

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2390	9/20/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000610100		268		4 01		GeoCde	Tw	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40010		008	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,205		25,595		26,800		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 03	C) 3	D) 1	E) 7	F) 3					
				<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements : 2						
<b>Construction Date:</b>				Construction Date :				Construction Date : 1900						
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. : 2,538						
<b>Building Cost New:</b>				Cost :				Cost : 348,010						
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 350 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class: 3</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>		<b>Condition: 10</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input checked="" type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
REAL ESTATE AGMT; CONTRACT														
<b>Comments from</b>						<b>Comments:</b>								
000610100														

(Continue on back)

# Real Estate Transfer Statement 268

• 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 <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>20</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>09</u> Day <u>20</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Doug Pierce</b> Street or Other Mailing Address <b>341 N Seward St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Silvia Barraza Miranda</b> Street or Other Mailing Address <b>11023 Claire Circle</b> City <b>Northglenn</b> State <b>CO</b> Zip Code <b>80234</b>			
Phone Number <b>(916) 201-5600</b>		Phone Number <b>(720) 365-0070</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address <b>n/a</b>				Email Address <b>n/a</b>			

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

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

**8 Type of Deed**

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

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

**10 Type of Transfer**

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

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

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

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

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

**14 What is the current market value of the real property?** \_\_\_\_\_

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

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

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

**18 Address of Property**  
**325 University Ave.**  
**Guide Rock, NE 68942**

**18a**  No address assigned    **18b**  Vacant land

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

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

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

<b>22</b> Total purchase price, including any liabilities assumed	\$ 60,000.00
<b>23</b> Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$ 0.00
<b>24</b> Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 60,000.00

**25 If this transfer is exempt from the documentary stamp tax, list the exemption number** n/a **13**

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

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

*David B. Garwood*    Attorney    **Sept 26, 2022**  
 Signature of Grantee or Authorized Representative    Title    Date

Register of Deed's Use Only		For Dept. Use Only
<b>26</b> Date Deed Recorded Mo. <u>9</u> Day <u>26</u> Yr. <u>22</u>	<b>27</b> Value of Stamp or Exempt Number \$ <b>Exempt # 13</b>	<b>28</b> Recording Data <b>BK 2022, Pg 2390</b>

State of Nebraska } ss.  
 County of Webster }  
 Entered on the  
 numerical index and filed for record in the  
 Clerk's office of said county this 26 day  
 of Sept A.D., 2022, at 3:40  
 o'clock P.M. Recorded in Book 2022  
 on Page 2390  
Rauge Petch County Clerk  
AB Deputy  
 ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
 STAMP TAX  
 Date 9-26-22  
 \$ Exempt By AB

BOOK 2022 PAGE 2390

**NOTICE OF REAL ESTATE SALE AGREEMENT**

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 real estate:

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:

Doug Pierce  
 Doug Pierce

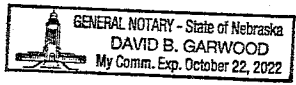
Silvia Barraza Miranda  
 Silvia Barraza Miranda

STATE OF NEBRASKA, COUNTY OF WEBSTER ) SS.

The foregoing instrument was acknowledged before me on September 20, 2022, by Doug Pierce and Silvia Barraza Miranda.

Comm. Expires: 10-22-2022

David B. Garwood  
 Notary Public



State of Nebraska } ss.  
County of Webster }

BOOK 2022 PAGE 2411

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 11:21  
o'clock AM. Recorded in Book 2022  
on Page 2411  
David Peter County Clerk  
D. Co AD Deputy  
Ind      Comp      Assessor      Carded     

**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;

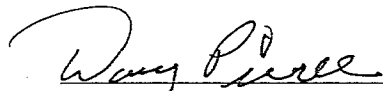
states that written notice of the subdivision by lot split of the parcel of land described as follows:

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;

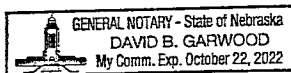
has been given to the Village Board of Guide Rock, Nebraska, and to the County of Webster, pursuant to Nebraska R.R.S. §76-2110(2); and further that said governmental authorities have 120 days to object to such subdivision or the conveyance shall be fully valid.

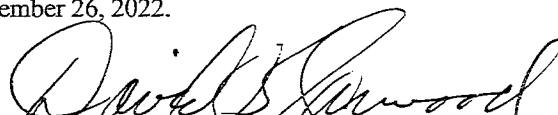
Affiant further states that he acquired this property from CJ'S EATERY & BAR, L.L.C., and Craig James who was the sole member thereof; that from dealing with such purchase affiant knows that Craig James is a single person and was a single person on May 4, 2012, at the time he conveyed this property to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



  
\_\_\_\_\_  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2759	9/20/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000610100		307		4 x		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4487			00	0	40010		008	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,205		25,595		26,800		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)						A) 1	B) 03	C) 3	D) 1	E) 7	F) 3			

