# Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok Page			Sale Date				School District Code								
91	202	22 2390		9,	/20/2022	Base:	0011	011 Affiliated: Unified:									
Location	ID	Sale Number	Us	eab	ility & Code#		Parcel Number										
0006101	00	268		4	01	GeoCde	T	wn I	Rng	Sect	. Qrt	Subdiv	Area	Bik	Parcel		
Date of Sale Assesse			l Valı	1e		4487				00	0	40010		008	0000		
Land		Improvements			Total			Date	of S	Sale I	Propert	y Classifi	cation	Code			
1	,205	25,59	5		26,800	Status		Proper	ty Ty	pe	Zoning	Locatio	n (	lity Size	Parcel Size		
Assessor Location: GUIDE ROCK			(GR)			A) 1		В)	03	,	c) <b>3</b>	D) <b>1</b>	E)	7	F) 3		
					Residential					144		Comme	rcial				
	Mult	iple Improvements:	Multi	ple. Ir	nprovements.:			Mul	tiple.	Improv	vements. :	2					
		Construction Date:	Const	ructio	n Date :			Con	struct	ion Da	te:	1900					
	n kina Lington e f	Floor:	Floor	Sq. F	t. :			Floo	or Sq.	Ft. :		2,538					
		Building Cost New:	Cost :					Cos	t :		34	8,010					
Single Family	Style:		Resi	denti	al Condition:			Cor	nme	rcial (	Occupan	cy Code:	•				
(100) □ Mol	bile Hom	e	(10)		Worn Out	Worn Out Primary: 350 Other1: Other								Other2:			
(101) 🗆 One	e Story		(20) ☐ Badly Worn						Commercial Construction Class: 3								
(102) 🗆 Two	Story		(30) ☐ Average						(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spli	it Level		(40)		Good			(2)	(2)   Reinforced Concrete Frame								
(104) 🗆 1 1/	2 Story		(50)		Very Good			(3)	<b>王</b>	Mas	onry Be	aring Walls					
(111) □ Bi-I	Level		(60)		Excellent			(4)		Woo	od or Ste	el Framed	Ext. W	alls			
(106) 🗆 Oth	er							(5)		Met	al Frame	and Walls					
Townhouse or	Duplex	Style:	Residential Quality:						(6)  Pole Frame								
(301) 🗆 One	Story		(10)		Low			Cos	t Ra	nk:	20		Condi	tion: 10	)		
(302) 🗆 Two	Story		(20)		Fair			(10	) 🛮	Low	7		(10) I	€ Wom	Out		
(307) 🗆 1 1/2	2 Story		(30)		Average			(20)	) 🗷	Ave	rage		(20) I	□ Badly	Worn		
(308) 🗆 Spli	t Level		(40) □ Good				(30)	(30) ☐ Above Average (30) ☐ Average									
(309) 🗆 2 1/2	2 Story		(50) □ Very Good				(40	(40) ☐ High (40) ☐ Good									
(304) 🗆 One	Story D	ıplex	(60)   Excellent					(50) 🗆 Very Good									
(305) □ Two	Story D	uplex											(60) [	□ Excel	ent		
Assessor's	Adjus	tment to Sale P	rice (	(+ 0	r -):												
Assessor Co	mments	and Reason for A	djust	men	t:												
REAL ES	STATE	AGMT; CONTR	ACT														
					* · · · · · · · · · · · · · · · · · · ·												
				<del></del>			۲								· · · · · · · · · · · · · · · · · · ·		
0006101			Comm						s:								
0000101																	
	<del></del>																
	•																
·														(Conti	inue on back)		

### Real Estate Transfer Statement 268

**FORM** 

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

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number  WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed 09 20 2022							
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 09 Day 20 Yr. 2022 Mo. 09 Day 20 Yr. 2022  6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller)	Grantee's Name (Buyer) Silvia Barraza Miranda							
Doug Pierce Street or Other Mailing Address	And the state of t							
Street or Other Mailing Address 341 N Seward St	Street or Other Mailing Address 11023 Claire Circle							
Red Cloud State NE Zip Code 68970	Northglen CO	Zip Code 80234						
(916) 201-5600	Phone Number (720) 365-0070 Is the grantee a 501(c)(3) organiza If Yes, is the grantee a 509(a) found							
Email Address n/a	Email Address n/a							
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.							
(A) Status (E	Property Type	(C)						
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home						
Unimproved Multi-Family Agricultural  IOLL Commercial Recreational	Mineral Interests-Producing Exempt							
	and Contract/Memo Partition Sheriff	Other						
	ase Personal Rep. Trust/Trustee	Other						
Cemetery Death Certificate – Transfer on Death Executor M	neral Quit Claim Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		nsfer on Death						
Exchange) by buyer or seller?		stee to Beneficiary						
Buyer Seller No Court Decree Exchange Grant  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Oth  12 Was real estate purchased for same use? (If No	er (Explain) b. state the intended use.)						
✓ Yes    No	Yes							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.								
	Partnership, or LLC Self Other	•						
Ex-spouse Parents and C	and Grandchild Spouse hild Step-parent and Step-child							
14 What is the current market value of the real property?  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
%								
16 Does this conveyance divide a current parcel of land?  V Yes No	17 Was transfer through a real estate agent or a title company? (of the agent or title company contact.)	If Yes, include the name						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh							
325 University Ave. Guide Rock, NE 68942	(Same as Grantee)							
18a No address assigned 18b Vacant land								
20 Legal Description (Attach additional pages, if needed.)								
Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Rock, Webster County, Nebraska, EXCEPT TRACT conveys	I Twelve (12), Block Eight (8), Vance's Additio	n to Guide						
Warranty Deed recorded December 2, 2013, in Book 2013, p	age 2904; and EXCEPT a tract with the garage	ge and five feet						
south and five feet east thereof that will be retained by Sellei	s. The state of th							
21 If agricultural, list total number of acres transferred in this transaction	·							
22 Total purchase price, including any liabilities assumed		60,000.00						
23 Was non-real property included in the purchase?	\$	0,00						
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	\$							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	, 12	60,000 00						
25 If this transfer is exempt from the documentary stamp tax, list the exemption number								
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, com	plete, and						
David B. Garwood		(402) 746-3613						
Sign Refint or Type Name of Grantes or Authorized Representative	Attorney	Phone Number Sept 76, 2022						
	Title	Date						
licie								
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	1ly 28 Recording Data	For Dept. Use Only						
Mo. 9 Day 26 Yr 22 \$ Exempt # 13	BK2022, 12 2390							
Nebraska Department of Revenue		Stat. §§ 76-214, 77-1327(2)						

Assessor

real estate:

Comp.

Carded

Notice is hereby given that Doug Pierce and Steven Pierce, hereinafter referred to as the Seller, whether one or more, and Silvia Barraza Miranda, hereinafter referred to as the Buyer, whether one or more, have entered into an agreement for sale of the following

> Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Eight (8), Vance's Addition to Guide Rock, Webster County, Nebraska, EXCEPT TRACT conveyed to the State of Nebraska Department of Roads by Warranty Deed recorded December 2, 2013, in Book 2013, page 2904; and EXCEPT a tract with the garage and five feet south and five feet east thereof that will be retained by Sellers, exact description to be determined by survey of the property; and PROVIDED that Buyers shall have the first right to buy the garage tract for \$5,000.00 if it is hereafter offered for sale. Buyers agree to pay for an amended survey.

Buyer will pay 2022 and subsequent taxes. Real estate tax statements should be sent to Buyer at 11023 Claire Circle, Northglenn, CO 80234. The terms, conditions and covenants of the transaction are specifically stated in the agreement dated September 20, 2022, and in case of any conflict between the terms of this notice and that agreement, said agreement shall control. This document is intended only to provide record notice of the respective interests of the parties in said lands, and recording of the Deed to Buyer shall be conclusive proof of the satisfaction of all terms of said contract.

SELLER:

BUYER:

STATE OF NEBRASKA, COUNTY OF WEBSTER ) SS.

The foregoing instrument was acknowledged before me on September 2022, by Doug Pierce and Silvia Barraza Miranda.

Comm. Expires:

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

Notary Public

Silvia Barraza Miranda

State of Nebraska Lss.
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 29 day
of Sept A.D., 2022, at 11-2
o'clock O.M. Recorded in Book 2022
on Page 2411
Zause Peter County Clerk
(D.co A Deputy
Ind Comp Assessor Carded

### 800K2022 PAGE 2411

### AFFIDAVIT CONCERNING LOT SPLIT

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

I, Doug Pierce, of legal age, a resident of Red Cloud, Webster County, Nebraska, being the record owner of the following described parcel of real estate, to wit:

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Eight (8), Vance's Addition to Guide Rock, Webster County, Nebraska, EXCEPT TRACT conveyed to the State of Nebraska Department of Roads by Warranty Deed recorded December 2, 2013, in Book 2013, page 2904; and EXCEPT a tract with the garage and five feet south and five feet east thereof that will be retained by Sellers, exact description to be determined by survey of the property and the deed conformed thereto when filed;

states that written notice of the subdivision by lot split of the parcel of land described as follows:

A tract in the Northwest corner of the above-described tract, with a garage and extending five feet south and five feet east of the garage, being retained by Sellers;

has been given to the Village Board of Guide Rock, Nebraska, and to the County of Webster, pursuant to Nebraska R.R.S. §76-2110(2); and further that said governmental authorities have 120 days to object to such subdividion or the conveyance shall be fully valid.

Affiant further states that he acquired this property from CJ'S EATERY & BAR, L.L.C., and Craig James who was the sole member thereof; that from dealing with such purchase affiant knows that Craig James is a single person and was a single person on May 4, 2012, at the time he conveyed this property to said L.L.C. by Quitclaim Deed recorded in Book 2012, page 1163.

Further this affiant saith not.

Doug Pierce

Subscribed and sworn to before me on September 26, 2022.

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

Notary Public

## Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok Page		Sale Date			School District Code									
91	202	2759	9	9/20/2022	Base: <b>65-0</b>			Aff	ïliated:		200 May 1991 Ann Ann Ann Ann Ann Ann Ann Ann Ann An	Unified:				
Location	ID	Sale Number	Usea	bility & Code#		Parcel Number										
000610100 307			4 1		GeoCde	Twn	Rng	Se	ct Q	rt	Subdiv	Area	Blk	Parcel		
	Da	te of Sale Assessed	Value		4487			0	0 (	)	40010		008	0000		
Land		Improvements		Total		Ι	)ate of	Sale	Prop	erty	Classific	ation (	Code			
1	,205	25,59	5	26,800	Status	Pre	operty T	уре	Zoni	ng	Location	ation   City Size   Parcel S				
Assessor Lo	Assessor Location: GUIDE ROCK				A) <b>1</b>	B)	03	In Account (Street	C) 3	3	D) <b>1</b>	E)	7	F) 3		
				Residential			Commercial									
	Mult	iple Improvements:	Multiple.	Improvements.:			Multipl	e. Impr	ovement	s. :	2	STATE OF STA		MARKET STATE OF THE STATE OF TH		
		<b>Construction Date:</b>	Construc	tion Date :			Constru				1900					
		Floor:	Floor Sq.	Ft. :			Floor S	q. Ft. :		2	2,538					
		Building Cost New:	Cost:				Cost :		3	48	3,010					
Single Family	Style:		Residen	ıtial Condition:		Comm	ercia	l Оссир	ano	cy Code:						
(100) 🗆 Mol	bile Home	е	(10) U Worn Out					y: <b>3</b>	50	Ot	ther1:	(	Other2:			
(101) 🗆 One	Story		(20) □ Badly Worn					Commercial Construction Class: 3								
(102) 🗆 Two	Story		(30)	Average			(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spli	t Level		(40) □	Good			(2)	□ Re	einforce	d C	oncrete Fra	me				
(104) 🗆 1 1/2	2 Story		(50)	Very Good			(3)	M M	asonry	Bea	ring Walls					
(111) 🗆 Bi-I	evel		(60)	Excellent			(4)	□ W	ood or	Stee	el Framed E	xt. Wal	ls			
(106) 🗆 Oth	er						(5)	□ M	etal Fra	me	and Walls					
Townhouse or	Duplex	Style:	Residen	tial Quality:			3 /		le Fran	ie		and the State of	Series at the series of the	Name of the Party States		
(301) 🗆 One	Story		(10)					Cost Rank: 20 Condition: 10								
(302) 🗆 Two	Story		(20) □ Fair					(10) □ Low (10) ★ Worn Out						Out		
(307) 🗆 1 1/2	2 Story		(30)  Average				(20) 🗷 Average					20) 🗆 Badly Wom				
(308) 🗆 Spli	t Level		(40) □ Good				(30)  Above Average (30)  Average						ge			
(309) 🗆 2 1/2	2 Story		(50) U Very Good				(40) ☐ High (40) ☐ Good									
(304) 🗆 One	Story Du	ıplex	(60)   Excellent					(50) □ Very Good								
(305) 🗆 Two	Story D	uplex									(	60) 🗆	Excell	ent		
Assessor's	Adjus	tment to Sale P	rice (+	or -):												
Assessor Co	mments	and Reason for A	djustme	ent:												
WD (	Mno	w 10dable	bug	lec												
		V														
C						commo	onto.									
0006101						OIIIII	ents:									
200101																
													(Conti	nue on back)		

