48'23"W; Commencing at the W1/16th Corner of the NW $\frac{1}{4}$ of said Section 34; thence S01°48'23"E a distance of 801.00 feet on the $\frac{1}{4}$ $\frac{1}{4}$ 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 8th, 2022.

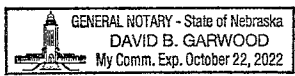
Lonny D. Rasser
Lonny D. Rasser

Gary D. Rasser
Gary D. Rasser

Laura L. Rasser
Laura L. Rasser

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 8th, 2022, by Lonny D. Rasser, a single person, and by Gary D. Rasser and Laura L. Rasser, husband and wife.



Comm. expires 10-22-2022

David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	2673	10/20/2022	Base: 65-0011		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000614000		295	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value					4487			00	0	40015		001	0000
Land		Improvements	Total		Date of Sale Property Classification Code								
525		875	1,400		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)					A) 1	B) 01	C) 1	D) 1	E) 7	F) 4			

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

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:
 WD; FROM PARENT TO CHILD

Comments from **Comments:**
 000614000

(Continue on back)

Real Estate Transfer Statement

215

FORM
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 10 Day 20 Yr. 2022		Mo. 10 Day 20 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Debra E. Lemburg				Grantee's Name (Buyer) Audrey Thomsen			
Street or Other Mailing Address 503 Center Ave				Street or Other Mailing Address 904 Grand St.			
City Wolbach		State NE		City St. Paul		State NE	
		Zip Code 68882				Zip Code 68873	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No **Grantor reserves Life Estate**

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

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

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

14 What is the current market value of the real property?
\$509

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

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

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

18 Address of Property
A Street
Guide Rock, NE 68942

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Debra E. Lemburg (LE)
503 Center Ave
Wolbach, NE 68882

18a No address assigned 18b 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 liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

sign here Julie K.W. Gawrych
Print or Type Name of Grantee or Authorized Representative

Julie K.W. Gawrych
Signature of Grantee or Authorized Representative

Attorney at Law
Title

(308) 754-4442
Phone Number

10/20/2022
Date

Register of Deed's Use Only			For Dept. Use Only
25 Date Deed Recorded Mo. 10 Day 20 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2022Pg 2623	

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2674	10/20/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001002100		296		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	5	3	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
45,395				45,395		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 8					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	0.140		195				
	1A						1G	1.390		390				
	2A1						2G1	4.390		1,385				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G	11.500		3,220				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	1.890		4,770		Accretion								
	2D1	4.340		10,960		Waste								
	2D					Other								
	3D1					AG LAND TOTAL		39.140		45,395				
	3D					Roads		1.000						
	4D1	15.490		24,475		Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		1.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; FROM PARENT TO CHILD	
Comments from	Comments:
001002100	

(Continue on back)

Real Estate Transfer Statement

296

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>20</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>10</u> Day <u>20</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Debra E. Lemburg a/k/a Debra Elaine Lemburg Street or Other Mailing Address 503 Center Ave City Wolbach State NE Zip Code 68882 Phone Number _____ Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Audrey Thomsen Street or Other Mailing Address 904 Grand St. City St. Paul State NE Zip Code 68873 Phone Number _____ Email Address _____			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> iOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No							
10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____							
11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Grantor reserves Life Estate				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? \$16,519				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property 5-1-9				19 Name and Address of Person to Whom the Tax Statement Should be Sent Debra E. Lemburg (LE) 503 Center Ave Wolbach, NE 68882			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> 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	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **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 or Type Name of Grantee or Authorized Representative Phone Number

Julie K.W. Gawrych Attorney at Law 10/20/2022
Signature of Grantee or Authorized Representative Title Date

26 Date Deed Recorded Mo. <u>10</u> Day <u>20</u> Yr. <u>22</u>		27 Value of Stamp or Exempt Number \$ Exempt #5a		28 Recording Data BK2022 Pg 2674		For Dept. Use Only	
--	--	--	--	--	--	--------------------	--

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

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

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

Return to: Wroblewski & Gawrych Law Office LLC
Preparer: 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/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 (SE1/4SW1/4) 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

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

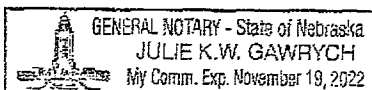
STATE OF NEBRASKA)

) SS.

COUNTY OF HOWARD)

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

Julie K.W. Gawrych
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2675	10/20/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000616900		297		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40020		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
420		10,225		10,645		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1895				Construction Date :						
Floor:				Floor Sq. Ft. : 1,368				Floor Sq. Ft. :						
Building Cost New:				Cost : 147,440				Cost :						
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD; FROM PARENT TO CHILD														
Comments from						Comments:								
000616900														
(Continue on back)														

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 10 Day 20 Yr. 2022
4 Date of Deed Mo. 10 Day 20 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Debra Lemburg aka Debra Elaine Lemburg
6 Grantee's Name, Address, and Telephone (Please Print) Audrey Thomsen
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

8 Type of Deed
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031) Exchange) by buyer or seller?
10 Type of Transfer
11 Was ownership transferred in full? (If No, explain the division.)
12 Was real estate purchased for same use? (If No, state the intended use.)