		Residential				Commercial			
<b>Multiple Improvements:</b>		Multiple Improvements. :				Multiple Improvements. : 2			
<b>Construction Date:</b>		Construction Date :				Construction Date : 1900			
<b>Floor:</b>		Floor Sq. Ft. :				Floor Sq. Ft. : 2,538			
<b>Building Cost New:</b>		Cost :				Cost : 348,010			
<b>Single Family Style:</b>		<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>			
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out				Primary: 350 Other1: Other2:			
(101) <input type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class: 3</b>			
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame			
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame			
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls			
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls			
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls			
<b>Townhouse or Duplex Style:</b>		<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame			
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>		<b>Condition: 10</b>	
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input checked="" type="checkbox"/> Worn Out	
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn	
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average	
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good	
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good	
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent	

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	Unknow ledgeable buyer
<b>Comments from</b>	<b>Comments:</b>
000610100	
(Continue on back)	

# Real Estate Transfer Statement

307

FORM  
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 09 Day 20 Yr. 2022		4 Date of Deed Mo. 09 Day 20 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Doug Pierce Street or Other Mailing Address 341 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number (916) 201-5600 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Silvia Barraza Miranda Street or Other Mailing Address 11023 Claire Circle City Northglen State CO Zip Code 80234 Phone Number (720) 365-0070 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
325 University Ave.  
Guide Rock, NE 68942

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

18a  No address assigned 18b  Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	60,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	60,000	00

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

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

David B. Garwood (402) 746-3613  
Print or Type Name of Grantee or Authorized Representative Phone Number  
Signature of Grantee or Authorized Representative Attorney Title Oct. 31, 2022 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 31 Yr. 22	27 Value of Stamp or Exempt Number \$ 135. <sup>00</sup>	28 Recording Data BK2022, Pg 2759

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

State of Nebraska } ss.  
County of Webster }  
Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 31 day  
of Oct A.D., 2022, at 3:05  
o'clock P.M. Recorded in Book 2022  
on Page 2759  
Paule Petrich County Clerk  
10.00 Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-31-22  
\$ 135.00 By ds

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

Executed October 28, 2022.

Doug Pierce  
Doug Pierce

Steven Pierce  
Steven Pierce

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

GENERAL NOTARY - State of Nebraska  
KORY MCCrackEN  
My Comm. Exp. August 27, 2028