### NEBRASKA Good Life. Great Service.

### **Real Estate Transfer Statement**

**FORM** 

DEPARTMENT OF REVENUE

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

	nt is signed and items 1-25 are accurately completed.								
1 County Name   2 County Number   WEBSTER - 91	3 Date of Sale/Transfer								
	Mo. 09 Day 20 Yr. 2022 Mo. 09 Day 20 Yr. 2022  6 Grantee's Name, Address, and Telephone (Please Print)								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer) Silvia Barraza Miranda								
Doug Pierce Street or Other Mailing Address									
Street or Other Mailing Address 341 N Seward St	Street or Other Mailing Address 11023 Claire Circle								
Red Cloud State Zip Code 68970	Northglen CO Zip Code 80234								
(916) 201-5600	Phone Number (720) 365-0070 Is the grantee a 501(c)(3) organization? Yes No No								
Email Address N/a	Email Address n/a								
7 Property Classification Number. Check one box in categories A and B. Check C i	i property is also a mobile home.								
(A) Status (E	) Property Type (C)								
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home								
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt								
IOLL									
	nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee								
	neral Quit Claim Warranty								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	losure Irrevocable Trust Revocable Trust Transfer on Death								
Exchange) by buyer or seller?	Life Estate  Sale  Trustee to Beneficiary								
Buyer Seller No Court Decree Exchange Grant  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)								
✓ Yes    No	Ves  No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.									
	Partnership, or LLC Self Other Other								
Ex-spouse Parents and C	☐ 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?  V 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								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
325 University Ave. Guide Rock, NE 68942	(Same as Grantee)								
18a No address assigned 18b Vacant land  20 Legal Description (Attach additional pages, if needed.)									
Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) an Rock, Webster County, Nebraska, EXCEPT TRACT convey	d Twelve (12), Block Eight (8), Vance's Addition to Guide								
Rock, Webster County, Nebraska, EXCEPT TRACT convey Warranty Deed recorded December 2, 2013, in Book 2013,	ed to the State of Nebraska Department of Roads by								
thereof. (SEE description attached)	page 2904, and EXOLIT a tract in the Northwest come								
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?	S								
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	C C								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)									
25 If this transfer is exempt from the documentary stamp tax, list the exemption number									
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.									
David B. Garwood	(402) 746-3613								
Sign Print or Type Name of Grantee or Authorized Representative Attorney Oct. 31, 2022									
Title									
liele '									
Register of Deed's Use Or 26 Date Deed Recorded . 27 Value of Stamp or Exempt Number	28 Recording Data								
10 31 23 6 125 00	BK2022, Pa 2759								
Mo. Day Yr. aa \$ 135.	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)								

State of Nebraska Secounty of Webster	· · · · · · · · · · · · · · · · · · ·
County of Webster	Entered on the
numerical index and fi	led for record in the
of Oct A.D., o'clock P.M. Reco	rded in Book 2022
on Page 2759	
Laure le	County Clerk Deputy
10.00	essorCarded
and CompAss	(



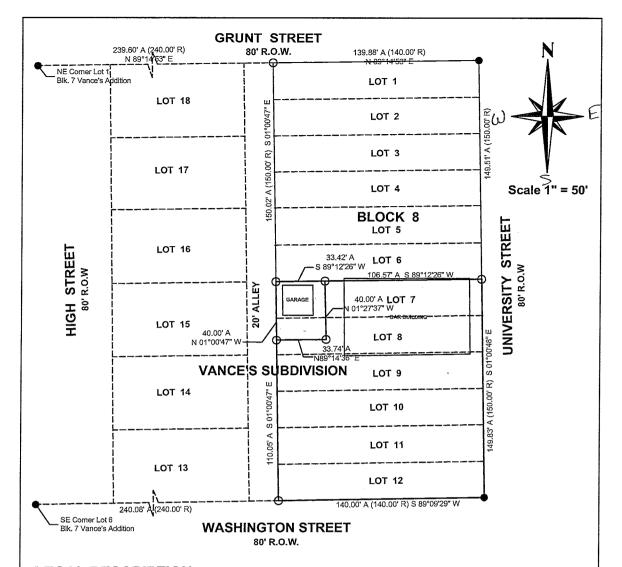
#### WARRANTY DEED

Doug Pierce and Steven Pierce, both single persons, GRANTORS, in consideration of SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00) and other valuable consideration, hereby conveys to GRANTEE, Silvia Barraza Miranda, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Eight (8), Vance's Addition to Guide Rock, Webster County, Nebraska, EXCEPT TRACT conveyed to the State of Nebraska Department of Roads by Warranty Deed recorded December 2, 2013, in Book 2013, page 2904; and EXCEPT a tract in the Northwest corner of this tract with a garage located thereon, described as follows: Commencing at the Northwest corner of Lot 1, Block 8, Vance's Addition; thence S01°00'47" E along the east side of Block 8 Alley, a distance of 150.02' feet to the Actual Point of Beginning; thence continuing along the east side of Block 8 Alley, S01°00'47" W, a distance of 40.00' feet; thence N89°14'36" E, a distance of 33.74' feet; thence N01°27'37"W, a distance of 40.00' feet; thence S89°12'26'W, a distance of 33.42' feet, to the actual point of beginning, containing 1342.735 sq. ft. more or less.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances

except roads and highways, easements and restri shall have the first right to buy the garage tract for (2) has legal power and lawful authority (3) warrants and will defend title to the re-	or \$5,000.00 if it is hereafter offered for sale.
Executed October 38, 2022.	
Love Presce	Shew Pruse
Doug Pierce	Steven Pierce
STATE OF NEBRASKA, COUNTY OF WEBS	TER ) ss.
Doug Pierce, a single person.  GENERAL NOTARY - State of Nebrasia KORY MCCRACKEN  My Comm. Em. August 77, 2028.	lged before me on October 28, 2022, by
Comm. expires	Notary Public
STATE OF NEBRASKA, COUNTY OF 4rgr	Klin ) ss.
The foregoing instrument was acknowled 2022, by Steven Pierce, a single person.	ged before me on October 28 2022,
Comm. expires May 23 2023	Notary Public
GENERAL NOTARY - State of Nebraska KATHRYN J. DORN	riotaly Lubike)
Garwood & Mar Cachy Comp. Ltg. May 23, 2023	Ph/Fax (402) 746-3613 Page 1 of 1 pages
401 North Webster Street, Red Cloud, NE 68970	DAVEF:\WP\2022\CJEATERY\MIRANDA,WD,10/28/22



### **LEGAL DESCRIPTION**

A tract of land comprising a part of Lots 7 and 8 Vance's Addition to the Village of Guide Rock, Webster County, Nebraska, being more particular described as follow:

Commencing at the Northwest corner of Lot 1, Block 8, Vance's Addition; thence S 01°00'47" E along the east side of Block 8 Alley, a distance of 150.02' feet to the Actual Point of Beginning; thence continuing along the east side of Block 8 Alley, S 01°00'47" W, a distance of 40.00' feet; thence N 89°14'36" E, a distance of 33.74' feet; thence N 01°27'37" W, a distance of 40.00' feet; thence S 89°12'26" W, a distance of 33.42' feet, to the actual point of beginning, containing 1342.735 sq. ft. more or less.

### SURVEYORS CERTIFICATE

I hereby certify that to the best of my knowledge and belief, the accompanying plat is from an accurate survey of the described property made under my supervision.

Legend

- Corner Found 1/2" Pipe Unless Otherwise Noted
- 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
- Temporary Point
All Distances on Curves are
Chord Distance
R - Recorded Distance

A- Actual Distance P- Prorated Distance

Brent D. Cyboron Reg Land Surveyor LS - 727

Part of Lot 7 and 8, Block 8
Vance's Subdivision

TILE
Guide Rock, Nebraska

SOLE AT AS:
1" = 30' 9/20/2022 Brent C. 1 OF 1

SENESCH PROJECT NO: DIMENSE NO: REVISION.

INITIAL POINT SURVEYING LLC

1811 W 2nd Street; Suite 280 Grand Island, NE 68803 308-383-6754 Cell 308-675-4141 Office

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date						School District Code							
91	202	22 2846 11/8/2022					Base: 91-0002 Affiliated:						Unified:					
Location	ID	Sale	Number	Useabilit	y & Code#	Parcel Number												
001912	600		314	1		GeoCde	Twn	Rng		ect	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed Value							2	11		33	0	00000	1	000	0000			
Land	Land Improvements Total					Date of Sale Property Classification Code												
680	,520				680,520	Status	Pr	operty	Гуре	7	Coning	Location	Cit	y Size	Parcel Size			
		Irrigat	ion Type:	L		A) <b>2</b>	B)	05		(C)	5	D) 3	E)	0	F) 10			
LCG		Ē	ACRES:	VA	LUE:		LCG	•			ACF	ES:		VAL	UE:			
IRRIGATE	ED 1A1		4.470		15,755	GF	RASSL	AND	lGI		2	1.470	30,06					
	1A		24.600		86,715				1G			0.010	5					
	2A1		15.160		53,440	3,440 2G1					1	5.990	22,38					
	2A								2G									
	3A1		42.490		134,905				3G1			0.950			1,330			
	3A								3G									
	4A1		23.740		74,545				4G1									
	4A		35.190		104,515				4G			3.620			1,015			
DRYLANI	) IDI					:	Shelterl	oelt/Tin	nber									
	1D		16.540		41,765			Ассте	tion									
	2D1		11.790		29,770			W	aste									
	2D		0.270		600			0	ther									
	3D1		17.440		38,715	AG L	AND	TOT	$\overline{\mathrm{AL}}$		26	2.210		6	80,520			
	3D							Ro	ads			3.270						
	4D1		2.510		3,965			Farm S	ites									
	4D		25.970		41,035		I	Home S	ites									
G-1-734				756.				Rестеа	tion									
E	wellings							0	ther									
Outl	ouildings	A .				Non-AG TOTAL 3.270												
			4. Cala Da					nn /	. D		4	Volue						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001912600	
	(Continue on back)

## NEBRASKA Good Life. Great Service.

### **Real Estate Transfer Statement**

314

FORM **521** 

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

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

3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number 11 2022 11 Day WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)
Jamie D. Ferris and Merie E. Farris Grantee's Name (Buyer) Benjamin R. Hobbs Street or Other Mailing Address Street or Other Mailing Address 406 Zip Code 68970 City Red Cloud State Zip Code 68970 Red Cloud State NE Phone Number Phone Number Is the grantee a 501(c)(3) organization? V No Yes 0433 2-746-402 If Yes, is the grantee a 509(a) foundation? Yes Email Address 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) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home **✓** Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Recreational IOLL Commercial Conservator Distribution Land Contract/Memo Sheriff Other 8 Type of Deed Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep Death Certificate - Transfer on Death Mineral Quit Claim **✓** Warranty Cemetery Executor Was transfer part of IRS like-kind exchange (I.R.C. § 1031 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Easement Auction Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ✓ Yes No No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$10,000 **✓** No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) 

Yes Southern Title, LLC ✓ Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Ag Land Grantee 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See Attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed . . . . . . 22 10,000,00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 10,000,00 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. Benjamin R. Hobbs Phone Number Print or Type Name of Grantee or Authorized Representative Grantee Title Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded \$ 50 Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

A tract of land located in the Southwest Quarter of Section 33, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, being described as follows: Commencing at the southwest corner of the Southwest Quarter of said Section 33; thence N89°31'48" (assumed bearing) on the South line of said Southwest Quarter, a distance of 1645.00 feet; thence N01°51'34"E, a distance of 611.57 feet to the point of beginning; thence N47°39'56"W, a distance of 439.24 feet; thence N05°34'42"E, a distance of 235.79 feet; thence N84°53'15"E, a distance of 315.58 feet; thence S01°17'13"W, a distance of 558.75 feet to the point of beginning.

