Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page		Sa	le Date	School District Cod)					
91	202	2 MH	1		12/	1/2022	Base:	91-0	0074 Affiliated: Unified:									
Location	n ID	Sale	Number	Use	abilit	y & Code#				11.75 14.5 W	Parce	el N	Vumber					
002652	300	202	2 MH1	4 Ge			GeoCde	Twi	n Rng		ct Q	rt	Subdiv Area B		Blk	Parcel		
	D	ate of Sa	le Assessed	Value			4133	4	10	9) ()	20070		000	0	000	
Land	1	Impi	rovements		1	otal			Date of Sale Property Classification Code									
Education Annualism and a state of			2,93)		2,930	Status	P	roperty T	уре	Zonii	ng	Location	ocation City Size			Parcel Size	
Assessor L	ocation:	BLUE	HILL (H	3H)			A) 3	B)	01		C) 1	•	D) 1	E)	6	F)	0	
						Residentia	I			1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1			Commer	cial				
	Mu	ltiple Imp	rovements:	Multiple	. Impro	vements.:			Multiple	. Impr	ovement	s. :	- 1. 2 - wr					
	Construction Date			10-0						tion I	Date:							
Floor			Floor:	Floor Sc		Floor Sq	. Ft. :							•••				
Building Cost New:			Cost New:	Cost:	•	32,7		Cost:										
Single Famil	y Style:	100		Reside	ntial (ondition: 2	0		Comme	rcial	Occup	anc	y Code:					
(100) 🗷 Mo	obile Hon	ne		(10)	J W	om Out	Commercial Occupancy Code: Primary: Other1: Other2:											
(101) 🗆 On	ne Story			(20) E	∄ B:	adly Worn	Commercial Construction Class:											
(102) 🗆 Tw		(30) E	A	verage			(1) ☐ Fireproof Structural Steel Frame											
(103) 🗆 Sp.		(40) E		ood			(2)				oncrete Fra							
(104) 🗆 11		(50) E	J V	ery Good				l Ma	asonry l	Bear	ring Walls							
(111) 🗆 Bi-		(60) E	J E2	xcellent			(4) Uood or Steel Framed Ext. Walls											
(106) 🗆 Otl	her								(5)	l Me	etal Fran	ne a	and Walls		·			
Townhouse o	r Duplex	Style:		Reside	ntial (Quality: 20			(6) E	l Po	le Fram	e						
(301) 🗆 On	ie Story	<u> </u>		(10) E	J Lo	ow .			Cost Ra	nk:	32 33		C	onditio	on:			
(302) 🗆 Tw	o Story			(20) 2	E Fa	nir			(10) □	Lo	W		(10) 🗆	Wom	Out		
(307) □ 11	/2 Story			(30)	J A	verage			(20) □	l Av	rerage		(1	20) 🗆	Badly	Won	n	
(308) 🗆 Spl	lit Level	_		(40) E] G	ood			(30)	Ab	ove Av	erag	ge (i	30) 🗆	Averag	ge		
(309) 🗆 21.	/2 Story			(50) E] V	ery Good	-		(40) ☐ High (40) ☐ Good									
(304) 🗆 On	e Story D	Duplex		(60) E		(50) □ Very Good												
(305) 🗆 Tw	o Story I	Duplex											(6	50) 🗆	Excelle	ent		
Assessor's	s Adju	stment	to Sale Pr	rice (+	or-):	. 2140-0											
Assessor Co	omment	s and Re	ason for A	djustm	ent:					• •							-	
1978 1	4 X 6	0 SAND	POINTE	MANU	FACT	TURED HO	ME				•							
		- 	,															
Comments							<u>C</u>	omm	ents:									
002652	300			<u>, </u>														
															(Conti	nue or	ı back)	
																	7	

NEBRASKA Manufactured Housing Transfer Statement **FORM** Good Life. Great Service. • To be filed with the County Treasurer. • Read instructions on reverse side. 521MH · If additional space is needed, add an attachment and identify the applicable item number. 1 County Name 2 County Number 3 Date of Sale Webster Yr.2022 Mo._12 _Day_*01*_ 5 Seller's Name, Address, and Telephone (Please Print) 6 Buyer's Name, Address, and Telephone (Please Print) Seller's Name Buver's Name Chace Lutz Jagondine Greens Current Mailing Address (Number and Street or PO Box) Current Mailing Address (Number and Street or PO Box) Zin Code Blue Hill Daytime Phone 402-105-3108 Daytime Phone 303-708-3493 7 Type of Transfer Auction X Sale Gift Exchange Foreclosure Satisfaction of Contract Life Estate Other (Explain.) 8 Was ownership transferred in full? (If No, explain the division.) 9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange) □ NO YES 10 Was the sale between relatives? (If Yes, check the appropriate box.) YES Spouse Step-parent and Step-child Aunt or Uncle to Niece or Nephew Family Corp. or Partnership Grandparents and Grandchild Brothers and Sisters ☐ Self Parents and Child 11 What is the current market value of the manufactured housing 12 Was the mortgage assumed? (If Yes, state amount and interest rate.) **⋈** NO 13 Was the sale through an real estate agent or title company? YES NO If Yes, include the name of the agent: 14 Length (Without Hitch) 15 Width 18 Year Sande points 19 Vehicle Identification Number 21 Name and Address of Person to Whom the Tax Statement Should be Sent Jacqueline Greerer 2701 Grand Ave #98 Gage Street Lot #14 Blue Hill, NE 24 Total purchase price, including any liabilities assumed... 25 Was non-real property included in the purchase? ZYES XNO (If Yes, complete 25a, 25b, and 25c indicating the cost amount of each.) 25a Furnishings