Comm. expires \_\_\_\_\_

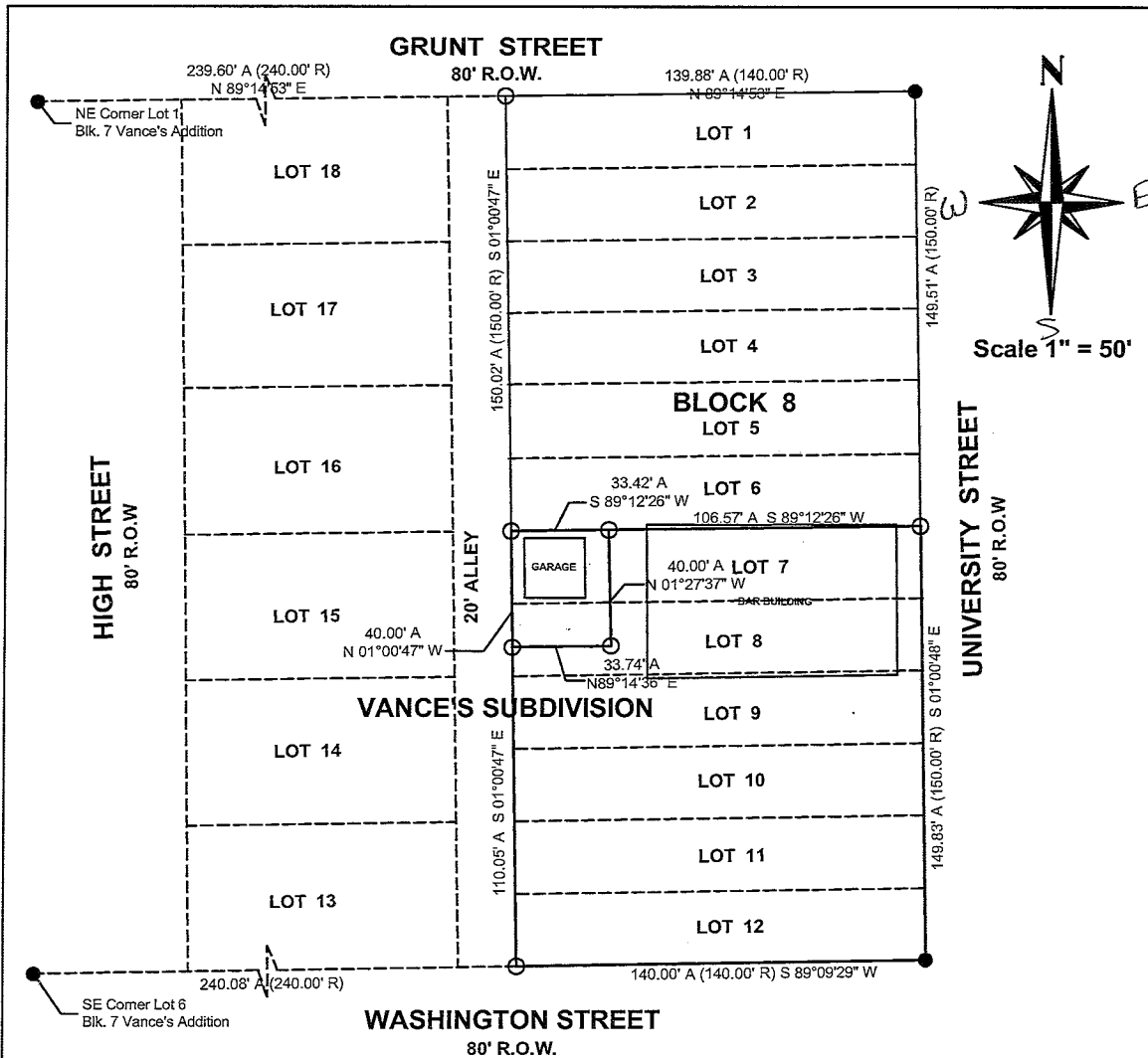
Kory McCracken  
Notary Public

STATE OF NEBRASKA, COUNTY OF Franklin ) ss.

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

Comm. expires May 23 2023  
GENERAL NOTARY - State of Nebraska  
KATHRYN J. DORN  
My Comm. Exp. May 23, 2023

Kathryn J. Dorn  
Notary Public



**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.

Brent D. Cyboron Reg Land Surveyor LS - 727

**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

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

LOCATION: Part of Lot 7 and 8, Block 8 Vance's Subdivision			
TITLE: Guide Rock, Nebraska			
SCALE AT AS: 1" = 30'	DATE: 9/20/2022	DRAWN: Brent C.	PAGE: 1 OF 1
PROJECT NO.:	DRAWING NO.:	REVISIONS:	



# Agricultural Land Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>										
91	2022	2846	11/8/2022	Base: 91-0002		Affiliated:		Unified:						
<b>Location ID</b>		<b>Sale Number</b>		<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
001912600		314		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>						4371	2	11	33	0	00000	1	000	0000
<b>Land</b>		<b>Improvements</b>		<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
680,520				680,520		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
<b>LCG</b>		<b>ACRES:</b>		<b>VALUE:</b>		<b>LCG</b>		<b>ACRES:</b>		<b>VALUE:</b>				
IRRIGATED	1A1	4.470	15,755	GRASSLAND	1G1	21.470	30,060							
	1A	24.600	86,715		1G	0.010	5							
	2A1	15.160	53,440		2G1	15.990	22,385							
	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							
DRYLAND	1D1			Shelterbelt/Timber										
	1D	16.540	41,765	Accretion										
	2D1	11.790	29,770	Waste										
	2D	0.270	600	Other										
	3D1	17.440	38,715	<b>AG LAND TOTAL</b>		<b>262.210</b>	<b>680,520</b>							
	3D			Roads		3.270								
	4D1	2.510	3,965	Farm Sites										
	4D	25.970	41,035	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			<b>Non-AG TOTAL</b>		<b>3.270</b>								

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
001912600	

(Continue on back)

# Real Estate Transfer Statement

314

• 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 <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>28</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>11</u> Day <u>8</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Jamie D. Ferris and Merie E. Farris</b> Street or Other Mailing Address <u>716 Road 900</u> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Benjamin R. Hobbs</b> Street or Other Mailing Address <u>406 E 7th Ave</u> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>	
Phone Number <u>402-984-3279</u>		Phone Number <u>402-46-0433</u>	
Email Address <b>n/a</b>		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address <b>n/a</b>		Email Address <b>n/a</b>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$10,000**

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

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

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

18 Address of Property  
**Ag Land**

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

18a  No address assigned    18b  Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 2.92=-

22 Total purchase price, including any liabilities assumed	22	\$	10,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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**  
Print or Type Name of Grantee or Authorized Representative

*Benjamin R Hobbs*  
Signature of Grantee or Authorized Representative

**Grantee**  
Title

402-984-3279  
Phone Number

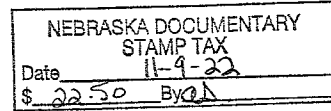
11/8/2022  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>9</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data <u>BK 2022, Pg 2846</u>	

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.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of Nov A.D., 20 22 at 9:44 o'clock A.M. Recorded in Book 2022 on Page 2846  
Laune Petch County Clerk  
10.00 Deputy  
Ind      Comp      Assessor      Carded     



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

WARRANTY DEED

Jamie D. Farris and Merie E. Farris, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Benjamin R. Hobbs, convey to Grantee, 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 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.

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

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

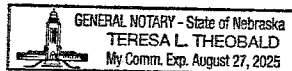
Executed November 8, 2022.

\_\_\_\_\_  
Jamie D. Farris

\_\_\_\_\_  
Merie E. Farris

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF Webster )

The foregoing instrument was acknowledged before me on November 8, 2022 by Jamie D. Farris and Merie E. Farris, husband and wife.