		BOOK <u>2022</u> PAGE <u>28</u> 4
	State of Nebraska Sss. County of Webster	
	Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of 100 A.D., 20 22 at 924 o'clock A.M. Recorded in Book 2022	
	on Page ASU()  AUAC COMCOUNTY Clerk  Deputy  Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 11-9-32 \$ 32 50 By 21
	Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	
	WARRA	NTY DEED
	Jamie D. Farris and Merie E. Farris, husband ar DOLLAR (\$1.00) and other valuable considera convey to Grantee, the following described real	tion received from Grantee, Benjamin R. Hobbs
	N47°39'56"W, a distance of 439.24 feet; then	y, Nebraska, being described as follows: outhwest Quarter of said Section 33; thence
(	Grantors covenant, jointly and severally, with G	rantee that Grantors:
	(2) have legal power and lawful author	te and that it is free from encumbrances; ity to convey the same; real estate against the lawful claims of all persons.
]	Executed November 8, 2022.	
j	amie D Farris	Merie E. Farris
S	STATE OF NEBRASKA )	
(	county of Webster)	
	The foregoing instrument was acknowledged be by Jamie D. Farris and Merie E. Farris, husband	
	GENERAL NOTARY - State of Nebraska	Dura Albertald
	I BE TEDECA! TUEODAID! NOTATI	Public

Notary Public

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

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date						School District Code							
91	20	2854			11/4	/2022	Base: <b>91-0002</b> A				filiat	ed:		Unified:					
Location ID Sale Number Useability & Code #						Parcel Number													
001912601 315 1						GeoCde	Twn	Rng	S	ect	Qrt	Subdiv	Area	Area Blk Parcel					
	D	ate of S	ale Assessed	Value			4371	2	11	3	3	0	00000	1	000	0	000		
Land		Im	provements		Т	otal		Date of Sale Property Classification Code											
49	,355		37,180	)		86,535	Status	Pro	perty Ty	ре	z	oning	Location	ı C	City Size Parce		cel Size		
		Irrigat	tion Type:				A) 1	B)	05		C)	5	D) 3	E)	0	F)	8		
LCG			ACRES:		VAJ	LUE:		LCG			*****	ACR	ES:		VAL	UE:			
IRRIGATE	ED 1A1						GR	ASSLA	ND 1	G1		2	6.350	36,890					
	1A	-					1G												
	2A1	ļ					2G1						7.220		10,110				
	2A						2G												
	3A1						3G1			G1									
	3A						<b>3</b> G			3G									
	4A1							4G1					0.900			250			
	4A									4G			7.510	2,105					
DRYLANI	) 1D1						2	helterb	elt/Timb	er									
	1D								Accreti	on									
	2D1								Was	-									
	2D			-			Other												
	3D1						AG L	AG LAND TOTAL					1.980			49,	355		
	3D						Roads						0.680						
	4D1			ļ			Farm Sites						:						
	4D	illian series			della Piasa				ome Sit	<del>- t</del>				:					
		5.5	5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					I	Lecreati	on									
	wellings		· · · · · · · · · · · · · · · · · · ·	1-		07.400	3.7	Other											
Outh	ouildings					37,180	Noi	Non-AG TOTAL 0.680											

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001912601	
	(Continue on back)

### NEBRASKA

### Real Estate Transfer Statement

Other

**FORM** 521

Good Life. Great Service

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

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

Aunt or Uncle to Niece or Nephew

Brothers and Sisters

Ex-spouse

• If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed . Yr. \_2022 Mo. 11 2022 11 WEBSTER - 91 Day Mo. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer) Benjamin R. Hobbs Jamie D. Farris and Merie E. Farris Street or Other Mailing Address Street or Other Mailing Address Zip Code 68970 Red Cloud State City Red Cloud State Zip Code 68970 Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes 02-984 If Yes, is the grantee a 509(a) foundation? Email Address Email Áddress n/a 1a 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 Industrial Single Family Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved ✓ Agricultural Mineral Interests-Producing Exempt Multi-Family IOLL Recreational Commercial Distribution Land Contract/Memo Sheriff Other 8 Type of Deed Conservator Partition Personal Rep. Trust/Trustee Bill of Sale Corrective Easement Lease Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-Irrevocable Trust Revocable Trust Distribution Transfer on Death 10 Type of Transfer Foreclosure kind exchange (I.R.C. § 1031 Auction Easement Gift Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Buver 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes ☐ No ✓ Yes No

14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and int	terest rate.)
\$10,000	Yes  No \$	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? ( of the agent or title company contact.)  Yes Southern Ti	If Yes, include the name
✓ Yes		
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	ould be Sent
Ag Land	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 transaction6.531+		
22 Total purchase price, including any liabilities assumed		10,000 <mark>,</mark> 00
23 Was non-real property included in the purchase?	\$	
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	10,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, com	nplete, and
Jamie D. Farris	402	- 984-3279
Print or Type Name of Grantee or Authorized Representative	7-5	Phone Number
sign	Grantee	11/4/2022
	Title	Date
Register of Deed's Use Or		For Dept. Use Only
26 Date Deed Recorded  Mo. Day 1 Yr. 22   27 Value of Stamp or Exempt Number \$ 22.50	BK 2022 Q 2854	
Nebraska Department of Revenue	Authorized by Neb. Rev	. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019  Grantee—Retain a copy of th	is document for your records	
Grantee—hetain a copy of the	is document for your records.	

Family Corp., Partnership, or LLC

Grandparents and Grandchild

Parents and Child

Self

Spouse

Step-parent and Step-child

A tract of land located in the Southwest Quarter of Section 33, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska being described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 33; thence N00°52'57"W (assumed bearing) on the West line of said Southwest Quarter, a distance of 1032.00 feet; thence N84°53'17"E, a distance of 649.39 feet to the Point of Beginning; thence N 52°16'27"E, a distance of 322.35 feet; thence N03°48'42"W, a distance of 317.36 feet; thence N80°30'51"E, a distance of 558.67 feet; thence S05°34'42"W, a distance of 543.04 feet; thence S84°53'17"W, a distance of 735.03 feet to the point of beginning.

State of Nebraska Ss. County of Webster

\_Comp\_

Entered on the numerical index and med over this 4 day Clerk's office of said county this 4 day at 4.4 numerical index and filed for record in the o'clock a.M. Recorded in Book 40a on Page 3854 dure Petoch County Clerk 0.00 1 Deputy

\_\_\_Assessor\_\_

\_\_Carded

NEBRASKA DOCUMENTARY STAMP TAX de 11-9-2022

BOOK 2022 PAGE 2854

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

#### JOINT TENANCY WARRANTY DEED

Benjamin R. Hobbs, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jamie D. Farris and Merie E. Farris, husband and wife, 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):

A tract of land located in the Southwest Quarter of Section 33, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 33; thence N00°52'57"W (assumed bearing) on the West line of said Southwest Quarter, a distance of 1032.00 feet; thence N84°53'17"E, a distance of 649.39 feet to the Point of Beginning; thence N 52°16'27"E, a distance of 322.35 feet; thence N03°48'42"W, a distance of 317.36 feet; thence N80°30'51"E, a distance of 558.67 feet; thence S05°34'42"W, a distance of 543.04 feet; thence S84°53'17"W, a distance of 735.03 feet to the point of beginning.

Grantor covenants, jointly and severally, if more than one, 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 November 8, 2022.

STATE OF NEBRASKA webster )ss. COUNTY OF

The foregoing instrument was acknowledged before me on November 8, 2022 by Benjamin R. Hobbs, a single person.

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

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok Page			Sale Date		School District Cod							e				
91	202	22 2855		1:	L/7/2022	Base:	91-	007	4	Affi	liated:		Unit	ied:				
Location	ID	Sale Number	U:	seab	lity & Code#						Parcel I	Number						
0008029	900	316		1		GeoCde	Τw	n	ı Rng Sect		t Qrt	Subdiv	Area	Blk	Parcel			
	Da	ite of Sale Assesse	d Val	1e		4373			00 0			50005		010	0000			
Land	Land Improvements Total							Dat	te of S	Sale	Property	Classifi	cation (	Code				
	7,040	Status		Prope	rty Ty	pe	Zoning	Locatio	n Cit	y Size	Parcel Size							
Assessor Lo	cation:	COWLES (COW	)		•	A) 1	Е	3)	01		C) 1	D) 1	E)	8	F) 3			
					Residential		ja Pan					Comme	rcial					
	Mult	iple Improvements:	Multi	ple. Ir	nprovements.:			Mı	ıltiple.	Impro	vements.:			<u> </u>				
		Construction Date:	Cons	ructio	n Date: 18	99		Co	nstruct	ion D:	ate:							
		Floor:	Floor	Sq. F	t.: 9	08		Flo	oor Sq.	Ft. :								
		<b>Building Cost New:</b>	Cost	:	121,7	50		Co	st:									
Single Family	Style:	101	Resi	denti	al Condition: 10	<b>)</b>		Co	ommei	rcial	Occupan	cy Code:						
(100) 🗆 Mo	bile Hom	е	(10)	*	Wom Out			Pri	imary:		Ot	herl:	(	Other2:				
(101) 🗷 One	e Story		(20)		Badly Worn	-	,	Co	ommei	rcial	Construc	tion Class						
(102) 🗆 Two	o Story		(30)		Average			(1	1) 🗆	Fire	eproof Str	uctural Ste	el Frame	;				
(103) 🗆 Spli	it Level		(40)		Good			(2	2) 🗆	Rei	inforced C	oncrete Fr	ame					
(104) 🗆 11/	2 Story		(50)		Very Good	(3)   Masonry Bearing Walls												
(111) 🗆 Bi-I	Level		(60)		Excellent	(4) Wood or Steel Framed Ext. Walls												
(106) 🗆 Oth	ner					(5)												
Townhouse or	r Duplex	Style:	Resi	denti	al Quality: 40			(6	6) 🗆	Pol	e Frame							
(301) 🗆 One	e Story		(10)		Low			Co	st Rai	nk:			Conditi	on:				
(302) 🗆 Two	o Story		(20)		Fair			(1	0) 🗆	Lov	₩	ı	(10)	Worn	Out			
(307) 🗆 1 1/	2 Story		(30)		Average			(2	0) 🗆	Ave	erage	ı	(20)	Badly	Worn			
(308) □ Spli	it Level		(40)	×	Good			(3	0) 🛘	Abo	ove Avera	ge	(30)	Avera	ge			
(309) 🗆 21/	2 Story		(50)		Very Good			(4	0) 🗆	Hig	;h		(40)	Good				
(304) 🗆 One	e Story D	uplex	(60)		Excellent	1 22 2 2 2 2	·			1.30			(50)	Very (	Good			
(305) 🗆 Two	o Story D	uplex						00					(60) 🗆	Excell	ent			
Assessor's	Adjus	tment to Sale P	rice	(+ o	r -):													
Assessor Co	mments	and Reason for A	Adjust	men	t:													
WD																		
		,					۲۵	m c = :	to.									
Comments f							Com	mell	LD.									
0000023																		
													_					
														(Conti	nue on back)			