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

14 What is the current market value of the real property? \$3,874
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
16 Does this conveyance divide a current parcel of land?
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property 615 West High St Guide Rock, NE 68942
19 Name and Address of Person to Whom the Tax Statement Should be Sent Debra E. Lemburg (LE) 503 Center Ave Wdbach, NE 68882

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title Attorney at Law
Date 10/20/2022
Phone Number (308) 754-4442

Register of Deed's Use Only
26 Date Deed Recorded Mo. 10 Day 20 Yr. 22
27 Value of Stamp or Exempt Number \$ Exempt # 5a
28 Recording Data BK 2022, pg 2675

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2676	10/21/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002308101	298	4	11	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369			16	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
234,390		234,390		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	0.880	1,230						
1A				1G								
2A1				2G1	0.170	240						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G	0.030	30						
DRYLAND 1D1	66.860	168,820		Shelterbelt/Timber								
1D	1.150	2,905		Accretion								
2D1				Waste								
2D	2.270	5,040		Other								
3D1				AG LAND TOTAL	106.880	234,390						
3D				Roads	1.540							
4D1	29.320	46,325		Farm Sites								
4D	6.200	9,800		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	1.540							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORRECTIVE JTWD	
Comments from	Comments:
002308101	

(Continue on back)

Real Estate Transfer Statement

298

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 10 Day 21 Yr. 2022 4 Date of Deed Mo. 10 Day 21 Yr. 2022

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Timothy D. Meline and Gwendolyn M. Meline Grantee's Name (Buyer) Nelson P. Trambly and Kelly E. Trambly

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

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

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

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

14 What is the current market value of the real property? \$340,719 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

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

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

21 If agricultural, list total number of acres transferred in this transaction 108.13

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

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

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

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

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 12 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 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 }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Oct A.D. 2022, at 3:45 o'clock P.M. Recorded in Book 2022 on Page 2676
Louise Detoch County Clerk
16.00 15 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX
Date 8-21-22
\$ Exempt # 4 By LB

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

CORRECTIVE JOINT TENANCY WARRANTY DEED

Timothy D. Meline and Gwendolyn M. Meline, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Nelson P. Trambly and Kelly E. Trambly, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southeast Quarter (SE1/4) of Section 16, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of the Southeast Quarter (SE1/4) of said Section 16, this being the point of beginning; thence S88°35'00"W, on the South line of said Southeast Quarter (SE1/4) 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 (SE1/4); 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 (SE1/4), a distance of 2636.54 feet to the point of beginning, subject to county road right-of-way.

Corrects Joint Tenancy Warranty Deed recorded July 28, 2022 in Book 2022, Page 1945.

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

- (1) are lawfully seized of such real estate and that it is free from 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 October 21, 2022.

Timothy D. Meline
Timothy D. Meline

Gwendolyn M. Meline
Gwendolyn M. Meline

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on October 21, 2022 by Timothy D. Meline and Gwendolyn M. Meline, husband and wife.

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

Teresa L. Theobald
Notary Public

My commission expires: 8/27/2025

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2677	10/21/2022	Base: 65-0005		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001205000	299	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	12	4	00000	1	000	6201
Land	Improvements	Total		Date of Sale Property Classification Code								
63,975	207,620	271,595		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED	1A1			GRASSLAND	1G1	4.120	5,770					
	1A				1G	4.220	5,910					
	2A1				2G1	7.950	11,130					
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1	0.920	2,325	Shelterbelt/Timber								
	1D			Accretion								
	2D1			Waste								
	2D			Other								
	3D1			AG LAND TOTAL		17.210	25,135					
	3D			Roads		1.210						
	4D1			Farm Sites		1.000	13,840					
	4D			Home Sites		1.000	25,000					
				Recreation								
	Dwellings		152,190	Other								
	Outbuildings		55,430	Non-AG TOTAL		3.210	38,840					

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)

Real Estate Transfer Statement ²⁹⁹

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 10 Day 21 Yr. 2022	4 Date of Deed Mo. 10 Day 21 Yr. 2022
--------------------------------------	------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Francis Schroer and Kyrene Schroer Street or Other Mailing Address 4180 Michigan Ave City Grand Island State NE Zip Code 68803 Phone Number (402) 460-9936 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Garrett Schroer Street or Other Mailing Address 1453 Main St City Ruskin State NE Zip Code 68979 Phone Number 402-460-897 Email Address n/a	
Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$382,000

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

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

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

18 Address of Property
**1717 Road 2500
Lawrence, NE 68957**

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction **19.88 +/-**

22 Total purchase price, including any liabilities assumed	22	\$	382,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	382,000.00

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

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

Garrett Schroer
Print or Type Name of Grantee or Authorized Representative

Garrett Schroer
Signature of Grantee or Authorized Representative

Grantee
Title

402-460-897
Phone Number

10/21/2022
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 21 Yr. 22	27 Value of Stamp or Exempt Number \$ 859.50	28 Recording Data BK2022, Pg 2677

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

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 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 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.

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 21 day of Oct A.D., 2022, at 3:49 o'clock P.M. Recorded in Book 2022 on Page 2677-2679
Louise Peterh County Clerk
22.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

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

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

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
Francis P. Schroer, Grantor

Kylene M. Schroer
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.