\_\_\_\_\_  
Notary Public

# Agricultural Land Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>										
91	2022	2854	11/4/2022	Base: 91-0002		Affiliated:		Unified:						
<b>Location ID</b>		<b>Sale Number</b>		<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
001912601		315		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>						4371	2	11	33	0	00000	1	000	0000
<b>Land</b>		<b>Improvements</b>		<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
49,355		37,180		86,535		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
<b>LCG</b>		<b>ACRES:</b>		<b>VALUE:</b>		<b>LCG</b>		<b>ACRES:</b>		<b>VALUE:</b>				
IRRIGATED	1A1					GRASSLAND	1G1	26.350		36,890				
	1A						1G							
	2A1						2G1	7.220		10,110				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1	0.900		250				
	4A						4G	7.510		2,105				
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		<b>41.980</b>		<b>49,355</b>				
	3D					Roads		0.680						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings				37,180	<b>Non-AG TOTAL</b>		<b>0.680</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
JTWD	
<b>Comments from</b>	<b>Comments:</b>
001912601	

(Continue on back)

# Real Estate Transfer Statement 315

• 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 <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>4</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>11</u> Day <u>4</u> Yr. <u>2022</u>
---------------	--	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Benjamin R. Hobbs</b> Street or Other Mailing Address <u>4016 E 7th Ave</u> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <u>402-746-0433</u> Email Address <u>n/a</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Jamie D. Farris and Merie E. Farris</b> Street or Other Mailing Address <u>716 Road 900</u> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <u>402-984-3279</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <u>n/a</u>	
---	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$10,000**

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

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

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

18 Address of Property  
**Ag Land**

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

18a  No address assigned    18b  Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 6.531+-

22 Total purchase price, including any liabilities assumed	22	\$	10,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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.**

**Jamie D. Farris** 402-984-3279  
Print or Type Name of Grantee or Authorized Representative Phone Number

**Grantee** 11/4/2022  
Signature of Grantee or Authorized Representative Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>9</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data <u>BK 2022, Pg 2854</u>

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 }  
County of Webster }ss.

BOOK 2022 PAGE 2854

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of NOV A.D., 20 22 at 9:19 o'clock a.M. Recorded in Book 2022 on Page 2854  
Janice Peterson County Clerk  
10.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-9-2022  
\$22.50 By AD

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 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.

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

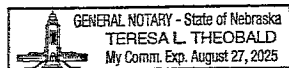
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed November 8, 2022.

Benjamin R Hobbs  
Benjamin R. Hobbs

STATE OF NEBRASKA )  
COUNTY OF Webster )ss.

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



Teresa L Theobald  
Notary Public



# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>										
91	2022	2855	11/7/2022	Base: 91-0074		Affiliated:		Unified:						
<b>Location ID</b>		<b>Sale Number</b>		<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
000802900		316		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>				4373			00	0	50005		010	0000		
<b>Land</b>		<b>Improvements</b>		<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
755		6,285		7,040		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: COWLES (COW)						A) 1	B) 01	C) 1	D) 1	E) 8	F) 3			
				<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :						
<b>Construction Date:</b>				Construction Date : 1899				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 908				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 121,750				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 10</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary:          Other1:          Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 40</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
000802900	

(Continue on back)

# Real Estate Transfer Statement

316

• 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 <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>7</u> Yr. <u>22</u>		4 Date of Deed Mo. <u>11</u> Day <u>7</u> Yr. <u>22</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Matthew E Gellenbeck</b> Street or Other Mailing Address <b>401 3rd St</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 746-4140</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Jessy Apolius</b> Street or Other Mailing Address <b>401 3rd St</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(308) 830-2517</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$7,240**

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

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

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

18 Address of Property  
**401 3rd Street  
 Cowles, NE**

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

18a  No address assigned 18b  Vacant land

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

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

22 Total purchase price, including any liabilities assumed .....	22	\$	9,500	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	9,500	00

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

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

**sign here**

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

*[Signature]* Attorney  
 Signature of Grantee or Authorized Representative Title **11/10/22**  
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>10</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data <b>BK 2022 Pg 2855</b>	

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

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

State of Nebraska } ss.  
County of Webster }  
Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 10 day  
of Nov A.D., 2022, at 9:19  
o'clock A M. Recorded in Book 2022  
on Page 2855  
Louise Petsch County Clerk  
10.00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-10-22  
\$ 22.50 By YD

**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.

Executed November 7, 2022.

Matthew E. Gellenbeck  
Matthew E. Gellenbeck

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November 7, 2022, by Matthew E. Gellenbeck, a single person.

Comm. expires 

Dana L. Sutterfield  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2856	10/11/2022	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001307300		317		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	14	4	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
262,105				262,105		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	9.990		16,795				
	1A						1G	42.360		63,490				
	2A1						2G1	30.990		43,385				
	2A						2G	0.030		55				
	3A1						3G1							
	3A						3G	14.830		27,285				
	4A1						4G1							
	4A						4G	29.560		41,870				
DRYLAND	1D1	12.710		32,095		Shelterbelt/Timber								
	1D	10.120		25,555		Accretion								
	2D1					Waste								
	2D	5.140		11,415		Other								
	3D1					<b>AG LAND TOTAL</b>		<b>155.830</b>		<b>262,105</b>				
	3D					Roads		3.970						
	4D1					Farm Sites								
	4D	0.100		160		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>3.970</b>						