25c Set-up Costs..... 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,

25a

complete, and correct, and that I am duly authorized to sign this statement.

Buyer or Authorized Representative

sian

25b Moving Costs.....

This statement should be filed with the county treasurer in the county where the application for title is made. Retain a copy for your records.



NEBRASKA CERTIE CA

Vehicle Identification Number Year Make/Model

678469387

1978 SANDPOINTE / 14 X 60

Previous Title

Body Style

Color

NE 17318450003

MANUFACTURED

HOME =

TAN / BROWN

Purchase Date Issue Date

01-Dec-2022

01-Dec-2022

Residential Address

1002 W GAGE ST LOT 14 BLUE HILL NE 68930-5541

Owner Name(s)

JACQUELINE GREEVER

Mail To

JACQUELINE GREEVER 1002 W GAGE ST LOT 14 BLUE HILL NE 68930-5541

SELLER MUST COMPLETE

PURCHASER'S INFORMATION

Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment (RETAIN COPY FOR 5 YEARS.)

The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following named purchasers.

I certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

ODOMETER READING

CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK

1. The mileage stated is in excess of its mechanical limits.

The odometer reading is not the actual mileage.

WARNING - ODOMETER DISCREPANCY.

ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN. PRINTED NAME OF PURCHASER(S)

SIGNATURE OF SELLER

ADDRESS

SIGNATURE OF SELLER

CITY

STATE

SIGNATURE OF SELLER

I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

SIGNATURE OF PURCHASER

DATE OF SALE

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

County WEBSTER Title Number N0003205063

Witness My Hand And Official Seal The Date Shown

JANET K KNEHANS

\$10.00





VOID IF ALTERED OR DUPLICATE ISSUED



DEPARTMENT OF MOTOR VEHICLES

State of Nebraska

Application for Certificate of Title

1 Vehicle Desc	ription					Fee \$10.00			
☐ Salvage ☐	Previously Salva	ged Flood	d [Non-Transfe	rable	iufacturer Buyback			
Vehicle Identification Number	er Y	ear	Make		Model				
678469387	·	978	SAND	POINTE	14 X 60				
Body Style	Color	GVWR	# of	Passengers	Taxi Use	Limousine Use			
MANUFACTURED	TAN	0	0		☐Yes ☒ No	□Yes 🗵 No			
2 Owner/Appli	cant Informatio	\mathbf{n} (if more than the	ree (3), p	lease attach a seco	ond application)				
If more than one owner, do one owner?	you wish clear righ	its of survivorship to	be trans	ferred to the surv	iving owner(s) in th	e event of the death of			
Yes (ownership wil	required to transfer ow	upon presentation of d	s separate	d with "And")	1 11 10 m				
Owner Name or Busin	ess Name	apon presentation of a	caul ceru	ilcate - Owner name	s separated with "Or"	<u> </u>			
GREEVER, JACQUELIN									
Nebraska Driver's License Number Soc. Sec. Number Employer Identification Number Date of Birth									
H12651404									
Second Owner Name o	r Business Name					Check here if spouse			
						of owner 1.			
Nebraska Driver's Lice	nse Number	Soc. Sec. Number	r	Employer Identi	fication Number	Date of Birth			
Third Owner Name or	Business Name					Check here if spouse			
Nobecele Division In I						of owner 1 or 2.			
Nebraska Driver's Lice	nse Number	Soc. Sec. Number		Employer Identif	fication Number	Date of Birth			
Transfer on Death Ben	eficiaries if appli	cable		· · · · · · · · · · · · · · · · · · ·					
If indicated, upon death of last	surviving owner, own	ership of the vehicle v	will transf	er to listed entities					
1st TOD		•	2nd T						
	<u> </u>		Znu I						
Owner's Residential Addi	ess City State Zi								
1002 W GAGE ST LOT 14									
Owner's Mailing Address									
	, , , , , , , , , , , , , , , , , , ,								
			anders of the same	to the first of the second of the second of the second of					
	ion (please attacl	n a second application	on for se	ondary lien notat	ions)	Fee \$7.00			
Is there a lien on this vehic	cle? Yes X No	If yes, you must comp	plete this	section and provide	a copy of the lien instr	ment with this application.			
Primary Lender Name:				Primary Lend		***			
Defender Touris Add				Timary Len	ici II.				
Primary Lender Address:									
If there is a lien, are you a no	n-resident requesting	a printed title for is	suance of	a title in your stat	e of residence?	Yes X No			
i ne undersigned being duly sw	orn attest and affirm t	he information provide	ed on this	application is true s	and committee III. C	The second secon			
cnowingly making a false state certificate of title. Any purcha	ser who willfully dece	ives or misrepresents i	nformatic	an result in a fine, in relating to sales to	imprisonment or both	and cancellation of your			
Cacqueline	Grewe	1 -		a remaining to sures a	an may be round guint	y of a Class IV lefting.			
Signature, Owner 1	V	<u> </u>	Signatur	e, Owner 2					
U				nber 1, 2022					
Signature, Owner 3			Date						
All owners listed above shall si	gn this Application ex	cept in the case where	CO-OWNE	'S are snouses one	spouse may cions who	e an oximer arouid			
io she is nandicapped of disabi	en of its foo Aontifa fo 2	ign, a darent, legal gua	ardian, fo	ster parent or agent	may sign; and if transf	ferring from an out-of-			
tate title when ownership is no	ot changing, one owner	may sign.		-	_				