### NEBRASKA

### **Real Estate Transfer Statement**

316

FORM **521** 

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

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

1 County Name

2 County Number

3 Date of Sale/Transfer

WEBSTER - 91

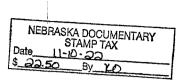
4 Date of Deed

Mo. ☐ Day ☐ Yr. ☐ Oay ☐ Oa

The deed will not be recorded diffess this statemen	it is signed that terms 1-20 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer  Mo Day Yr 4 Date of Deed  Mo Day Yr 20
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Matthew E Gellenbeck	Grantee's Name (Buyer) Jessy Apolius
Street or Other Mailing Address 401 3rd St	Street or Other Mailing Address 401 3rd St
City State Zip Code Blue Hill NE 68930	City State Zip Code Blue Hill NE 68930
Phone Number (402) 746-4140	Phone Number   Is the grantee a 501(c)(3) organization?   Yes   Volume   No   No   No   No   No   No   No   N
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B	Property Type (C)
✓ Improved       ✓ Single Family       Industrial         ☐ Unimproved       ☐ Multi-Family       ☐ Agricultural         ☐ IOLL       ☐ Commercial       ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	neral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller V No Court Decree Exchange Grante  11 Was ownership transferred in full? (If No, explain the division.)	osure
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes   ☐ No  ☐ Aunt or Uncle to Niece or Nephew  ☐ Family Corp., F  ☐ Brothers and Sisters  ☐ Grandparents  ☐ Ex-spouse  ☐ Parents and Cl	Partnership, or LLC Self Otherand Grandchild Spouse
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  ☐ Yes
\$7,240  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
Yes No	of the agent or title company contact.) Yes \ \tilde{\subset} \ No
18 Address of Property 401 3rd Street Cowles, NE 18a No address assigned 18b Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
20 Legal Description (Attach additional pages, if needed.)	
See attached  21 If agricultural, list total number of acres transferred in this transaction	    \$
<ul><li>22 Total purchase price, including any liabilities assumed</li></ul>	9,500 <mark>,00</mark>
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	Species 1
25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.  Kory J McCracken	number  nt and that it is, to the best of my knowledge and belief, true, complete, and  (402) 746-3613
Sign Print or Type Name of Grantee or Authorized Representative	Attorney Phone Number
	Title Attorney
Register of Deed's Use Or	ly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 11 Day 10 Yr. 22 \$ 22.50	BK 2022 to 2855
lebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Lots Thirteen (13) through Twenty-four (24), inclusive, Block Ten (10), Original Town of Cowles, Webster County, Nebraska.

State of Nebraska	SS.
County of Menacers	entered on the
numerical index and	filed for record in the
of Nov A.D.,	20, at 9:19 orded in Book 2020
on Page 2855	
Covise Pets	ch County Clerk
10.00	sessorCarded
IndCompA	3033-



#### WARRANTY DEED

Matthew E. Gellenbeck, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Jessy Apolius, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201)

Lots Thirteen (13) through Twenty-four (24), inclusive, Block Ten (10), Original Town of Cowles, 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.

Matthew E. Gellenbeck

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November \_\_\_\_\_\_, 2022, by Matthew E. Gellenbeck, a single person.

Comm. expires

GENERAL NOTARY - State of Nebraska
DANA L. SUTTERFIELD
My Comm. Exp. October 1, 2025

Vana L. Sutterfeld
Notary Public

## Agricultural Land Sales Worksheet

Cnty No. Be	ok	Page	Sa	le Date	***			S	cho	ol Dis	trict (	Code						
91 20	22	2856	10/1	.1/2022	Base: 65-0005 Affiliated:								Unified:					
Location ID	Sale	Number	Useabilit	y & Code#	Parcel Number													
001307300		317	4	05	GeoCde	Twn	Rng	Se	ect Ort Subdiv Area B					Blk	P	arcel		
	ate of S	ale Assessed	Value		4135	4	4	4 00000			1	000	00	000				
Land	Imp	orovements		Γotal	Date of Sale Property Classification								ation (	Code		1		
262,105		<del>.</del>		262,105	Status	Pro	perty T	уре	z	oning	Lo	cation	Cit	y Size	Parc	el Siz		
	Irrigat	ion Type:			A) 2	B)	05		C)	5	D)	3	E)	0	F)	9		
LCG	<u> </u>	ACRES:	<b>V</b> A	LUE:		LCG				ACR	ES:			VAL	UE:			
IRRIGATED 1A	1				GF	RASSLA	ND 1	Gl			9.9	90			16,	795		
1.2	1		•					1G		4	2.3	60			63,	490		
2A	1						2	:G1	30.990				43,38					
2.8	1							2G	0.030				55					
3A							3	G1										
3.4	1							3G		1	4.8	30			27,	285		
4A	_		ļ				4	G1										
4.4								4G		2	9.5	60			41,	870		
DRYLAND 1D	1	12.710	1	32,095		Shelterb		-										
11	<del> </del>	10.120		25,555			Accret	-				-	<del></del>					
2D	+	F 140		11 415			Wa	-										
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Dwelling: Outbuilding:	-				No	n-AG	-				3.9	70						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; SALE BETWEEN BROTHERS	
Comments from	Comments:
001307300	
	(Continue on back)

Real Estate Transfer Statement 521 Good Life. Great Service. To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name Mo. 10 Day 11 WEBSTER - 91 Yr. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Granter's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard A. and Karen Faimon Grantor's Name (Seller) Larry J. and Mary A. Faimon Street or Other Mailing Address 30220 Road C Street or Other Mailing Address 131 South Smith Street Zîp Code 68941 Zip Code 68957 City Lawrence City Glenvil Is the grantee a 501(c)(3) organization? Phone Number Yes Phone Number 1402)469-9014 402-4109-9101 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✔ Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial Land Contract/Memo Sheriff Other Distribution Partition 8 Type of Deed Conservator Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep. ☐ Cemetery Death Certificate - Transfer on Death Executor Mineral ✓ Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Life Estate ✓ Sale Trustee to Beneficiary Easement Auction Satisfaction of Contract Other (Explain) Grantor Trust Partition Buyer Seller V No Court Decree 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) No one-half interest No ✓ Yes Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Other ¥ Yes Family Corp., Partnership, or LLC ✓ Brothers and Sisters Grandparents and Grandchild Snouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Richard A. and Karen Faimon Webster County, NE 30220 Road C Glenvil, NE 68941 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The SE 1/4 of Section 14. Township 4 North, Range 9 West of the Sixth P.M. in Webster County, NE 21 If agricultural, list total number of acres transferred in this transaction 96000 23 Was non-real property included in the purchase? 23 Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 768-7400 Benjamin Murray Phone Number of Grantee or Authorized Representative 11-01-22 Attorney Date Signature of Grantee of Authorized Representative For Dept. Use Only Register of Deed's Use Only 28 Recording Data

26 Date Deed Recorded

. Day \_

27 Value of Stamp or Exempt Number

puter				NEBRASKA DO STAM	OCUMENTARY IP TAX			Pg 2856
ssor ded				i	11/10/22	State of Nebra County of Web	ska }ss.	
iou	-			\$ 216.00	By AS	_	E	ntered on the
						Clerk's office o	f said count	
						of November A o'clock AM. Re		
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						Fee: \$10.00 Electronically F	By: AS De Recorded	eputy
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	RETURN TO:	BENJAMIN H. MU						•
		ATTORNEY AT LA P.O. BOX 87		•				
		HEBRON, NEBRA	SKA 68370					
				QUITCLAIM	I DEED		•	
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Notary Public

GENERAL NOTARY - State of Nebraska CAROLYN A. KOHMETSCHER My Comm. Exp. April 23, 2025

## Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page	Sa	le Date	School District Code												
91	202	22	2857	11/	1/2022	Base: 6	Base: 65-0005 Affiliated:						Unifi	ied:				
Location	D	Sale	Number	Useabilit	y & Code#					Parcel	Number							
0013073	00		318	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdi		Area Blk Parcel			arcel		
	Da	ate of S	ale Assessed	Value		4135	4	9	14	14 4 00000			1 000 00			000		
Land		Imp	provements		<b>Fotal</b>	Date of Sale Property Classification Code												
262,	,105				262,105	Status Property Type				Zoning	Loca	ion	City	y Size	Parc	el Size		
		Irrigat	tion Type:			A) 2	В)	05	- 74 40 -	c) <b>5</b>	D) :	3	E)	0	F)	9		
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	1A								IG	4	12.36	)			63,	490		
	2A1							2	G1	30.990			43,3					
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	3A1							3	Gl									
	3A								3G	G 14.830			27,2					
	4A1				į	4G1					29.560							
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	uildings					Noi	n-AG				3.970	)				<del>-</del>		

Assessor's Ad	ljustment t	o Sale Price (	+ or -):	1	Total Recapture Value:							
Assessor Commo	ents and Rea	son for Adjustn	ent:									
QCD; SALE	BETWEEN	BROTHERS,	TERM	LIFE	ESTATE		<del>.</del>					
	-			· · · · · ·								
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Comments from	· <del>.</del>				Com	ments:						
001307300												
							(Continue on back)					
<del>5 </del>												

### NEBRASKA

Real Estate Transfer Statement

**FORM** 

Good Life, Great Service

DEPARTMENT OF REVENUE

• 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. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2022 Mo. \_\_11 Mo. 11 01 Day \_ Day . WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard A. Faimon and Karen Faimon Grantor's Name (Seller) Donald Faimon Street or Other Mailing Address c/o Richard Faimon, 30220 Road C Street or Other Mailing Address 30220 Road C Zip Code 68941 Zip Code 68941 State City Glenvil Is the grantee a 501(c)(3) organization? Phone Number (402) 469-9104 Phone Number (402) 469-1413 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type State Assessed Mobile Home Single Family Industrial Mineral Interests-Nonproducing | Improved Exempt ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing IOLL Commercial Recreational Other Distribution Land Contract/Memo Partition Sheriff 8 Type of Deed Trust/Trustee Bill of Sale Corrective Easement Lease Personal Ben. Quit Claim Cemetery Death Certificate - Transfer on Death Executor Mineral Warranty Was transfer part of IRS like-Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Life Estate Trustee to Beneficiary Auction ☐ Fasement Satisfaction of Contract Other (Explain) Term Life Estate Court Decree Partition Exchange Grantor Trust | Seller V No Buyer 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) No one-half interest ✓ Yes No Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Yes Grandparents and Grandchild ✓ Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$96,000 ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Richard A. and Karen Faimon Webster County, NE 30220 Road C Glenvil, NE 68941 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The SE 1/4 of Section 14, Township 4 North, Range 9 West of the Sixth P.M. in Webster County, NE 21 If agricultural, list total number of acres transferred in this transaction 22 0,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 14 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 768-7400 Benjamin H. Murray Phone Number Print or Type Name of Grantee or Authorized Representative 11/01/2022 Attorney at Law Date Title of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data eed Recorded 10 Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

Index Computer Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/10/22

\$ Ex014

By AS

Bk 2022, Pg 2857

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 10 day of November A.D., 2022, at 12:51 o'clock PM. Recorded in Book 2022 on Page 2857

Fee: \$10.00 By: AS Deputy Electronically Recorded

RETURN TO-

BENIAMIN H. MURRAY ATTORNEY AT LAW P.O. BOX 87 HEBRON, NEBRASKA 68370

### QUITCLAIM DEED

Donald F. Faimon, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, quitclaims and conveys to Richard A. Faimon and Karen R. Faimon, Trustees of the Richard A. Faimon and Karen R. Faimon Revocable Trust, GRANTEES, all of GRANTOR'S interest in the following described real estate (as defined in Nebraska Revised Statutes §76-201):

The Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Four (4) North, Range Nine (9) West of the Sixth P.M. in Webster County, Nebraska.

Executed this 1st day of November, 2022.

Donald F. Fairmon

STATE OF NEBRASKA ) ss. COUNTY OF THAYER )

The foregoing instrument was acknowledged before me on the 1<sup>st</sup> day of November, 2022 by Donald F. Faimon, a single person.