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

317

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 10 Day 11 Yr. 2022		4 Date of Deed Mo. 10 Day 11 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Larry J. and Mary A. Faimon Street or Other Mailing Address 131 South Smith Street City Lawrence State NE Zip Code 68957 Phone Number 402-469-9014 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard A. and Karen Faimon Street or Other Mailing Address 30220 Road C City Glenvil State NE Zip Code 68941 Phone Number 402-469-9104 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes Yes No No			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
96,000

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

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

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

18 Address of Property  
Webster County, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Richard A. and Karen Faimon  
30220 Road C  
Glenvil, NE 68941

18a  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  
159.8

22 Total purchase price, including any liabilities assumed	22	\$	96000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	96000	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 H. Murray  
Attorney  
Signature of Grantee or Authorized Representative  
Title  
Phone Number (402) 768-7400  
Date 11-01-22

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 10 Yr. 22	27 Value of Stamp or Exempt Number \$ 216.00	28 Recording Data BK2022 Pg 2856	

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 11/10/22  
\$ 216.00 By AS

State of Nebraska }  
County of Webster } ss.

Entered on the  
Clerk's office of said county this 10 day  
of November A.D., 2022, at 11:25  
o'clock AM. Recorded in Book 2022  
on Page 2856

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

RETURN TO: BENJAMIN H. MURRAY  
ATTORNEY AT LAW  
P.O. BOX 87  
HEBRON, NEBRASKA 68370

QUITCLAIM DEED

Larry J. Faimon and Mary A. 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 Faimon, husband and wife, as joint tenants with right of survivorship and not as tenants in common, GRANTEEES, all of GRANTORS' 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 11<sup>th</sup> day of October, 2022.

*Larry J. Faimon*  
\_\_\_\_\_  
Larry J. Faimon

*Mary A. Faimon*  
\_\_\_\_\_  
Mary A. Faimon

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF WEBSTER    )

The foregoing instrument was acknowledged before me on the 11<sup>th</sup> day of October, 2022 by Larry A. Faimon and Mary A. Faimon, husband and wife.

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

*Carolyn A. Kohmetscher*  
\_\_\_\_\_  
Notary Public

(S E A L)

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2857	11/1/2022	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001307300		318		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	14	4	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
262,105				262,105		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	9.990		16,795				
	1A						1G	42.360		63,490				
	2A1						2G1	30.990		43,385				
	2A						2G	0.030		55				
	3A1						3G1							
	3A						3G	14.830		27,285				
	4A1						4G1							
	4A						4G	29.560		41,870				
DRYLAND	1D1	12.710		32,095		Shelterbelt/Timber								
	1D	10.120		25,555		Accretion								
	2D1					Waste								
	2D	5.140		11,415		Other								
	3D1					AG LAND TOTAL		155.830		262,105				
	3D					Roads		3.970						
	4D1					Farm Sites								
	4D	0.100		160		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		3.970						

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



Real Estate Transfer Statement

318

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 11 Day 01 Yr. 2022 4 Date of Deed Mo. 11 Day 01 Yr. 2022

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

Grantor's Name (Seller) Donald Faimon Grantee's Name (Buyer) Richard A. Faimon and Karen Faimon

Street or Other Mailing Address c/o Richard Faimon, 30220 Road C Street or Other Mailing Address 30220 Road C

City State Zip Code City State Zip Code Glenvil NE 68941 Glenvil NE 68941

Phone Number (402) 469-1413 Phone Number (402) 469-9104 Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No

Email Address

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

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

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

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

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

14 What is the current market value of the real property? \$96,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property Webster County, NE 19 Name and Address of Person to Whom the Tax Statement Should be Sent Richard A. and Karen Faimon 30220 Road C Glenvil, NE 68941

18a 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 159.8

Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 0.00. Row 23: Was non-real property included in the purchase? \$ 0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00.

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

Benjamin H. Murray

Print or Type Name of Grantee or Authorized Representative

sign here [Signature]

Attorney at Law

(402) 768-7400

Phone Number

11/01/2022

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 11 Day 10 Yr. 22 27 Value of Stamp or Exempt Number \$ Exempt # 14 28 Recording Data BK 2022, 2857

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 11/10/22  
\$ Ex014 By AS

**Bk 2022, Pg 2857**

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

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

RETURN TO: BENJAMIN 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):

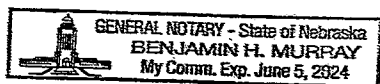
The Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Four (4) North, Range Nine (9) West of the Sixth P.M. in Webster County, Nebraska.

Executed this 1<sup>st</sup> day of November, 2022.

*Donald F. Faimon*  
Donald F. 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 Donald F. Faimon, a single person.