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page		Sale Date			School District Code									
91	2022	2959	12	/1/2022	Base: 9	1-0	074	Affi	liated:		Unified:					
Location 1	ID s	ale Number	Useabil	ity & Code #					Parcel l	Number						
0003221	00	326	*	5	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel			
	Date o	f Sale Assessed	d Value		4133		00 0 20020 008 0000									
Land	1	mprovements		Total		I	Date of	Sale	Property	y Classific	ation (Code				
2,	840	50,55	0	53,390	Status	Pr	operty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size			
Assessor Loc	cation: BL	UE HILL (вн)		A) 1	B)	02	c) 2	D) 1	E)	6	F) 2				
				Residential						Commer	cial					
	Multiple	(mprovements:	Multiple. Im	provements.:	3		Multiple. Improvements. :									
	Con	struction Date:	Construction	Date: 19	00		Construct	tion D	ate:							
		Floor:	Floor Sq. Ft.	1,6	74		Floor Sq.	Ft. :								
	Buil	ding Cost New:	Cost:	129,9	95		Cost:									
Single Family	Style:		Residentia	l Condition: 20)		Comme	rcial	Occupan	cy Code:						
(100) □ Mob	oile Home		(10) 🗆	Worn Out			Primary: Other1: Other2:									
(101) 🗆 One	Story		(20) 🗷	Badly Worn			Commercial Construction Class:									
(102) 🗆 Two			(30)	Average		(1)	Fire	eproof Str	uctural Stee	l Frame						
(103) □ Split	Level	* *************************************	(40)	Good			(2)	Rei	inforced C	oncrete Fra	me		<u> </u>			
(104) 🗆 1 1/2	-		(50) 🗆	Very Good			(3)	Ma	sonry Bea	ring Walls						
(111) 🗆 Bi-Le			(60)	Excellent			(4)	Wo	ood or Ste	el Framed E	xt. Wal	ls	4 40			
(106) 🗆 Othe							(5)	Me	tal Frame	and Walls						
Townhouse or		307		Quality: 30	(6) Pole Frame											
(301) □ One		_	`′	Low			Cost Ra	nk:		•	onditio	n:				
(302) Two			· · · · · · · · · · · · · · · · · · ·	Fair	-		(10) 🗆			(Worn				
(307) 🗷 1 1/2	<u></u>		(30) 🗷	Average				Ave				Badly				
(308) Split			·	Good			(30) Above Average (30) Average									
(309) 🗆 21/2			(50) 🗆	Very Good	-	(40) ☐ High (40) ☐ Good										
(304) One :			(60)	Excellent		(50) □ Very Good (60) □ Excellent										
(305) 🗆 Two										((50) L	Excelle	ent			
		ent to Sale P					····	••	····		·					
Assessor Con WD	nments and	Reason for A	djustment													
WD																
	200 re/ 1	110 P	10710	ho di	embli	<u>d,</u>	A			1 -	F1 0					
	TO T	new /	2	e C	COL	on		70)	17	/ (W	1/				
	TOJK)		01	W.C.	JOU	00	/ / 6									
Comments fr	·om				C	omm	ents:		·							
0003221	00															
	·····															
 					. <u></u>							(Conti	nue on back)			