SENERAL NOTARY - State of Nebraska BENJAMIN H. MURRAY My Contre. Exp. June 5, 2824

(SEAL)

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Boo	k	Page	S	ale Date	School District Code											
91	202	22	2858	11,	/1/2022	Base: (	55-00	05	Aff	iliated:		Unified:					
Location 1	ID	Sale	Number	Useabil	ity & Code#	Parcel Number											
0013073	00	3	319	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Area Blk Pa				
	Da	ite of Sa	le Assessed	Value		4135	4	9	1	4 4	00000	1	000	00	000		
Land		Imp	rovements		Total	Date of Sale Property Classification C							Code				
574,	,055				574,055	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parc	el Size		
i de la compania del compania del compania de la compania del compania de la compania del compania de la compania de la compania de la compania de la compania del compania		Irrigati	on Type:			A) <b>2</b>	B)	05		c) <b>5</b>	D) 3	E)	0	F)	9		
LCG		A	CRES:	v	ALUE:		LCG	Triegrafi		ACF	RES:		VAL	IIIE:			
IRRIGATE	D 1A1					GR	ASSLA	ND 1	GI		29.290			43,	815		
	1A								lG	7	9.180		1	15,	035		
	2A1					2Gl <b>31.1</b>											
	2A					2G 0.030						55					
	3A1							30	Gl								
	3A								3G	1	4.830	27,28			285		
	4A1					4G1											
	4A								4G	3	3.030			42,	840		
DRYLAND			98.230		248,035		Shelterbe		-								
	1D		10.120	<b> </b>	25,555			Accreti	-								
	2D1		5.140		11,415			Was	_								
	2D 3D1		5.140		11,415	AC.I	AND '	Oth	Ļ	31	1.390			74,	055		
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	4D1		5.680		8,975		F	arm Sit									
	4D		4.680		7,395			ome Sit	+								
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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER INTO REV TR	
Comments from	Comments:
001307300 001305900	
	(Continue on back)

### 13059 **NEBRASKA** Good Life. Great Service.

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

DEPARTMENT OF REVENUE			ment and identify the applicable item		<del></del>
<u> </u>	The deed will not be recor	ded unless this statemen	t is signed and items 1-25 are accur	<del></del>	
1 County Name	2 County Numb		3 Date of Sale/Transfer	4 Date of Deed	01 2022
	WEBSTER - 91	₩.	Mo. 11 Day 01 Yr. 2022	Mo Day .	01 <sub>Yr.</sub> 2022
5 Grantor's Name, Addi	ress, and Telephone (Please Prir	nt)	6 Grantee's Name, Address, and Telepho	one (Please Print)	
Grantor's Name (Seller)	on and Karen R. Faimon		Grantee's Name (Buyer) Richard A. Faimon and Karer	R Faimon Rev	vocable Trust
Street or Other Mailing A 30220 Road C			Street or Other Mailing Address 30220 Road C	re ramon re-	TOOLING TIGOE
City Glenvil	State NE	Zip Code 68941	City Glenvil	State NE	Zip Code 68941
Phone Number	• •		Phone Number Is the grante	e a 501(c)(3) organiza	
Email Address	9-9104		Hoadus 9104 If Yes, is the Email Address	grantee a 509(a) found	dation? Yes No
7 Property Classificati	on Number, Check one box in ca	ategories 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 La	nd Contract/Memo Partition	Sheriff	Other
Bill of Sale	Corrective	Easement Le	ase Personal Rep.	Trust/Trustee	
Cemetery	Death Certificate - Transfer on De	eath Executor Min	neral Quit Claim	Warranty	
9 Was transfer part of	of IRS like- 10 Type of Trans	er Distribution Forec	losure Irrevocable Trust 🗹 Revocable	TrustTrai	nsfer on Death
kind exchange (LR. Exchange) by buyer (	C. § 1031 Auction	Easement Gift	Life Estate Sale	☐ Trus	stee to Beneficiary
Buyer S	eller 🔽 No 🔲 Court Decr	ee Exchange Grant	or Trust Partition Satisfaction	of Contract Oth	er (Explain)
11 Was ownership transfe	erred in full? (If No, explain the div	ision.)	12 Was real estate purchase	ed for same use? (If No	o, state the intended use.)
<u> </u>	o one-half interest		Yes No		
13 Was the transfer between			tives? (If Yes, check the appropriate box.)		
✓ Yes No	Aunt or Uncle to Niece or		Partnership, or LLC	U Other	ſ
	Brothers and Sisters	Grandparents	and Grandchild Spouse		
•	Ex-spouse	Parents and C		-	
14 What is the current ma	arket value of the real property?		15 Was the mortgage assumed? (If Yes, s	tate the amount and in	iterest rate.)
\$574,055			☐Yes ☑ No \$		%
16 Does this conveyance	divide a current parcel of land?		17 Was transfer through a real estate age	_	
Yes 🗹 No	0		of the agent or title company contact.)	Yes	No
18 Address of Property			19 Name and Address of Person to Whom		ould be Sent
Webster Cour	nty, NE		Richard A. and Karen R. Faim	ion, i rusiees	
			30220 Road C		
18a 🗹 No address assi	igned 18b Vacant land		Glenvil, NE 68941		
20 Legal Description (Atta	ach additional pages, if needed.)				
The SE 1/4 of Se	ection 14, Township 4 N	orth, Range 9 West o	f the Sixth P.M. in Webster Cou	ınty, NE; and th	e NE 1/4 of
Section 12, Town	nship 4 North, Range 9	West of the Sixth P.M	. in Webster County, NE		
		•		•	
21 If agricultural, list total	number of acres transferred in this	s transaction 318.61			
				T IS	
	œ, including any liabilities ass	umed		22   "	0,00
23 Was non-real prope	rty included in the purchase?			\$	<u> </u>
∐ Yes 🗹 No	(If Yes, enter dollar amount an	d attach itemized list.) ( <u>see</u>	instructions)	23	
24 Adjusted purchase	price paid for real estate (line	22 minus line 23)		24	000
25 If this transfer is ex	cempt from the documentary s	tamp tax, list the exemption	n number $\frac{4}{\cdot}$ .		
Und	er penalties of law, I declare that	t I have examined this stateme	and that it is, to the best of my knowledg	ge and belief, true, cor	mplete, and
	ed that I am duly authorized to sign	this statement.	•		(402) 768-7400
Benjan	nin H. Murray	i Day sananlahin			Phone Number
sign	Marke of Grantee or Authorized	1 Uchteschanns	Attorney		11-01-22
7	of G. Too and Daniel		Title		Date
here Signature	of Granice or Authorized Represe	· ·	1100		
		Register of Deed's Use Or	nly		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stam	p or Exempt Number	28 Recording Data	-0	
Mo. 11 Day 10	) y 22   \$ Exem	4#ta	BK2022, 19 285	Ø	
Nebraska Department of Reve			2022 Nov 10 12:52 PM		2022 Page 2858
Form No. 96-269-2008 10-2020	0 Rev. Supersedes 96-269-2008 Rev. 6-	2019	2022 NOV 10 12.32 PM	LAUU4 DUUK	LEUZZ Faye ZOJO

Index	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/10/22

\$ Ex004

By AS

Bk 2022, Pg 2858

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 10 day of November A.D., 2022, at 12:52 o'clock PM. Recorded in Book 2022 on Page 2858

Fee: \$10.00 By: AS Deputy
Electronically Recorded

RETURN TO:

BENIAMIN H. MURRAY ATTORNEY AT LAW P.O. BOX 87 HEBRON, NEBRASKA 68370

### **QUITCLAIM DEED**

Richard A. Faimon and Karen R. Faimon, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, quitclaim and convey to Richard A. Faimon and Karen R. Faimon, Trustees of the Richard A. Faimon and Karen R. Faimon Revocable Trust, GRANTEES, all of GRANTOR'S interest in the following described real estate (as defined in Nebraska Revised Statutes §76-201):

The Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Four (4) North, Range Nine (9) West of the Sixth P.M. in Webster County, Nebraska; and

The Northeast Quarter (NE 1/4) of Section Twelve (12), Township Four (4) North, Range Nine (9) West of the Sixth P.M., Webster County, Nebraska;

Executed this 1st day of November, 2022.

Richard A. Faimon

Karen R. Faimon

STATE OF NEBRASKA ) ss. COUNTY OF THAYER )

The foregoing instrument was acknowledged before me on the 1<sup>st</sup> day of November, 2022 by Richard A. Faimon and Karen R. Faimon, husband and wife.

GENERAL NOTARY - State of Nebraska
BENJAMIN H. MURRAY
My Comm. Exp. June 5, 2024

(SEAL)

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok Pa	ıge		Sale Date		School District Code									
91	20	22 28	59	10,	/31/2022	Base:	Base: <b>91-0</b>			074 Affiliated: Unified:						
Location ID Sale Number U			Useabi	lity & Code#	<b>#</b>				Pa	rcel I	Number					
0003310	000331000 320			4	05	GeoCde	Twi	n Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of Sale Ass	essed V	alue		4133			0	0	0	20045		000	0000	
Land		Improveme	ents		Total			Date of	Sale	Pro	pert	y Classifi	cation	Code		
2	,515	18	625		21,140	) Status	P	roperty T	уре	Z	oning	Locatio	n Cit	y Size	Parcel Size	
Assessor Lo	sessor Location: BLUE HILL (BH)					A) 1	B)	01		C)	1	D) 1	E)	6	F) 2	
	<del>,</del>	Residential					**************************************				. *	Comme	rcial		·	
	Mul	tiple Improveme	nts: M	lultiple. In	provements.:			Multiple	. Impi	roven	ients.:	<del></del>				
		Construction I	ate: C	onstruction	1 Date : 1	1885	Construction Date :									
		F	oor: Fi	oor Sq. Ft	.: 1,	579		Floor Sc	. Ft. :							
		<b>Building Cost N</b>	lew: C	ost :	143,	390		Cost:					•			
Single Family	Style:	101	R	esidentia	al Condition:	20		Comm	ercia	l Occ	upan	cy Code:		150		
(100) 🗆 Mo	bile Hon	ne	(	10) 🗆	Worn Out			Primary	<i>7</i> :		0	ther1:		Other2:		
(101) 🗷 One	e Story		C	20) 🗷	Badly Worn			Comm	ercia	l Cor	ıstruc	tion Class	•			
(102) 🗆 Two	o Story		(.	30) 🗆	Average			(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spli	it Level		(4	40) 🗆	Good			(2) [	J R	einfo:	rced C	Concrete Fr	ame			
(104) 🗆 1 1/	2 Story		(:	50) 🗆	Very Good			(3)	ΙМ	[ason	гу Веа	aring Walls				
(111) 🗆 Bi-l	Level		(0	60) 🗆	Excellent			(4) [	J W	ood	or Ste	el Framed	Ext. Wa	lls ·		
(106) □ Oth	ier						* 12.	(5) [	J M	[etal I	rame	and Walls				
Townhouse or	r Duplex	Style:	R	esidentia	ıl Quality: 3	0		(6) [	] Po	ole Fr	ame					
(301) 🗆 One	e Story		(	10) 🏻	Low			Cost R	Cost Rank: Condition:							
(302) 🗆 Two	o Story		(2	20) 🗆	Fair			(10)	(10) 🗆 Low					(10) 🛘 Worn Out		
(307) 🗆 11/	2 Story		(3	30) 🗷	Average			(20)				(20)	□ Badly Worn			
(308) 🗆 Spli	it Level		(4	40) 🗆	Good		(30)  Above Average (30)  Average					ge				
(309) 🗆 21/	2 Story		(:	50) 🗆	Very Good			(40) E	] H	igh			(40) □	Good		
(304) 🗆 One	e Story E	Ouplex	(6	50) 🗆	Excellent						10 10 10 10 10 10 10 10 10 10 10 10 10 1		(50) □	Very (	Good	
(305) 🗆 Two	o Story I	Duplex				A Stanford Comment							(60) 🗆	Excell	ent	
Assessor's	Adju	stment to Sa	le Pric	ce (+ o	r -):											
Assessor Co	mment	s and Reason f	or Adj	ustmen	:											
WD; SA	LE BE	TWEEN PARI	ENT &	CHII	'D											
															B/18-1-	
	•					····	<u> </u>									
Comments f							Comi	nents:								
0003310		×-			<del>246-7-1</del>			*******								
		***														
						·										
														(Conti	nue on back)	

## 3310 9230

Good Life. Great Service.