Teresa L. Theobald
Notary Public

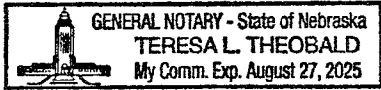


EXHIBIT A

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 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, 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.	Book	Page	Sale Date	School District Code								
91	2022	2696	10/21/2022	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000306800	300	1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		015	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,130	85,480	87,610		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1980				Construction Date :				
Floor:				Floor Sq. Ft. : 1,512				Floor Sq. Ft. :				
Building Cost New:				Cost : 180,775				Cost :				
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
WD												
Comments from					Comments:							
000306800												
(Continue on back)												

Real Estate Transfer Statement

300

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 10 Day 21 Yr. 2022		4 Date of Deed Mo. 10 Day 10 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kelly McConville Street or Other Mailing Address P.O. Box 215 City Blue Hill State NE Zip Code 68930 Phone Number (402) 460-1023 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kimberly Ray Nelsen and Deborah Jo Nelsen Street or Other Mailing Address 205 South Sycamore Po Box 43 City Blue Hill State NE Zip Code 68930 Phone Number (308) 280-1725 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$185,000

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

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

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

18 Address of Property
**205 South Sycamore
 Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	185,000.00

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

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

Danielle L. Kelley
 Print or Type Name of Grantee or Authorized Representative

Danielle L. Kelley
 Signature of Grantee or Authorized Representative

Closing Dept. Manager
 Title

(402) 463-4198
 Phone Number

10-21-2022
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 24 Yr. 22	27 Value of Stamp or Exempt Number \$ 416.25	28 Recording Data BK2022, 2696	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/24/22
\$ 416.25 By AS

Bk 2022, Pg 2696

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

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

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

Warranty Deed

The Grantor, **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 GRANTEEES that GRANTOR:

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

Executed October 10, 2022.

Kelly McConville

Kelly McConville

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 10th day of October, 2022, before me personally appeared **Kelly McConville**.

GENERAL NOTARY - State of Nebraska
SALLY J CONSRUCK
My Comm. Exp. December 16, 2025

Sally J. Consbruck

Notary Public - SALLY J. CONSRUCK

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2715	10/19/2022	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000626000	301	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40025		001	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
525	67,635	68,160		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 4			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1900				Construction Date :				
Floor:				Floor Sq. Ft. : 1,788				Floor Sq. Ft. :				
Building Cost New:				Cost : 225,455				Cost :				
Single Family Style: 101				Residential Condition: 35				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
QCD; SALE BETWEEN PARENT & CHILD												
Comments from				Comments:								
000626000												

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name Webster		2 County Number Select County & County Number 45		3 Date of Sale/Transfer Mo. 10 Day 19 Yr. 2022		4 Date of Deed Mo. 10 Day 19 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Janice Elaine McCutcheon Street or Other Mailing Address 2702 Hwy 128 City Burr Oak State KS Zip Code 66693 Phone Number 402-879-5607 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Justin Lee McCutcheon Street or Other Mailing Address 450 W Douglas Ave City Guide Rock State NE Zip Code 68742 Phone Number 402-879-5980 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address 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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$75,000.00

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

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

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

18 Address of Property
**450 W Douglas Ave
 Guide Rock, NE 68742**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Justin McCutcheon
 450 W Douglas Ave
 Guide Rock, NE 68742**

20 Legal Description (Attach additional pages, if needed.)
Lots 14 thru 19 Blk 1 Guide Rock Roberts Addition

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

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

sign here

Justin McCutcheon
 Print or Type Name of Grantee or Authorized Representative

Justin McCutcheon
 Signature of Grantee or Authorized Representative

_____ Title _____
 _____ Date _____

402-879-5980
 Phone Number

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 25 Yr. 22	27 Value of Stamp or Exempt Number \$ exempt 53	28 Recording Data Book 2022 Pg 2715-2717	

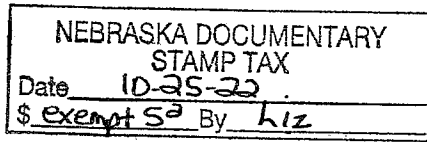
Edit Download

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 2715

Quit Claim Deed

Entered on the numerical index and filed for record in the Clerk's office of said county this 15th day of October A.D., 2022, at 1:45 o'clock P. M. Recorded in Book 2022 on Page 2715-2717
Louise Petsch County Clerk
\$22.00 Deputy
Ind Comp Assessor Carded



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

THIS DEED is made this day of October 19, 2022, by and between the "Grantor,"

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

 Edit

Download 

BOOK 2022 PAGE 2716

Grantor (or authorized agent)

x/ *Janice Elaine McCutcheon*

Print Name: Janice Elaine McCutcheon

[Edit](#) [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 Public, Nebraska



Real Estate Transfer Statement 302

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 10 Day 25 Yr. 22 4 Date of Deed Mo. 10 Day 25 Yr. 22

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

Grantor's Name (Seller) Sandra K. Koler Grantee's Name (Buyer) See Attached

Street or Other Mailing Address 40 North Webster

City Red Cloud State NE Zip Code 68970

Phone Number (402) 746-2453

Email Address NA

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

(A) Status (B) Property Type (C) Mobile Home

8 Type of Deed

9 Was transfer part of IRS like-kind exchange... 10 Type of Transfer

11 Was ownership transferred in full? 12 Was real estate purchased for same use?

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?

14 What is the current market value of the real property? \$17,670 15 Was the mortgage assumed?

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

18 Address of Property 40 North Webster, Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed \$ 0.00

23 Was non-real property included in the purchase? \$

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

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

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

sign here Don E. Theobald Attorney (402) 746-2774

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

26 Date Deed Recorded Mo. 10 Day 25 Yr. 22 27 Value of Stamp or Exempt Number \$ Exempt # 5a 28 Recording Data BK 2022, Pg 2718

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

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 } ss.
County of Webster }

BOOK 2022 PAGE 2718

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of Oct A.D., 2022, at 1:53 o'clock P.M. Recorded in Book 2022 on Page 2718
Louise Peterson County Clerk
10.20 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-25-22
\$25.00 By AS

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

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
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

Don E Theobald
Notary Public

Real Estate Transfer Statement

303

FORM 521

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 10 Day 25 Yr. 22 4 Date of Deed Mo. 10 Day 5 Yr. 22