(S E A L)

*[Signature]*  
\_\_\_\_\_  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2858	11/1/2022	Base: 65-0005		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001307300	319	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	14	4	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
574,055		574,055		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	29.290	43,815						
1A				1G	79.180	115,035						
2A1				2G1	31.180	43,650						
2A				2G	0.030	55						
3A1				3G1								
3A				3G	14.830	27,285						
4A1				4G1								
4A				4G	33.030	42,840						
DRYLAND 1D1	98.230	248,035		Shelterbelt/Timber								
1D	10.120	25,555		Accretion								
2D1				Waste								
2D	5.140	11,415		Other								
3D1				<b>AG LAND TOTAL</b>	<b>311.390</b>	<b>574,055</b>						
3D				Roads	7.940							
4D1	5.680	8,975		Farm Sites								
4D	4.680	7,395		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>	<b>7.940</b>							

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD; TRANSFER INTO REV TR	
<b>Comments from</b>	<b>Comments:</b>
001307300 001305900	
(Continue on back)	

Real Estate Transfer Statement

319

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

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

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

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

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

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

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

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

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

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

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

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

Table with 2 columns: Item Number, Amount. Rows 22-24.

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

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

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

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 11/10/22  
\$ Ex004 By AS

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of November A.D., 2022, at 12:52 o'clock PM. Recorded in Book 2022 on Page 2858

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

RETURN TO: BENJAMIN 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 1<sup>st</sup> day of November, 2022.

*Richard A. Faimon*

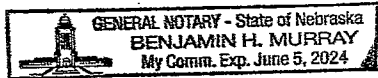
Richard A. Faimon

*Karen R. 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.



( S E A L )

*[Signature]*  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2859	10/31/2022	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000331000	320	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20045		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,515	18,625	21,140		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
				<b>Residential</b>				<b>Commercial</b>				
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :				
<b>Construction Date:</b>				Construction Date : 1885				Construction Date :				
<b>Floor:</b>				Floor Sq. Ft. : 1,579				Floor Sq. Ft. :				
<b>Building Cost New:</b>				Cost : 143,390				Cost :				
<b>Single Family Style: 101</b>				<b>Residential Condition: 20</b>				<b>Commercial Occupancy Code:</b>				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                  Other1:                  Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>												
<b>Assessor Comments and Reason for Adjustment:</b>												
WD; SALE BETWEEN PARENT & CHILD												
<b>Comments from</b>						<b>Comments:</b>						
000331000												

(Continue on back)

3310  
9230

# Real Estate Transfer Statement

320

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 10 Day 31 Yr. 2022		4 Date of Deed Mo. 10 Day 31 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kathie E. Schnell Street or Other Mailing Address P.O. Box 21 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3493 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Daniel C.W. Boyd Street or Other Mailing Address 209 West Gage City Blue Hill State NE Zip Code 68930 Phone Number n/a Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?  
\$18,000

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

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

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

18 Address of Property  
209 West Gage Street  
Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Daniel C.W. Boyd  
209 West Gage Street  
Blue Hill, NE 68930

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
The West Half of Lots A and B, Block A of C.B. Nelson's Subdivision of Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska, EXCEPT the East 72.5 Feet thereof

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

22 Total purchase price, including any liabilities assumed .....	22	\$	18,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	18,000	00

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

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

Charles W. Hastings (402) 463-1383  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Signature of Grantee or Authorized Representative Attorney 11/10/2022  
 Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 14 Yr. 22	27 Value of Stamp or Exempt Number \$ 40.50	28 Recording Data BK2022, pg 2859

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
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

*Louise Petsch* County Clerk  
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

KATHIE E. SCHNELL, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration, received from GRANTEE, DANIEL C. W. BOYD, a single person, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The West Half (W 1/2) of Lots A and B, Block A of C.B. Nelson's Subdivision of Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska, EXCEPT the East 72.5 Feet thereof.

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

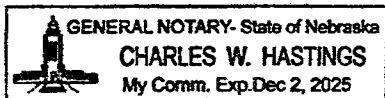
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: October 31, 2022.

*Kathie E. Schnell*  
Kathie E. Schnell

STATE OF NEBRASKA        )  
  ) ss:  
COUNTY OF ADAMS        )

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



*Charles W. Hastings*  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2022	2875	11/14/2022	Base: 91-0002		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000128100		321		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371				00	0	10020		013	0000		
Land		Improvements		Total		Date of Sale Property Classification Code									
830		7,960		8,790		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1		B) 01		C) 1		D) 1		E) 6		F) 2	

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

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD; SALE BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
000128100	
(Continue on back)	

1281  
36030

# Real Estate Transfer Statement

321

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 11 Day 14 Yr. 22	4 Date of Deed Mo. 11 Day 14 Yr. 22
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Denziel Tavenner and Denziek Van Tavenner, Jr.	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) 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 NA	Phone Number (417) 839-7943	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address NA	Email Address NA			

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

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	10 Type of Transfer	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

14 What is the current market value of the real property? \$8,790	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

18 Address of Property 930 North Elm Street, Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
---	---

18a  No address assigned    18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
Lots Eighteen (18), Nineteen (19) and Twenty (20), Block Thirteen (13), Smith & Moore's Addition to the City of Red Cloud, Webster County, Nebraska

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

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

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

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

Denziel Van Tavenner, Jr. (417) 839-7943

sign here

Print or Type Name of Grantee or Authorized Representative \_\_\_\_\_ Grantee \_\_\_\_\_ Phone Number \_\_\_\_\_

Signature of Grantee or Authorized Representative \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 14 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2022, Pg 2875

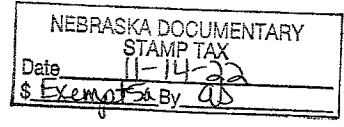
Grantee—Retain a copy of this document for your records.