DEPARTMENT OF REVENUE

**Real Estate Transfer Statement** 

**FORM** 521

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer  Mo. 10 Day 31 Yr. 2022  4 Date of Deed  Mo. 10 Day	31 <sub>Yr.</sub> 2022						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller)	Grantee's Name (Buyer)							
Kathie E. Schnell Street or Other Mailing Address	Daniel C.W. Boyd Street or Other Mailing Address							
P.O. Box 21	209 West Gage							
City State Zip Code Blue Hill NE 68930	City State NE NE	Zip Code 68930						
Phone Number (402) 756-3493	Phone Number Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No							
Ernail 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.							
<u></u>	Property Type	(C) Mobile Home						
✓ Improved       ✓ Single Family       Industrial       Mineral Interests-Nonproducing       State Assessed       [         Unimproved       Multi-Family       Agricultural       Mineral Interests-Producing       Exempt         IOLL       Commercial       Recreational								
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff	Other						
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cemetery ☐ Death Certificate — Transfer on Death ☐ Executor ☐ Mir								
Cemetery Death Certificate – Transfer on Death Executor Mir      Was transfer part of IRS like- 10 Type of Transfer Distribution Forecle		nsfer on Death						
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		stee to Beneficiary						
		ner (Explain)						
11 Was ownership transferred in full? (If No, explain the division.)  7 Yes No	12 Was real estate purchased for same use? (If N  ✓ Yes No	o, state the intended use.)						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela								
✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Othe	r						
☐ Brothers and Sisters ☐ Grandparents a	<b>=</b> `							
Ex-spouse ✓ Parents and Ch	<u> </u>							
14 What is the current market value of the real property?  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  \$18,000								
\$18,000  16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	(If Yes, include the name						
Yes V No	of the agent or title company contact.)							
18 Address of Property .	19 Name and Address of Person to Whom the Tax Statement Sh	nould be Sent						
209 West Gage Street Blue Hill, NE 68930	Daniel C.W. Boyd 209 West Gage Street							
18a No address assigned 18b Vacant land	Blue Hill, NE 68930							
20 Legal Description (Attach additional pages, if needed.)								
The West Half of Lots A and B, Block A of C.B. Neis	on's Subdivision of Rohrer's Addition t	to the City of						
Blue Hill, Webster County, Nebraska, EXCEPT the		•						
21 If agricultural, list total number of acres transferred in this transaction		<del></del>						
22 Total purchase price, including any liabilities assumed		18,000,00						
23 Was non-real property included in the purchase?  ☐ Yes	nstructions) 23	į F						
, ,	\$ ************************************	18,000,00						
24 Aujusted parents parents from the parents from 22 Aminto and 29,								
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement	number tra	molete, and						
correct, and that I am duly authorized to sign this statement.	a and that it is, to the bost of my fallowedge that belon, the of	(402) 463-1383						
Charles W. Hastings Print of Type Name of Grantee or Authorized Representative		Phone Number						
sign When the Marine of Authorities	Attorney	11/10/2022						
here Signature of Grantee or Authorized Representative Title Date								
Register of Deed's Use Only For Dept. Use On								
26 Date Deed Recorded   27 Value of Stamp or Exempt Number	28 Recording Data							
Mo. 11 Day 14 yr. 22 \$ 40.50	BKa022,14 2859	Nr. Chat. RR 70 044 77 4007/0\						
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Aumorized by Neb. He	ev. Stat. §§ 76-214, 77-1327(2)						

	NEBRASKA DOCUMENTARY STAMP TAX	Bk 2022, Pg 2859
	Date: 11/14/22 \$ 40.50 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 14 day of November A.D., 2022, at 09:09 o'clock AM. Recorded in Book 2022 on Page 2859
		Fee: \$10.00 By: AS Deputy Electronically Recorded
AFTER RECORDING RETURN	TO: Charles W. Hastings, Fraser Stryker PC LLO	P.O. Box 1044, Hastings, NE 68902
	WARRANTY DEED	
DOLLARS (\$1.00) and other va	L, a single person, GRANTOR, in constaluable consideration, received from GRANTEE, the following described real estate	NTEE, DANIEL C. W. BOYD, a
	of Lots A and B, Block A of C.B. Nelson Blue Hill, Webster County, Nebraska, E.	
GRANTOR covenants	(jointly and severally, if more than one) w	vith GRANTEE that GRANTOR:
(1) is lawfully seised of	such real estate and that it is free from en	cumbrances;
(2) has legal power and	lawful authority to convey the same;	
(3) warrants and will de	fend title to the real estate against the law	ful claims of all persons.
Executed: October 31, 2	2022.	
	_	E. Sdinell

) ss:

COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on October 31, 2022, by Kathie E. Schnell, a single person.

GENERAL NOTARY- State of Nebraska
CHARLES W. HASTINGS
My Comm. Exp.Dec 2, 2025

Notary Public

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sale	Date				School District Code							
91	202	22	2875	1	1/14	/2022	Base:	91-	-00	02	Affiliated: Unified:						
Location	<b>D</b>	Sale	Number	Usea	bility	& Code#				Parcel Number							
0001281	000128100 321		321	4		05	GeoCde	Т	wn	Rng	Sei	et Ort		Subdiv	Area	Bik	Parcel
	Date of Sale Assesse			Value			4371				00	0 0		10020		013	0000
Land	rovements		T	otal			Da	Date of Sale Property Classification Code									
	830		7,96	)		8,790	Status		Prop	roperty Type Zoning L					ocation City Size Parcel Size		
Assessor Location: RED CLOUD (			CLOUD (I	RC)			A) 1		В)	01 © 1 D 1				D) <b>1</b>	E)	E) 6 F)	
				Residential Commercial													
Multiple Improvements			provements:	Multiple.	Improv	ements.:		Multiple. Improvements.:									
		Constr	uction Date:	Construc	tion Dat	e :			C	onstruct	ion D	ate:					
			Floor:	Floor Sq.	Ft. :				F	loor Sq.	Ft. :						
		Buildin	g Cost New:	Cost:			_		С	ost:							
Single Family	Style:			Resider	rtial C	ndition:			c	omme	rcial	Occupa	ncy	Code:			
(100) □ Mo	bile Hom	ıe		(10)	l Wo	om Out			P	rimary:		(	Oth	er1:		Other2:	
(101) 🗆 On	e Story			(20)	l Ba	ily Worn	Commercial Construction Class:										
(102) 🗆 Tw	o Story			(30)	l Av	етаge				(1)	Fir	eproof S	tru	ctural Stee	l Fran	ie	
(103) 🗆 Spl	it Level			(40)	I Go	od			1	(2) 🗆	Re	inforced	Co	ncrete Fra	me		
(104) 🗆 11/	2 Story			(50)	l Ve	ry Good				(3) 🗆	Ma	sonry B	eari	ing Walls			
(111) 🗆 Bi-l	Level			(60)	Ex	ellent			(	(4) 🗆	W	ood or St	teel	Framed I	ext. W	alls	
(106) □ Oth	ier								<u> </u>	(5) 🛘	Me	etal Fram	e a	nd Walls			
Townhouse or	r Duplex	Style:		Resider	ıtial Q	ıality:			S. (	(6) <b></b>	Pol	le Frame	!				
(301) 🗆 One	e Story			(10)	l Lo	×			C	Cost Rank: Condition:							
(302) 🗆 Two	o Story			(20) ☐ Fair (10) ☐ Low (10) ☐ W							] Wom	Out					
(307) 🗆 11/	2 Story			(30)	l Av	erage	age (20) □ Average (20) □ E						] Badly	Worn			
(308) 🗆 Spli	it Level			(40) □	l Go	od			(	(30) Above Average (30) Average							
(309) 🗆 21/	2 Story			(50)	Ve	y Good			(-	40) 🗆	Hig	gh		(	40) E	] Good	
(304) 🗆 One	Story D	uplex		(60)	Exe	ellent								171 (	50) E	] Very	Good
(305) 🗆 Two	o Story D	uplex												(	60) E	] Excel	lent
Assessor's	Adjus	tment	to Sale P	rice (+	or -)												<u>.                                  </u>
Assessor Co	mments	and R	eason for A	djustme	ent:												
QCD; Si	ALE BI	ETWEE	N PAREN	r & C	HILD												
							<del></del>								_		·
<u> </u>								٦				<del></del>					
Comments f								_on	mer	ns:							
000120																	
												,					
					-												
																(Cont	inue on back)

## 1281

### **Real Estate Transfer Statement**

**FORM** 

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

The deed will not be recorded unless this statement	t is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer  Mo. 11 Day Vr. 22  4 Date of Deed  Mo. 11 Day Vr. 22							
WEBSTER - 91 ▼	No Day II.							
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)							
Denziel Tavenner and Denziek Van Tavenner, Jr.	Denziel Van Tavenner, Jr.							
Street or Other Mailing Address See attached	Street or Other Mailing Address 428 Meadowlark Road							
City State Zip Code	City State Zip Code Fordland MO 65652							
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No							
Email Address	(417) 839-7943 If Yes, is the grantee a 509(a) foundation? Yes No							
NA  7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.								
	Property Type (C)							
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home							
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt							
☐ IOLL ☐ Commercial ☐ Recreational								
	d Contract/Memo Partition Sheriff Other							
Bill of Sale Corrective Easement Lea								
Cemetery Death Certificate – Transfer on Death Executor Min  9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecle								
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Auction☐ Easement ☐ Gift	osure Irrevocable Trust Revocable Trust Transfer on Death  Life Estate Sale Trustee to Beneficiary							
Buyer Seller No Court Decree Exchange Granto								
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.							
✓ Yes    No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.								
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other								
☐ Brothers and Sisters ☐ Grandparents a								
Ex-spouse Parents and Ch	<del></del>							
14 What is the current market value of the real property?  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  \$8,790  Yes V No \$								
	17 Was transfer through a real estate agent or a title company? (If Yes, include the name							
Yes No	of the agent or title company contact.)							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent							
930 North Elm Street, Red Cloud, NE 68970	Grantee							
401 - 101								
18a No address assigned 18b Vacant land								
20 Legal Description (Attach additional pages, if needed.)  Lots Eighteen (18), Nineteen (19) and Twenty (20), I	Block Thirteen (13) Smith & Moore's Addition to							
the City of Red Cloud, Webster County, Nebraska	Slock Thirteen (10), Childra Woord & Addition to							
the City of Neu Cloud, Webster County, Nebraska								
21 If agricultural, list total number of acres transferred in this transaction								
22 Total purchase price, including any liabilities assumed								
23 Was non-real property included in the purchase?	\$							
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 <sup>\$</sup> 0,00							
25 If this transfer is exempt from the documentary stamp tax, list the exemption	24 Adjusted purchase price paid for real solute (into 22 minds into 26)							
Under penalties of law, I declare that I have examined this statemen	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.  Denziel Van Tavenner, Jr.	(417) 839-7943							
Print or Type, Name of Grantee or Authorized Representative	Phone Number							
sign form 1/m Comme Th	Grantee							
here Signature of Grantee or Authorized Representative	Title Date							
Register of Deed's Use Onl	y For Dept. Use Only							
~	28 Recording Data							
Mo. 11 Day 14 yr. 22 \$ Exempt # 5a	BK 2122 R 28 75							
	01,0000,17							

Denziel Tavenner 941 North Locust Street Red Cloud, NE 68970 4022877081

Denziel Van Tavenner, Jr. 428 Meadowlark Road Fordland, MO 65652 414 839-7943

State of Nebraska County of Webster  Ss.  Entered on the numerical index and filed for record in the Clerk's office of said county this day of No. A.D., 20 20, at 3:13 o'clock M. Recorded in Book 2022 on Page 2015  Line Page 10:00 County Clerk 10:00 Deputy
IndCompAssessorCarded
spared by:
ennain i aw umice



Prepared by: Theobald Law Office P O Box 423 Red Cloud, Nebraska 68970

### QUITCLAIM DEED

Denziel Tavenner, a single person and Denziel Van Tavenner, Jr., a single person, Grantors, in consideration of love and affection, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eighteen (18), Nineteen (19) and Twenty (20), Block Thirteen (13), Smith & Moore's Addition to the City of Red Cloud, Webster County, Nebraska

Executed November 4, 2022.

Denziel Tavenner

Denziel Van Tavenner, Jr.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 14, 2022 by Denziel Tavenner, a single person.

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

Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November  $\frac{1}{1}$ , 2022 by Denziel Van Tavenner, Jr., a single person.