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See attached Grantee's Name (Buyer) Dakota Delka and Mariah Delka Street or Other Mailing Address 1005 North Cedar City Red Cloud State NE Zip Code 68970

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

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

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

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

14 What is the current market value of the real property? \$21,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property 1005 North Cedar Street, Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Eleven (11) and Twelve (12), Block Nineteen (19), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction. 22 Total purchase price, including any liabilities assumed \$ 21,000.00 23 Was non-real property included in the purchase? 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) \$ 21,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number. Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here Don E Theobald Print or Type Name of Grantee or Authorized Representative Attorney Title 402746-2774 Phone Number 10-25-2022 Date

Register of Deed's Use Only 26 Date Deed Recorded Mo. 10 Day 25 Yr. 22 27 Value of Stamp or Exempt Number \$ 47.25 28 Recording Data BK 2022, Pg 2719 For Dept. Use Only

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

State of Nebraska } ss.
County of Webster }

BOOK 2022 PAGE 2719

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of Oct A.D., 2022, at 1:57 o'clock P.M. Recorded in Book 2022 on Page 2719-2720
Louise Petach County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-25-22
\$ 47.25 By AD

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.

Executed October 5, 2022.

Kathleen K. Kucera
Kathleen K. Kucera

Richard L. Kucera
Richard L. Kucera

Robert D. Shannon
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

Don E. Theobald
Notary Public

STATE OF NEBRASKA, COUNTY OF NUCKOLLS) ss.

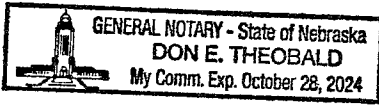
The foregoing instrument was acknowledged before me on October 15, 2022 by Robert D. Shannon, a single person.



Don E. Theobald
Notary Public

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.



Don E. Theobald
Notary Public

|

Real Estate Transfer Statement

304

FORM
521

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 10 Day 24 Yr. 2022		4 Date of Deed Mo. 10 Day 24 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) KenWorks Properties, LLC, a Nebraska limited liability company Street or Other Mailing Address 7140 W Monument Rd City Ayr State NE Zip Code 68925				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kenneth L. VanWey and Debra K. VanWey Street or Other Mailing Address 941 N Franklin St City Red Cloud State NE Zip Code 68970			
Phone Number (402) -984-9654		Phone Number (402) 746-4483		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$3,500.00

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

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

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

18 Address of Property
**59 North Seward Street
 Red Cloud, NE 68970**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Kenneth L. VanWey and Debra K. VanWey
 941 N. Franklin St.
 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 _____

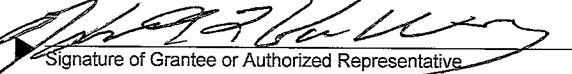
22 Total purchase price, including any liabilities assumed	22	\$	3,750	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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
 Print or Type Name of Grantee or Authorized Representative

(402) 746-4483
Phone Number

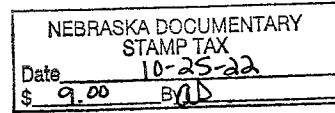
sign here 
 Signature of Grantee or Authorized Representative

Grantee or Authorized Representative
 Title
 October 2022
 Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 25 Yr. 22	27 Value of Stamp or Exempt Number \$ 9.00	28 Recording Data BK2022, Pg 2721

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 25 day of Oct A.D., 2022, at 3:35 o'clock P.M. Recorded in Book 2022 on Page 2721
Amiee Patach County Clerk
10.00 AD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



AFTER RECORDING RETURN TO:

QUITCLAIM DEED

THE GRANTOR, KenWorks Properties, LLC, a Nebraska limited liability company, whether one or more, in consideration of **One Dollar and other valuable consideration** receipt of which is hereby acknowledged, quitclaims and conveys to

Kenneth L. VanWey and Debra K. VanWey, Husband and wife as joint tenants with right of survivorship,

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

Lots 3, 4, 5, 6 and 7, Block 4, Garber's Addition to Red Cloud, Webster County, Nebraska.

Executed this 25th day of **October, 2022**.

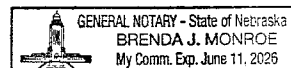
KenWorks Properties, LLC, a Nebraska limited liability company

By: Ken T. Lukasiewicz
It's: Member

By: Sheri A. Lukasiewicz
It's: Member

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 25th day of **October, 2022** by **Ken T. Lukasiewicz and Sheri A. Lukasiewicz**, Members of **KenWorks Properties, LLC**, a Nebraska limited liability company.

Notary Public

518

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.

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 10 Day 28 Yr. 22		4 Date of Deed Mo. 10 Day 28 Yr. 22	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Erik Arrellanes Street or Other Mailing Address 821 S Pine Ave, #20 City Hastings State NE Zip Code 68901 Phone Number (402) 853-6904 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Luis Castillo Street or Other Mailing Address 1414 St Paul Rd, #96 City Grand Island State NE Zip Code 68801 Phone Number (308) 227-0252 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$8,000

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

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

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

18 Address of Property
215 W Mariel St
Bladen, NE

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

18a No address assigned 18b Vacant land

20 Legal Description (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	\$	8,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	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 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.

Luis Castillo

Print or Type Name of Grantee or Authorized Representative Phone Number

sign here

Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 10 Day 28 Yr. 22	27 Value of Stamp or Exempt Number \$ 18.00	28 Recording Data BK2022, Pg 2747
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Grantee—Retain a copy of this document for your records.

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of Oct A.D., 2022, at 3:27 o'clock P.M. Recorded in Book 2022 on Page 2747
Louise Petro County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___


NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-28-22
\$ 18.00 By LD

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.

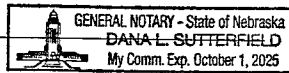
Executed October 28, 2022.