Denziel Tavenner  
941 North Locust Street  
Red Cloud, NE 68970  
4022577081

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

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of Nov A.D., 2022, at 3:13 o'clock P.M. Recorded in Book 2022 on Page 2875  
Don E. Theobald County Clerk  
10.00 Deputy  
Ind. Comp. Assessor Carded



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):

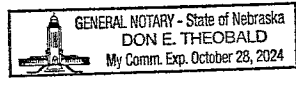
Lots Eighteen (18), Nineteen (19) and Twenty (20), Block Thirteen (13), Smith & Moore's Addition to the City of Red Cloud, Webster County, Nebraska

Executed November 14, 2022.

Denziel Tavenner  
Denziel Tavenner  
Denziel Van Tavenner, Jr. OK  
Denziel Van Tavenner, Jr.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

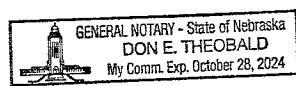
The foregoing instrument was acknowledged before me on November 14, 2022 by Denziel Tavenner, a single person.



Don E. Theobald  
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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



Don E. Theobald  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2913	11/21/2022	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000306600	322	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		014	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,130	3,165	5,295		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			
				Residential				Commercial				
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :				
<b>Construction Date:</b>				Construction Date :				Construction Date : 1900				
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. : 840				
<b>Building Cost New:</b>				Cost :				Cost : 24,360				
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 471 Other1: Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class: 4</b>				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input checked="" type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>		<b>Condition: 10</b>		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input checked="" type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>												
<b>Assessor Comments and Reason for Adjustment:</b>												
WD; TRANSFER FROM CORPORATION TO SELF												
<b>Comments from</b>						<b>Comments:</b>						
000306600												
(Continue on back)												

# Real Estate Transfer Statement

322

FORM  
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 11 Day 21 Yr. 2022	4 Date of Deed Mo. 11 Day 21 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Alan Manufacturing, Inc Street or Other Mailing Address PO Box 461 City Blue Hill State NE Zip Code 68930 Phone Number N/A Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Alan Jordening Street or Other Mailing Address PO Box 461 City Blue Hill State NE Zip Code 68930 Phone Number N/A Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

Other (Explain) transfer from LLC

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

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

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

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

14 What is the current market value of the real property?  
\$5,295

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

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

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

18 Address of Property  
506 West Saline St  
Blue Hill, NE 68930

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
Lots Thirty (30), Thirty-One (31), Thirty-Two (32), Block Fourteen (14), Original town of Blue Hill, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	\$	1.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1.00

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

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

Matthew D. Baack (402) 834-3300  
Print or Type Name of Grantee or Authorized Representative Phone Number

sign here *Matthew D. Baack* Attorney 11/22/22  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 22 Yr. 22	27 Value of Stamp or Exempt Number \$ Exempt #5b	28 Recording Data BK 2022, 2913

# 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 corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred?  Yes  No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred?  Yes  No

**Note:** An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.

Grantors (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

Alan Manufacturing, Inc

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Alan Jordening	Self

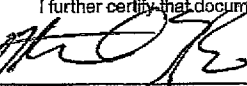
Grantees (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

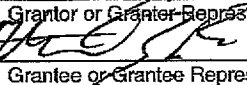
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Alan Jordeing	Self

Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all of the relevant details of the conveyance information described above.

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

sign  
here

  
 \_\_\_\_\_  
 Grantor or Grantor Representative

  
 \_\_\_\_\_  
 Grantee or Grantee Representative

Attorney \_\_\_\_\_ 11/22/22  
 Title \_\_\_\_\_ Date  
 Attorney \_\_\_\_\_ 11/22/22  
 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 }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of November A.D., 2022, at 02:59 o'clock PM. Recorded in Book 2022 on Pages 2913-2914

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

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


## WARRANTY DEED

**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*

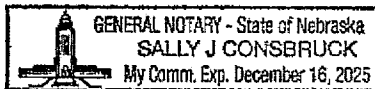


STATE OF NEBRASKA )

) ss.

COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on the 21<sup>st</sup> day of November  
2022, by **Alan Jordening**, President, Alan Manufacturing, Inc., a Nebraska Corporation, *Grantor*.



Sally J. Consruck  
Notary Public

Sally J. Consruck  
Printed Name

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2955	10/28/2022	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000510000		323		4 09		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131			00	0	30015		004	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
530				530		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)						A) 2	B) 01	C) 1	D) 1	E) 7	F) 1			
				<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :						
<b>Construction Date:</b>				Construction Date :				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost :				Cost :						
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
QCD; REAL ESTATE SOLD FOR \$1														
<b>Comments from</b>						<b>Comments:</b>								
000510000														

(Continue on back)