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

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok Pa	ge	Sale Date				School District Code										
91	20	22 29	13	11	L/21,	/2022	8022 Base: 91-			0074 Affiliated: Unified:								
Location	i ID	Sale Numbe	r	Useab	ility é	k Code#			Parcel Number									
000306	600	322		4		05	GeoCde	Tw	n R	ng	Sect	Qrt	Subdi	7 / 1	Area	Blk	P	arcel
	Da	ate of Sale Asse	ssed \	<sup>7</sup> alue			4133				00	0	2000	5		014	00	000
Land		Improveme	nts		Tot	al			Date	of S	Sale F	ropert	y Classi	ficat	ion (	Code		
2,130 3,16						5,295	Status	I	ropert	у Ту	pe	Zoning	Loca	ion	Cit	y Size	Parc	el Size
Assessor Lo	ssor Location: BLUE HILL						A) <b>1</b>	В	) (	)3	(	3	D) ;	L	E)	6	F)	1
			I	Residentia							Comn	erci	aI					
Multiple Improvements				Multiple. Improvements. : Multiple. Improvements. :														
10 10 10 10 10 10 10 10 10 10 10 10 10 1		Construction D	ate: C	onstructio	on Date	:		Construction Date: 1900										
		FI	or: F	loor Sq. F	 ?t. :				Floor				840					
		Building Cost N	2.11	ost:					Cost			2	4,360					
Single Family	y Style:		R	esident	ial Cor	dition:			Con	ımeı	rcial C	)ccupan	cy Code:	: :::::::::::::::::::::::::::::::::::::				
(100) 🗆 Mo	bile Hom	ie	(	10) 🗆	Wor	n Out					47:		ther1:		(	Other2:		
(101) 🗆 One	e Story		(	20) 🗆	Badl	y Worn			1			CHECK STORY	tion Cla	ss: 4	1			
(102) 🗆 Tw	o Story		(	30) 🗆	Aveı	age	-		(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spl	it Level		(	40) 🗆	Goo	đ			(2)		Rein	forced (	Concrete	Frame	9			
(104) 🗆 11/	/2 Story		(:	50) 🗆	Very	Good			(3)		Mas	onry Be	aring Wa	ls				
(111) 🗆 Bi-J	Level		(0	50) 🗆	Exce	llent		•	(4)				el Frame		. Wall	s		
(106) 🗆 Oth	ner		(BX)					W 19	(5)		Meta	ıl Frame	and Wal	ls				
Townhouse or	r Duplex	Style:	R	esidenti	ial Qua	lity:			(6)	(6) 🗆 Pole Frame								
(301) 🗆 One	e Story	,	(1	10) 🗆	Low				Cost Rank: 20 Condition: 10									
(302) 🗆 Two	o Story		(2	20) 🗆	Fair				(10)		Low			(10)	<b>*</b>	Worn	Out	
(307) 🗆 11/	2 Story		(3	30) 🗆	Aver	age			(20)	*	Aver	age		(20)	) [	Badly	Worn	
(308) 🗆 Spli	it Level	-	(4	40) 🗆	Good	1			(30)		Abo	ve Avera	ıge	(30)		Averag	ge	
(309) 🗆 21/	2 Story		(5	50) 🗆	Very	Good	-		(40) ☐ High (40) ☐ Good									
(304) 🗆 One	e Story D	uplex	(6	50) 🗆	Exce	llent								(50)		Very C	boof	
(305) 🗆 Two	o Story D	uplex												(60)		Excelle	ent	
Assessor's	Adjus	tment to Sal	e Pric	ce (+ o	or -):													
Assessor Co	mments	and Reason fo	r Adj	ustmen	ıt:							-						
WD; TRA	ansfei	R FROM COR	PORA	TION	TO	SELF												
										<u>;</u>								
Comments f								'omn	nents:	:								
0003066	500																	
				<del> </del>								- :				(Contin	ue on	back)

### Good Life. Great Service.

DEPARTMENT OF REVENUE

**FORM** 521

Real Estate Transfer Statement

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

	The deed will not be rec-	orded unless this statemen	nt is signed and Items 1-25 are accurately comp	leted.				
1 County Name	2 County Nun	nber	3 Date of Sale/Transfer 4 Date of D	eed				
<u> </u>	WEBSTER - 91			Day 21 Yr. 2022				
<u> </u>	ess, and Telephone (Please Pi	rint)	6 Grantee's Name, Address, and Telephone (Please	Print)				
Grantor's Name (Seller) Alan Manufacturii			Grantee's Name (Buyer) Alan Jordening					
Street or Other Mailing A PO Box 461	ldress		Street or Other Mailing Address PO Box 461					
City	State NE	Zip Çodə		Zip Code				
Blue Hill Phone Number	NE.	68930	City State Blue Hill NE	68930				
NIA			Phone Number Is the grantee a 501(c)(3) If Yes, is the grantee a 505					
Email Address N/A			Email Address N/A					
	on Number, Check one box in	categories A and B. Check C i	f property is elso a mobile home.					
(A) Status			) Property Type	(C)				
✓ Improved	Single Family	Industriai	Mineral Interests-Nonproducing State As					
Unimproved	Multi-Family	Agricultural [	Mineral Interests-Producing Exempt	_				
□ IOLL	✓ Commercial  [ ]	Recreational						
	Conservator	= =	nd Contract/Memo Partition Sheriff	Other				
	Corrective Death Certificate – Transfer on E		ase Personal Rep. Trust/Trustee	•				
9 Was transfer part o			neral Quit Claim Warranty  Iosure Trrevocable Trust Revocable Trust	Transfer on Death				
kind exchange (I.R.0 Exchange) by buyer o	C.§ 1031 Auction	Easement Gift	Life Estate Sale	Trustee to Beneficiary				
	ller No Court Dec		or Trust Partition Satisfaction of Contract	Other (Explain) transfer from Li				
	red in full? (If No, explain the di	vision.)	12 Was real estate purchased for same us					
Yes No			Yes No					
	(minus)		atives? (If Yes, check the appropriate box.)	_				
YesNo	Aunt or Uncle to Niece o	· = ·	Partnership, or LLC Self	Other				
	Brothers and Sisters  Ex-spouse	Grandparents	and Grandchild Spouse					
A What is the surrout man	ket value of the real property?		hild Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amounts)	nt and internet with				
\$5,295	NOT VALUE OF BIO FORE PROPERTY !		Yes V No \$	%				
· ·	livide a current parcel of land?		17 Was transfer through a real estate agent or a title co					
Yes Vio	-		of the agent or title company contact.) Yes	✓ No				
8 Address of Property			19 Name and Address of Person to Whom the Tax State	ment Should be Sent				
506 West Saline			Same as Grantee					
Blue Hill, NE 689								
8a No address assig	_							
*	h additional pages, if needed.)	Thirty Two (22) DI	ook Fourtoon (44). Original four	of Diagonal Citi				
		illing-iwo (32), bi	ock Fourteen (14), Original town o	n blue mill,				
Webster Coun	y, inebiaska.							
1 If agricultural, list total o	umber of acres transferred in thi	is transaction n/a	_					
		*** **********************************						
•	, including any liabilities ass	sumed		1 <mark>¦</mark> 00				
	y included in the purchase?	d attach Itemized list.) (see i	instructions) 33					
∐ Yes ☑ No (I	: res, enter donar amount an	io anach nemizeo list.) ( <u>see i</u>	instructions)					
• •	rice paid for real estate (line		24	1ֈ00				
25 If this transfer is exe	mpt from the documentary (	stamp tax, list the exemption	number 76-902 (5b)					
Under	penalties of law, I declare that	at I have examined this statemen	nt and that it is, to the best of my knowledge and bellef,	true, complete, and				
	that I am duly authorized to sign I D. Baack	n inis statement.		(402) 834-3300				
Print or Type	Name of Grantee or Authorize	d Representative		Phone Number				
sign M		•	Attorney	11/22/22				
here Signature o	Grantee or Authorized Represe	entative	Title	Date				
10106		Posistor of Dand's No. 0-	.the	For Don't Use Oak				
6 Date Deed Recorded		Register of Deed's Use On p or Exempt Number	28 Recording Data	For Dept. Use Only				
Mo. 11 Day 20	y, 22 \$ Exa	mot#56	BK2022, 1 2913					
braska Department of Revenu	9	איייי איייי		y Neb. Rev. Stat. §§ 78-214, 77-1327(2)				
	Rev. Supersedes 96-269-2008 Rev. 6-	2019						



### **Certificate of Exemption – Documentary Stamp Tax**

• Documentary Stamp Tax - Neb. Rev. Stat. § 76-902(5)(b)

Is the conveyance between members of a family and a members of the same family or a partnership or limit owned by members of the same family family, and all of the partnership or limited liability company are far the fourth degree of kindred?	ed liability company where all interest is shareholders of the corporation or members mily members related to one another within	. Yes No
If No, is conveyance between two family entities when owned by members of the same family and all owners within the fourth degree of kindred?	are family members related to one another	. 🔲 Yes 🔲 No
Note: An entity, as Grantor or Grantee, whose stock another entity is not eligible for this exemption.	k or interest is owned in whole or in part by	
Grantors (If entity, provide name of entity and list all members in table b Alan Manufacturing, Inc	elow. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed I (see Table of Kir	
Alan Jordening	Self	
Grantees (If entity, provide name of entity and list all members in table b	elow if individuals list all in table below)	
Members of Entity or Individuals	Relationship to First Listed &	
Alan Jordeing	Self	
Under penalties of law, I declare that the information pro- details of the conveyance information described above.	vided above is true, complete, and correct and that I am familia	r with all of the relevant
I further certify that documentation that supports this exe	mption is available for inspection at any time by the Nebraska	Department of Revenue,
sign / Z	Attorney	11/22/22
here Granter Bengaentative	Tile Attorney	Date 11/22/22
Grantee or Grantee Representative	Title	Date

This Certificate of Exemption is to be filed with the Real Estate Transfer Statement, Form 521, when exemption #5b is claimed in Item 25 on the Form 521.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/22/22 \$ Ex05b By AS Bk 2022, Pg 2913

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 22 day of November A.D., 2022, at 02:59 o'clock PM. Recorded in Book 2022 on Pages 2913-2914

Fee: \$16.00 By: AS Deputy Electronically Recorded

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

### WARRANTY DEED

**Alan Manufacturing, Inc.**, a Nebraska Corporation, *Grantor*, whether one or more, in consideration of dissolution of the corporation, receipt of which is hereby acknowledged, conveys to **Alan Jordening**, a single person, *Grantee*, the following described real estate (as defined in Neb. Rev. STAT. Section 76-201) in Webster County, Nebraska:

Lots Thirty (30), Thirty-one (31) and Thirty-two (32), Block Fourteen (14), Original town of Blue Hill, Webster County, Nebraska.

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

EXECUTED: November 21, 2022.

Alan Jordening, President, Alan Manufacturing, Inc., Grantor

STATE OF NEBRASKA	)
	) ss.
COUNTY OF ADAMS	)

The foregoing instrument was acknowledged before me on the 2/5 day of November 2022, by Alan Jordening, President, Alan Manufacturing, Inc., a Nebraska Corporation, Grantor.