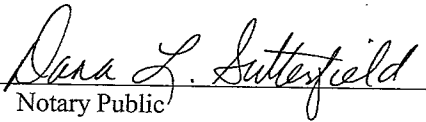

Erik Arrellanes

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




Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2756	10/31/2022	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000623501	306	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	3	1	40035		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
443,395		443,395		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 01	C) 1	D) 1	E) 7	F) 7			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED	1A1			GRASSLAND	1G1	43.430	60,800					
	1A	15.570	71,310		1G	13.890	19,445					
	2A1	5.200	23,815		2G1	16.100	12,405					
	2A	3.140	13,720		2G							
	3A1				3G1	0.020	30					
	3A				3G	0.790	220					
	4A1				4G1							
	4A				4G	4.060	1,135					
DRYLAND	1D1			Shelterbelt/Timber								
	1D	34.740	87,720	Accretion								
	2D1	9.500	23,990	Waste								
	2D	16.780	37,250	Other								
	3D1	18.980	42,135	AG LAND TOTAL		213.480	443,395					
	3D			Roads								
	4D1			Farm Sites								
	4D	31.280	49,420	Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings			Non-AG TOTAL								

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

(Continue on back)

Real Estate Transfer Statement

306

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 10 Day 31 Yr. 2022		4 Date of Deed Mo. 10 Day 24 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) see attached Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) John A. Kaldahl and Mary K. Kaldahl, Trustees Street or Other Mailing Address 4495 Highway 8			
City		State		City		State	
				Hardy		NE	
Phone Number		Zip Code		Phone Number		Zip Code	
				(402) 879-1917		68943	
Email Address n/a				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$725,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

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

See Attached

21 If agricultural, list total number of acres transferred in this transaction **213.48+-**

22 Total purchase price, including any liabilities assumed	22	\$ 725,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 725,000.00

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

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

Teresa Theobald
 Print or Type Name of Grantee or Authorized Representative

Teresa Theobald
 Signature of Grantee or Authorized Representative

Closing Agent
 Title

(402) 746-2246
 Phone Number

10/ /2022
 Date

sign here

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 31 Yr. 22	27 Value of Stamp or Exempt Number \$ 1631.25	28 Recording Data BK 2022, Pg 2756	

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

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

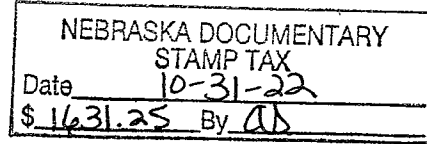
Sarah L. Crary
7092 Charles Street
Omaha, NE 68132
402-917-1802

Lot Eleven (11), New Territory of Guide Rock, in the Southwest Quarter (SW ¼) 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 ¼); and the North Half of the Southwest Quarter (N ½ SW ¼) 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.
 County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of Oct A.D., 2022, at 2:33 o'clock P.M. Recorded in Book 2022 on Page 2756-2758
Louise Petach County Clerk
22.00 Deputy
 Ind ___ Comp ___ Assessor ___ Carded ___



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 ¼) 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 ¼); and the North Half of the Southwest Quarter (N ½ SW ¼) 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

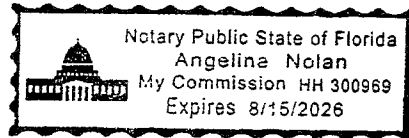
Grantors covenant, jointly and severally, with Grantees that Grantors:

- (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 10/24, 2022.

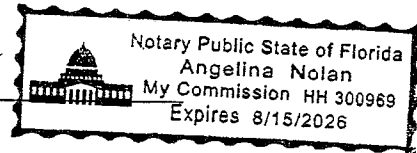
Lauren Taylor Crary
 Lauren Taylor Crary

STATE OF Florida)
) ss.
 COUNTY OF Lee)



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

Angelina Nolan
 Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2761	10/31/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000706400		308		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369			00	0	60005			010	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
965		8,785		9,750		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: INAVALE (INA)				A) 1	B) 01	C) 5	D) 3	E) 9	F) 3					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1912	Construction Date :
Floor:		Floor Sq. Ft. : 720	Floor Sq. Ft. :
Building Cost New:		Cost : 88,525	Cost :
Single Family Style: 101		Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: _____ Other1: _____ Other2: _____	
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

WD

Comments from 000706400 **Comments:**

(Continue on back)

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.

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 31 Yr. 22		Mo. 10 Day 31 Yr. 22	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Rose Marie Deisley				Grantee's Name (Buyer) David Saylor			
Street or Other Mailing Address 201 Minnesota Ave				Street or Other Mailing Address 401 Michigan Ave			
City Inavale		State NE		City Inavale		State NE	
Zip Code 68952				Zip Code 68952			
Phone Number (308) 470-0093		Phone Number (402) 257-7366		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

Buyer Seller No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

14 What is the current market value of the real property?

\$10,700

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes Montgomery Auction No

18 Address of Property

201 Minnesota Ave
Inavale, NE

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

Same as Grantee

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages if needed)

The South Half (S½) of Block Ten (10), and the South Half of the alley running East and West adjacent thereto, Original Town of Inavale, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	\$ 10,700.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 10,700.00

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

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

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

[Signature] Attorney
 Signature of Grantee or Authorized Representative Title Date 10/31/22

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 11 Day 1 Yr. 22	\$ 24.75	BK 2022, Pg 2761

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

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 1 day
of NOV A.D., 2022 at 9:58
o'clock A M. Recorded in Book 2022
on Page 2761
Louise Patsch County Clerk
10-00 VO Deputy
Ind Comp Assessor Carded

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

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 (S½) 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 31st, 2022.