# 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.

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

1 County Name <b>Webster County - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>28</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>10</u> Day <u>28</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Laurel McCarthy</b> Street or Other Mailing Address <b>1110 South Highway 80, #113</b> City <b>Benson</b> State <b>AZ</b> Zip Code <b>85602</b> Telephone Number <b>520-975-3829</b> Email Address <b>mccarthylaurel7@gmail.com</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>David Willis and/or Nancy Willis</b> Street or Other Mailing Address <b>236 South Cambridge Street</b> City <b>Orange</b> State <b>CA</b> Zip Code <b>92866</b> Telephone Number <b>714-318-8575</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address <b>creatonone@aol.com</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$530.00**

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

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

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

18 Address of Property  
**333 North Railroad Street, Bladen, NE**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**David and/ or Nancy Willis, 236 South Cambridge Street, Orange, CA 92866**

18a  No address assigned    18b  Vacant land

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

21 If agricultural, list total number of acres \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed .....	<b>22</b>	\$	1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	<b>23</b>	\$	0
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	<b>24</b>	\$	

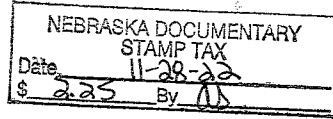
25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_.

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 Willis and/or Nancy Willis** 714-318-8575  
 Print or Type Name of Grantee or Authorized Representative Phone Number

*David Willis* *Nancy Willis* 11/07/2022  
 Signature of Grantee or Authorized Representative Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>28</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data <i>BK 2022, 2955</i>	



**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 County, 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.

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

**Grantor Acknowledgement**

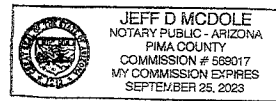
STATE OF ARIZONA  
COUNTY OF COCHISE

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, acknowledged this Quitclaim Deed to be a free and voluntary act of the Grantor with all requisite lawful authority.

Witness my hand and official seal.

(SEAL)

Notary Public for the State of Arizona  
County of Cochise



My commission expires: 9/25/2023

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 28 day of Nov A.D., 2022, at 11:08 o'clock A.M. Recorded in Book 2022 on Page 2955  
Janice Deter County Clerk  
ID.00 AS Deputy  
Ind    Comp    Assessor    Carded

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2957	11/30/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000606100		324		1		GeoCde	Tw	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40010		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
155		5,075		5,230		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 1					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date :				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost :				Cost :						
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
QCD														
<b>Comments from</b>						<b>Comments:</b>								
000606100														
(Continue on back)														

# Real Estate Transfer Statement

324

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 Select County & County Number		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>30</u> Yr. <u>22</u>		4 Date of Deed Mo. <u>2</u> Day <u>23</u> Yr. <u>22</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>PHILIP &amp; TROUD + CHAR LATEM TROUD</u> Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Douglas Pierce</u> Street or Other Mailing Address <u>442 6th ave</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u>			
City <u>Guide Rock</u> State <u>NE</u> Zip Code		Phone Number <u>(916) 201-5600</u>		Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Email Address				Email Address <u>doug@pierce1951@aol.com, CO 4</u>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Douglas Pierce  
442 6th ave  
Red Cloud NE 68970

18a  No address assigned    18b  Vacant land

20 Legal Description  
THE east 1/2 sect of lot 1 and lot 2) Block and (1), Vance's Addition To Guide Rock Webster County, Nebraska

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	\$ 6,000 00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 6,000 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.

Douglas Pierce  
Print or Type Name of Grantee or Authorized Representative

Douglas Pierce  
Signature of Grantee or Authorized Representative

OWNER  
Title

(916) 201-5600  
Phone Number

11-30/22  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>30</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>13.50</u>	28 Recording Data <u>BK 2022, 2957</u>	

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

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of Nov A.D., 2022, at 10:42 o'clock am. Recorded in Book 2022 on Page 2957  
Jouice Peter N County Clerk  
10.00 Deputy  
Ind    Comp    Assessor    Carded   

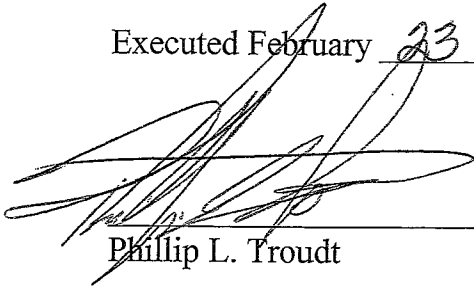
NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-30-22  
\$ 13.50 By AD

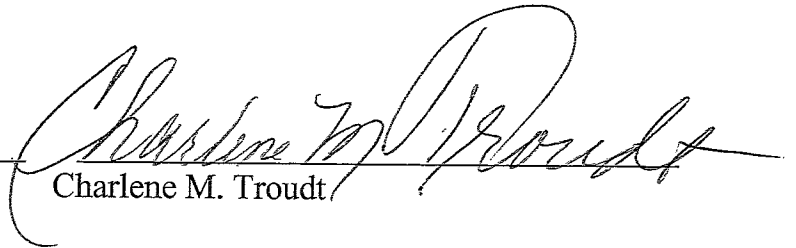
**QUITCLAIM DEED**

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 23, 2022.


  
Phillip L. Troudt

  
Charlene M. Troudt

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on February 23, 2022, by Phillip L. Troudt and Charlene M. Troudt, husband and wife.

Comm. expires August 25, 2024

  
Notary Public