GENERAL NOTARY - State of Nebraske SALLY J CONSBRUCK My Comm. Exp. December 16, 2025

Sally J. Consbruck

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		1.1	School District Code															
91	20	22	2955		10/28/2022 Base: 01					0123 Affiliated: Unified:											
Location	ID .	Sale	Number	τ						Parcel	N	umber									
0005100	000		323	4 09			GeoCde	T	VII	Rng	Se	ct Qrt		Subdiv	Area	Blk	Parcel				
	D	ate of S	ale Assesse	d Va	lue		4131				0	0 0		30015		004	0000				
Land		Imp	rovements	Total					Date of Sale Property Classification Code												
	530			530 Sta					Prop	erty Ty	pe	Zoning	5	Location	C	Parcel Size					
Assessor Lo	cation:	BLAD	EN (BLA	)			A) 2	1	B)	01	C) 1		D) <b>1</b>	E)	7	F) <b>1</b>					
				Residential										Commer	cial						
	Mul	tiple Im <sub>l</sub>	provements:	Mul	Multiple. Improvements. :						Impr	ovements.	:								
	·····	Constr	uction Date:	Con	structio	n Date :			С	onstruct	ion I	Date:									
		."	Floor:	+	or Sq. Ft	i.:			F	loor Sq.	Ft. :					B.H					
		Buildin	g Cost New:	Cost:						Cost:											
Single Family				Residential Condition:						Commercial Occupancy Code:											
(100) □ Mol		ne		(10) U Worn Out						Primary: Other1: Other2:											
(101)				(20)   Badly Wom						Commercial Construction Class:											
(102)  Two	<del></del>			(30)  Average						(1) ☐ Fireproof Structural Steel Frame											
(103) □ Spli				(40) ☐ Good						(2) Reinforced Concrete Frame											
(104)			<u>.</u>	(50) ☐ Very Good (60) ☐ Excellent						(3)  Masonry Bearing Walls											
(111) □ Bi-1				(OU	<u>у</u>	Excellent		(4) Wood or Steel Framed Ext. Walls													
Townhouse or		Style		Residential Quality:						(5) ☐ Metal Frame and Walls  (6) ☐ Pole Frame											
(301) □ One		Bijie.		(10)  Low						Cost Rank: Condition:											
(302)   Two				(20)					-		Lo	w			(10) Worn Out						
(307) 🗆 11/2				(30) □ Average					<del>+</del> `	20) 🗆					(20)   Badly Worn						
(308) 🗆 Spli				(40) Good								ove Ave	rag	<u>·</u>	(30)   Average						
(309) 🗆 2 1/2	2 Story			(50) Uery Good					(4	40) 🗆	Hi	gh		(4	(40) □ Good						
(304) 🗆 One	Story D	uplex		(60)	) 🗆	Excellent								(5	(0) E	Very (	Good				
(30 <i>5</i> ) 🗆 Two	Story E	uplex			-									(6	0) E	Excelle	ent				
Assessor's	Adjus	stment	to Sale P	rice	(+ o	r -):															
Assessor Co	mment	and R	eason for A	djus	stmen	t:															
QCD; RE	CAL E	STATE	SOLD F	OR	\$1																
					<del></del>		<u> </u>										-				
		-																			
Comments from Comments:																					
	000510000																				
																-					
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																(Conti	nue on back)				

## Nebraska Department of

Real Estate Transfer Statement
• To be filed with the Register of Deeds. • Read instructions on reverse side. 323
• If additional space is needed, add an attachment and identify the item.

**FORM** 

	nt is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number Webster County - 91	3 Date of Sale/Transfer  Mo. 10 Day 28 Yr. 2022 4 Date of Deed  Mo. 10 Day 28 Yr. 2022							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Laurel McCarthy	Grantee's Name (Buyer) David Willis and/or Nancy Willis							
Street or Other Mailing Address 1110 South Highway 80, #113	Street or Other Mailing Address 236 South Cambridge Street							
City State Zip Code Benson AZ 85602		Zip Code 92866						
Telephone Number 520-975-3829	Telephone Number 714-318-8575 Is the grantee a 501(c)(3) organization of the properties of the grantee a 509(a) found in the properties of the grantee a 509(a) found in the properties of the grantee a 509(a) found in the properties of the grantee a 501(c)(3) organization of the properties of the grantee a 501(c)(3) organization of the properties of the grantee a 501(c)(3) organization of the properties of the grantee a 501(c)(3) organization of the properties of the grantee a 501(c)(3) organization of the properties of the grantee a 501(c)(3) organization of t							
Email Address mccarthylaurel7@gmail.com	Email Address creatonone@aol.com							
7 Property Classification Number. Check one box in categories A and B. Check C								
	Property Type	(C)						
Improved   Single Family   Industrial     Agricultural     Commercial   Recreational	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home						
	nd Contract/Memo Partition Sheriff	Other						
	ase Personal Rep. Trust/Trustee  neral Quit Claim Warranty							
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  10 Type of Transfer Distribution Forecast Distribution Gift		insfer on Death istee to Beneficiary						
Yes No Court Decree Exchange Gran		ner (Explain)						
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	12 Was real estate purchased for same use? (If N	lo, state the intended use.)						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel								
	Partnership, or LLC Self Solfe Other	r						
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C	= .							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)						
\$530.00	☐ Yes	%						
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes							
18 Address of Property 333 North Railroad Street, Bladen, NE	19 Name and Address of Person to Whom the Tax Statement SI David and/ or Nancy Willis, 236 South Cambridge CA 92866							
18a No address assigned 18b Vacant land	*							
20 Legal Description	- Wahatan Caunty Nahanaka							
Lot Ten (10), Block Four (4), Spence's Addition to the Town of Blade	n, Webster County, Nebraska.							
21 If agricultural, list total number of acres								
22 Total purchase price, including any liabilities assumed	22 \$	1.00						
23 Was non-real property included in the purchase? Yes No (If Yes, e	nter dollar amount and attach itemized list.) 23 \$							
<b>24</b> Adjusted purchase price paid for real estate (line 22 minus line 23) $\dots$	24	50						
25 If this transfer is exempt from the documentary stamp tax, list the exemptio	n number							
Under penalties of law, I declare that I have examined this statement, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, co	714-318-8575						
David Willis and/or Nancy Willis  Print or Type Name of Grantee or Authorized Representative		Phone Number						
sign Sur A Willer 3 86 28 11/108		11/07/2022						
here Signature of Grantee or Authorized Representative	Title	Date						
Register of Deed's Use O		For Dept. Use Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data							
Mo. II Day 28 Yr. 22 \$ 2.25	BK2627 4 2955 Authorized by Neb. Ri	ev. Stat. §§ 76-214, 77-1327(2)						



### Quitclaim Deed

WITNESSETH, that Laurel McCarthy, not married, of 1110 South Highway 80, #113, Benson, AZ, (the "Grantor"), in consideration of \$1.00, the receipt and sufficiency of which is hereby acknowledged, remises, conveys, and releases, as well as quitclaims, unto David Willis, of 236 South Cambridge Street, Orange CA and/or Nancy Willis, of 236 South Cambridge Street, Orange, CA, a married couple, (collectively the "Grantee"), the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Webster Count Nebraska:

Lot Ten (10), Block Four (4) Spence's Addition to the Town of Bladen, Webster County, Nebraska.

The Grantor covenants jointly and severally with the Grantee that the Grantor:

- (1) is lawfully seized of such real estate; and
- (2) has legal power and authority to convey the same.

Executed this 28th day of October, 2022.

Leurer Melarthy

IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed the day and year first about written.

#### Grantor Acknowledgement

STATE OF ARIZONA COUNTY OF COCHISE

On this 28th day of October, 2022, before me, Jeff McDole, a notary public in and for the State of Arizona, Laurel McCarthy, known to me or proven on the basis of satisfactory evidence to be the Grantor, acknowled: this Quitclaim Deed to be a free and voluntary act of the Grantor with all requisite lawful authority.

Witness my hand and official seal.

Notary Public for the State of Arizona

County of Cochise

My commission expires: 4/25/2023

JEFF D MCDOLE IOTARY PUBLIC - ARIZON PIMA COUNTY COMMISSION # 569017 VY COMMISSION EXPIRE: / COMMISSION EXPIN SEPTEMBER 25, 2023

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 a8 day NOU A.D., 2022, at 11:08 o'clock a.M. Recorded in Book 2022 on Page 2455

County Clerk \_Deputy

\_Comp\_\_\_Assessor\_\_ Carded

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok Page			Sale Date	School District Code									:						
91	202	22 2957	11/30/2022 Base: 65-					-001	0011 Affiliated: Unified:												
Location	ID	Sale Number	τ	Useability & Code #							Parcel	Numb	er)	· · · · · · · · · · · · · · · · · · ·							
0006061	.00	324		1		GeoCde	Т	wn	Rng	Sec	t Qrt	Sub	odly	Area	Blk	Parcel					
	Da	te of Sale Assess	ed Value			4487	4487				0	400	010		001	0000					
Land		Improvement	s	Total				Date of Sale Property Classification Code													
-	155	5,0	75		5,230	) Status		Prope	erty Ty	pe	Zoning	Lo	Location City Si		y Size	Parcel Size					
Assessor Lo	cation:	GUIDE ROCK	(GR	(GR)		A) 1		B)	01		C) 1	D)	1	E)	7	F) 1					
					Resident		Commercial														
	Mult	iple Improvements	Mul	Multiple. Improvements. : Multiple. Improvements. :																	
		Construction Date		struction	<del></del>	.,		1	Construction Date :												
		Ficor	Floo	r Sq. Ft	.:			Flo	Floor Sq. Ft. :												
		Building Cost New							Cost:												
Single Family	Style:		Res	Residential Condition:						Commercial Occupancy Code:											
(100) □ Mol	bile Hom	е	(10	(10) Worn Out						Primary: Other1: Other2:											
(101) 🗆 One	Story		(20	(20)   Badly Worn						Commercial Construction Class:											
(102) 🗆 Two	Story		(30	(30)  Average						(1) ☐ Fireproof Structural Steel Frame											
(103) 🗆 Spli	t Level		(40	(40) □ Good						(2)  Reinforced Concrete Frame											
(104) 🗆 11/2	2 Story		(50	(50) U Very Good						(3)   Masonry Bearing Walls											
(111) 🗆 Bi-L	_evel		(60	(60)  Excellent						(4) Uood or Steel Framed Ext. Walls											
(106) 🗆 Oth	er		(5)   Metal Frame and Walls																		
Townhouse or	Duplex	Style:	Res	Residential Quality: (6)   Pole Frame																	
(301) 🗆 One	Story		(10) □ Low						st Ra	nk:			Condition:								
(302) □ Two	Story		(20) 🗆 Fair					(10)							Out						
(307) 🗆 1 1/2	2 Story		(30) ☐ Average					(20)  Average (20)  Badly We							Worn						
(308) 🗆 Spli	t Level		(40) □ Good						(30)  Above Average (30)  Average												
(309) 🗆 21/2	2 Story		(50) U Very Good						0) 🗆	Hig	;h		(4	40) 🗆	Good						
(304) 🗆 One			(60)	(60)   Excellent						1 34			(:	50) 🗆	Very (	Good					
(305) □ Two	Story D	uplex											(6	50) 🗆	Excell	ent					
Assessor's	Adjus	tment to Sale l	Price	(+ 0	r -):																
Assessor Co	mments	and Reason for	Adjus	tment	:			<u></u>													
QCD																					
			· · · · · · · · · · · · · · · · · · ·																		
~							~														
0006061							Com	ment	ts:												
000001	.00													•							
	-				<u> </u>																
				••																	
															(Conti	nue on back)					

## NEBRASKA Good Life. Great Service.

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

324

FORM **521** 

 If additional space is needed, add an attachment and identify the applicable item number The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Select County & County Number Mo. 11 Day 30 Yr. 22 Mo. 2 Day 23 vr 22 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) CHGr Lexen Trouc Ivoud + Street or Other Mailing City Buide Zip Code Phone Number Is the grantee a 501(c)(3) organization? of Yes, is the grantee a 509(a) foundation? Email Address 404 clieve 2195 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 TIQLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim Warranty Was the property purchased as 10 Type of Transfer Distribution Foreclosure irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Sale Gift Life Estate Trustee to Beneficiary Yes ☐ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) HOUGENC Yes No s 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No Yes 18 Address of Property Name and Address of Person to Whom the Tax Statement Should be Sent 18a No address assigned 18b Vacant land HULL Cleaned IXE 6397 2

20 Legal Description THE East 102 Selt of Lot4) and Lot2) Block one (1), Vance's Add Ition TO Juide ROCK Webster County, Newresk 21 If agricultural, list total number of acres 00 22 Total purchase price, including any liabilities assumed . . . . . . 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Pierc e 1249/49 OWNER sign Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data  $\infty$ Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

NEBRASKA DOCUMENTARY
STAMP TAX
Date\_\_\_\_II-30-22
\$\_13.50 By aD

### **QUITCLAIM DEED**

Phillip L. Troudt and Charlene M. Troudt, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other consideration, receipt of which is hereby acknowledged, quitclaims and conveys to Doug Pierce, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East 102 feet of Lots One (1) and Two (2), Block One (1), Vance's Addition to Guide Rock, Webster County, Nebraska.

Executed February 33, 2022.

Phillip L. Troudt

Charlene M. Troudt

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

Comm. expires August 25, 2024

Nøtary Public