Rose Marie Deisley

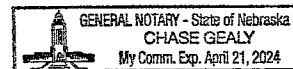
STATE OF NEBRASKA, COUNTY OF Buffalo) ss.

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

Comm. expires 4-21-2024



Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	2763	10/31/2022	Base: 01-0123		Affiliated:		Unified:					
Location ID	Sale Number	Useability & Code #		Parcel Number									
000503500	309	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4131			00	0	30005		007	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
1,410	14,680	16,090		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 3				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :					
Construction Date:				Construction Date : 1925				Construction Date :					
Floor:				Floor Sq. Ft. : 1,374				Floor Sq. Ft. :					
Building Cost New:				Cost : 134,440				Cost :					
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD													
Comments from						Comments:							
000503500													
(Continue on back)													

Real Estate Transfer Statement

309

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 10 Day 31 Yr. 2022		4 Date of Deed Mo. 10 Day 28 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Knockout Ranch, LLC Street or Other Mailing Address 1095 Highway 281 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4363 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Suzanne Bogataj and William Bogataj Street or Other Mailing Address 28460 Vintage Lane City Ponchatoula State LA Zip Code 70454 Phone Number (225) 772-4459 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$30,000

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

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

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

18 Address of Property
**310 N. Thome St.
 Bladen, NE 68928**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Fourteen (14), Fifteen (15) and Sixteen (16), Block Six (6), Original Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed	22	\$	30,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	30,000.00

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

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

Danielle L. Kelley
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title **Closing Dept. Manager**
 Phone Number **(402) 463-4198**
 Date **10-31-2022**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 1 Yr. 22	27 Value of Stamp or Exempt Number \$ 67.50	28 Recording Data BK2022, lg 2763	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 11/01/22
\$ 67.50 By AS

Bk 2022, Pg 2763

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 01 day of November A.D., 2022, at 03:30 o'clock PM. Recorded in Book 2022 on Page 2763

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

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

Warranty Deed

The Grantor, **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:

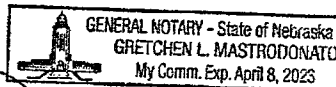
- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will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

Executed October 28, 2022.

KNOCKOUT RANCH, LLC

By: *Donald S. Kosse*
Donald S. Kosse, Majority Member

STATE OF NEBRASKA }
COUNTY OF _____ } ss



On this 28 day of October, 2022, before me personally appeared **Donald S. Kosse, Majority Member of Knockout Ranch, LLC**, on behalf of the company.

Gretchen L. Mastrodonato
Notary Public -

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2766	10/20/2022	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002515800	310	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	35	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
629,415		629,415		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	72.530	332,185		GRASSLAND 1G1								
1A				1G								
2A1	1.350	6,185		2G1								
2A	12.060	52,705		2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A	49.080	190,820		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	9.800	24,745		Accretion								
2D1	0.790	1,995		Waste	0.240			65				
2D	3.060	6,795		Other								
3D1				AG LAND TOTAL	157.720			629,415				
3D				Roads	3.990							
4D1				Farm Sites								
4D	8.810	13,920		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	3.990							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; TRANSFER FROM A TRUST	
Comments from	Comments:
002515800	

(Continue on back)

Real Estate Transfer Statement

310

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>20</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>10</u> Day <u>20</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attachment to Real Estate Transfer Statement Street or Other Mailing Address P.O. Box 128 City Andover State IL Zip Code 61233 Phone Number Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Henry D. Berns Street or Other Mailing Address P.O. Box 128 City Andover State IL Zip Code 61233 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$629,415

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Henry D. Berns
P.O. Box 128
Andover, IL 61233

18a No address assigned 18b Vacant land

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 161.71

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

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

Henry D. Berns
 Print or Type Name of Grantee or Authorized Representative

Henry D. Berns
 Signature of Grantee or Authorized Representative

309-476-8483
 Phone Number

10-20-22
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>2</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt</u> # <u>20</u>	28 Recording Data <u>BK2022, Pg 2766</u>

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

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 } ss.
County of Webster }

BOOK 2022 PAGE 2766

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 2 day
of Nov A.D., 2022, at 11:52
o'clock AM. Recorded in Book 2022
on Page 2766-2767
Thaine Petach County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>11-2-22</u>
\$ Exempt #	<u>20</u> By <u>AD</u>

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):

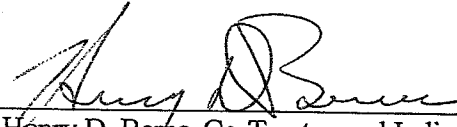
The Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Four (4), Range Twelve (12), West of the 6th P.M., Webster County, Nebraska

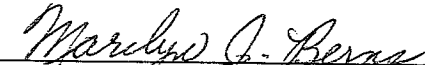
subject to easements and restrictions of record.

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

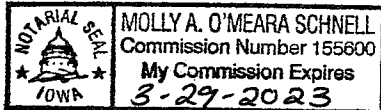
By 
Henry D. Berns, Co-Trustee and Individually

By 
Marilyn Berns, Co-Trustee and Individually as the
spouse of Henry D. Berns

Return to:
Benjamin C. Deaver
Pansing Hogan Ernst & Bachman LLP
10250 Regency Circle, Suite 300
Omaha, NE 68114

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

The foregoing instrument was acknowledged before me on October 20, 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.



Molly A. O'Meara Schnell
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2768	10/20/2022	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002515800	311	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	35	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
629,415		629,415		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	72.530	332,185		GRASSLAND 1G1								
1A				1G								
2A1	1.350	6,185		2G1								
2A	12.060	52,705		2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A	49.080	190,820		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	9.800	24,745		Accretion								
2D1	0.790	1,995		Waste		0.240		65				
2D	3.060	6,795		Other								
3D1				AG LAND TOTAL		157.720		629,415				
3D				Roads		3.990						
4D1				Farm Sites								
4D	8.810	13,920		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL		3.990						

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

(Continue on back)

Real Estate Transfer Statement

311

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>20</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>10</u> Day <u>20</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Henry D. Berns Street or Other Mailing Address P.O. Box 128 City Andover State IL Zip Code 61233 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attachment to Real Estate Transfer Statement Street or Other Mailing Address P.O. Box 128 City Andover State IL Zip Code 61233 Phone Number			
Email Address N/A				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
				Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
				Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

Buyer Seller No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$629,415

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Marilyn Berns, Trustee
P.O. Box 128
Andover, IL 61233

18a No address assigned 18b Vacant land

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 161.71.

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 19.

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.

Marilyn Berns
Print or type Name of Grantee or Authorized Representative

Marilyn Berns
Signature of Grantee or Authorized Representative

Trustee

309-476-8483
Phone Number

10-20-22
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>2</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ Exempt # 19	28 Recording Data BK2022, Pg 2768	

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

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

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

SECTION 1

Grantor of Instrument and Trust
Henry D. Bems

Grantee of Instrument (Trustee)
Marilyn Bems and Henry D. Bems, Co-Trustees of the MARILYN BURNS TRUST dated June 4, 1997

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Marilyn Bems	spouse

SECTION 2

Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer? YES NO

Check the exemption that would apply if the transfer was made directly from the grantor to the beneficiaries of the trust.

- Deeds to property transferred by or to the U.S., the State of Nebraska, or any of their agencies or subdivisions.
- Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded, but 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.
- Deeds to or from a family corporation, partnership, or limited liability company (LLC). All the shares of stock of the corporation or interest in the partnership or LLC are owned by members of a family, or a trust created for the benefit of a member of that family, related to one another within the fourth degree of kindred according to the rules of civil law, and their spouses. No consideration is given other than the issuance of stock of the corporation or interest in the partnership or LLC to the family members or the return of the stock to the corporation in partial or complete liquidation of the corporation or deeds in dissolution of the interest in the partnership or LLCs. To qualify for the exemption for family corporations, partnerships, or LLC, the property must be transferred in the name of the corporation or partnership and not in the name of the individual shareholders, partners, or members.
- Deeds of partition.
- Deeds made pursuant to mergers, consolidation, sales, or transfers of the assets of a corporation pursuant to the plans of merger or consolidation filed with the Secretary of State. A copy of this plan must be presented to the register of deeds before the documentary stamp tax exemption is granted.
- Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- Cemetery deeds.
- Mineral deeds.
- Deeds executed pursuant to court decrees.
- Deeds which release a reversionary interest, a condition subsequent or precedent, a restriction, or any other contingent interest.
- Deeds of distribution executed by a personal representative conveying to devisees or heirs property passing by testate or intestate succession.
- Deeds transferring property located within the boundaries of an Indian Reservation where the grantor or grantee is a Native American residing on an Indian Reservation in Nebraska.
- Deeds which convey property held in the name of any partnership or LLC, which is not a family partnership or LLC, to any partner in the partnership or member of the LLC, or to his or her spouse.
- Easements.




Certificate of Exemption – Deeds to Trustees

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		Co-Trustee	10-20-22
	Signature	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 numerical index and filed for record in the Clerk's office of said county this 2 day of Nov A.D., 2022, at 11:55 o'clock aM. Recorded in Book 2022 on Page 2768-2769
Louise Petch County Clerk
16.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

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

WARRANTY DEED

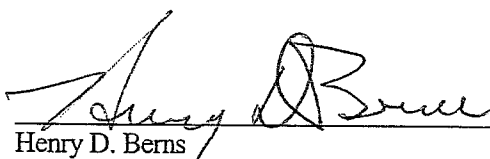
HENRY D. BERNS, a married person, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration received from Grantee, MARILYN BERNS and HENRY D. BERNS, CO-TRUSTEES OF THE MARILYN BERNS TRUST dated June 4, 1997, conveys to Grantee, the following-described real estate (as defined in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

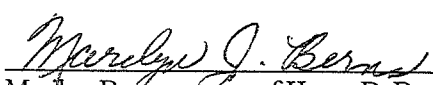
The Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Four (4), Range Twelve (12), West of the 6th P.M., Webster County, Nebraska

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: 10-20-22, 2022.


Henry D. Berns


Marilyn Berns, spouse of Henry D. Berns

Return to:
Benjamin C. Deaver
Pansing Hogan Ernst & Bachman LLP
10250 Regency Circle, Suite 300
Omaha, NE 68114

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2827	11/1/2022	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001907400	312	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	14	1	00000	1	000	8495
Land	Improvements	Total		Date of Sale Property Classification Code								
63,945	22,600	86,545		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG			ACRES:	VALUE:	LCG			ACRES:	VALUE:			
IRRIGATED	1A1				GRASSLAND	1G1						
	1A					1G						
	2A1					2G1	0.310			435		
	2A					2G						
	3A1					3G1						
	3A					3G						
	4A1					4G1						
	4A					4G	4.310			4,310		
DRYLAND	1D1					Shelterbelt/Timber						
	1D					Accretion						
	2D1					Waste						
	2D	0.610		1,355		Other						
	3D1					AG LAND TOTAL	17.260			25,105		
	3D					Roads						
	4D1					Farm Sites	1.000			13,840		
	4D	12.030		19,005		Home Sites	1.000			25,000		
						Recreation						
	Dwellings			16,085		Other						
	Outbuildings			6,515		Non-AG TOTAL	2.000			38,840		
Assessor's Adjustment to Sale Price (+ or -):						Total Recapture Value:						
Assessor Comments and Reason for Adjustment:												
WD												
Comments from						Comments:						
001907400												
(Continue on back)												

Real Estate Transfer Statement

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 11 Day 01 Yr. 2022		4 Date of Deed Mo. 10 Day 25 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John Nikodym Street or Other Mailing Address 655 S Cherry City Grand Island State NE Zip Code 68970 Phone Number N/A Email Address dwiebe@charter-title.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) H&W Red Cloud Holdings LLC, a Nevada limited liability company Street or Other Mailing Address 7742 Redlands Street, Unit D-3046 City Playa Del Rey State CA Zip Code 90293 Phone Number 310-499-3938 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address dwiebe@charter-title.net			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$130,000.00

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

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

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

18 Address of Property
**1075 US Hwy 281
 Red Cloud, NE 68970**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**H&W Red Cloud Holdings LLC, a Nevada limited liability company
 1075 US Hwy 281 - 7742 Redlands Street Unit D-3046
 Red Cloud, NE 68970 - Playa Del Rey, CA 90293**

18a No address assigned 18b Vacant Land

20 Legal Description
 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.

21 If agricultural, list total number of acres _____

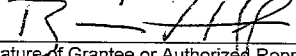
22 Total purchase price, including any liabilities assumed	\$	130,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	130,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____		

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

▶ H&W Red Cloud Holdings LLC, a Nevada limited liability company
 Print or Type Name of Grantee or Authorized Representative

310-499-3938
 Phone Number

sign
here

▶ 
 Signature of Grantee or Authorized Representative

Grantee or Authorized Representative
 Title

November 1, 2022
 Date

Brian Hoff

Register of Deeds' Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 11 Day 4 Yr. 22	27 Value of Stamp or Exempt Number \$ 292.50	28 Recording Data BL 2022, Pg 2827	
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State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 4 day
of Nov A.D., 2022, at 11:28
o'clock P. M. Recorded in Book 2022
on Page 2827
Louise Patsch County Clerk
10.00 10 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-4-22
\$ 292.50 By 10

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,

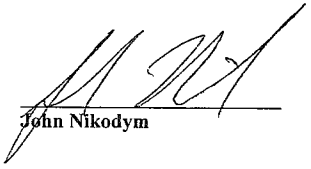
the following described real estate (as defined in Neb. Stat. 76-201) in Webster County, Nebraska:

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:

- (1) 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.**


John Nikodym

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 25th 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.	Book	Page	Sale Date	School District Code								
91	2022	2828	11/3/2022	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001002900	313	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	7	4	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
546,980	34,365	581,345		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	11.410	15,975						
1A				1G	43.520	60,925						
2A1				2G1	31.970	23,410						
2A				2G	73.690	48,730						
3A1				3G1								
3A				3G								
4A1				4G1	2.210	620						
4A				4G	38.880	10,880						
DRYLAND 1D1				Shelterbelt/Timber								
1D	123.660	312,245		Accretion	2.220							
2D1	6.680	16,865		Waste	6.280	1,755						
2D				Other								
3D1	1.720	3,815		AG LAND TOTAL	350.420	508,140						
3D				Roads	4.520							
4D1				Farm Sites	1.000	13,840						
4D	8.180	12,920		Home Sites	1.000	25,000						
				Recreation								
Dwellings		31,950		Other								
Outbuildings		2,415		Non-AG TOTAL	6.520	38,840						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER INTO LLC	
Comments from	
Comments:	
001002900 001003800 001003900 001008100 001008200 001406000	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 11 Day 3 Yr. 2022 4 Date of Deed Mo. 11 Day 3 Yr. 2022

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

Grantor's Name (Seller) David Duane Imhoff and Donna Rae Imhoff Grantee's Name (Buyer) Imhoff, LLC

Street or Other Mailing Address 6618 Bitterroot Drive 6618 Bitterroot Drive

City Colorado Springs State CO Zip Code 80923 City Colorado Springs State CO Zip Code 80923

Phone Number (719) 591-9511 Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No

Email Address ddimhoff@comcast.net Email Address ddimhoff@comcast.net

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

(A) Status (B) Property Type (C) 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 Cemetary Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

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

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

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

14 What is the current market value of the real property? \$759,400 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 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? (If Yes, include the name of the agent or title company contact.) Yes No

18 Address of Property 18a No address assigned 18b Vacant land 19 Name and Address of Person to Whom the Tax Statement Should be Sent Imhoff, LLC, c/o David and Donna Imhoff, 6618 Bitterroot Drive, Colorado Springs, CO 80923

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

See attached

21 If agricultural, list total number of acres transferred in this transaction 355.83

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

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

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 Duane Imhoff and Donna Rae Imhoff (719) 591-9511 Print or Type Name of Grantee or Authorized Representative Phone Number David Duane Imhoff and Donna Rae Imhoff Managers of Imhoff, LLC 11/3/2022 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Mo. 11 Day 4 Yr. 22 27 Value of Stamp or Exempt Number \$ 2.25 28 Recording Data BK 2022, Pg 2828

EXHIBIT A
LEGAL DESCRIPTION

The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) 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 (SE $\frac{1}{4}$) 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 (SW $\frac{1}{4}$ NW $\frac{1}{4}$) 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.

EXHIBIT A
LEGAL DESCRIPTION

The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) 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

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Government Lot Three (3) and that part of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) 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.