NEBRASKA

Real Estate Transfer Statement 32/

FORM

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

Good Life. Great Service.	To be filed with the Register of Deeds. Register of Deeds. Register of Deeds.	ad instructions on reverse side. ment and identify the applicable item number.	521
		it is signed and items 1-25 are accurately completed.	
1 County Name	2 County Number	3 Date of Sale/Transfer 4 Date of Deed	15 y 2022
	WEBSTER - 91	Mo. 12 Day / Yr. 2022 Mo. // Day	Yr. 2022
5 Grantor's Name, Addre Grantor's Name (Seller)	ess, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
MSMM Woèste, L		Webster County County School Dist. No. 91	-0074
Street or Other Mailing Ad- 6215 Avenue M	dress	Street or Other Mailing Address	
City Kearney	State Zip Code NE 68845	City Blue Hill State NE	Zip Code >
Phone Number	NE 00045	Phone Number Is the grantee a 501(c)(3) organiza	
(402) 460-7991 Email Address	<u> </u>	DS-756-3343 If Yes, is the grantee a 509(a) four Email Address	ndation? Yes No
n/a		in ja	
	n Number. Check one box in categories A and B. Check C if		
(A) Status		Property Type	(C)
✓ Improved ☐ Unimproved ☐ IOLL	Single Family Industrial ✓ Multi-Family Agricultural Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
8 Type of Deed C	Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other
	corrective Easement Lea	• •	
Cemetery D 9 Was transfer part of		neral Quit Claim Warranty	ansfer on Death
kind exchange (I.R.C Exchange) by buyer or Buyer Sell	.§ 1031 Seller? Auction Easement Gift	Life Estate Sale Tru	ustee to Beneficiary her (Explain)
	red in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	() /
Yes No			
	en relatives, or if to a trustee, are the trustor and beneficiary rela		
Yes✓No	Aunt or Uncle to Niece or Nephew Family Corp., F Brothers and Sisters Grandparents a	Partnership, or LLC Self Othe	er
	Ex-spouse Parents and Ch	-	
4 What is the current mark	ket value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)
\$69,000		Yes No \$	%
6 Does this conveyance di	ivide a current parcel of land?	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes Southern	(If Yes, include the name
8 Address of Property		19 Name and Address of Person to Whom the Tax Statement Si	
609 S Sycamore		Grantee	louid be Sent
Blue Hill, NE 6893	30		
8a No address assign	ed 18b Vacant land		
. ,	n additional pages, if needed.)		
Lots Six (6) and	d Seven (7), Block Eight (8), Morey's	Addition to Blue Hill, Webster County,	Nebraska
1 If agricultural, list total nu	umber of acres transferred in this transaction	•	
22 Total purchase price,	including any liabilities assumed		69,000.00
	rincluded in the purchase?	\$,,,,,,,,
☐ Yes 🗹 No (If	Yes, enter dollar amount and attach itemized list.) (see in	nstructions)	
24 Adjusted purchase p	rice paid for real estate (line 22 minus line 23)	24	69,000 <u>1</u> .00
25 If this transfer is exer	npt from the documentary stamp tax, list the exemption	number	
	penalties of law, I declare that I have examined this statemer bat I am duly authorized to sign this statement.	at and that it is, to the best of my knowledge and belief, true, con	mplete, and
J.	eresa Throbain	UD	2-746-2246
Print or Type	Name of Grantee or Authorized Representative	0	Phone Number
sign 🥌	seese Theobald	Closing agent	12/1/22
here Signature of	Grantee or Authorized Representative	Title 0 P	Date / /
	Register of Deed's Use On	-	For Dept. Use Only
5 Date Deed Recorded	27 Value of Stamp or Evernot Number	28 Recording Data	

State of Nebraska County of Webster numerical index and filed Clerk's office of said cou of	ad, at 12:50 ed in Book <u>a0a</u> 2 960 ChCounty Clerk a D Deputy
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	

BOOK 2022 PAGE 2959

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-1-22
\$_155.25_By.05

WARRANTY DEED

MSMM Woeste, L.L.C., a Nebraska Limited Liability Company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Webster County County School District No. 91-0074, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6) and Seven (7), Block Eight (8), Morey's Addition to Blue Hill, Webster County, Nebraska

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

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

Executed November 15, 2022.

MSMM Woeste, L.L.C., a Nebraska Limited Liability Company

Mitchell W. Woeste, Manager Sharon K. Woeste, Manager

STATE OF NEBRASKA) ss. COUNTY OF Webster)

The foregoing instrument was acknowledged before me on Nover 15, 2022 by Mitchell W. Woeste, Manager, of MSMM Woeste, L.L.C., a Nebraska Limited Liability Company.

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

Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me on November 14th, 2022 by Sharon K. Woeste, Manager, of MSMM Woeste, L.L.C., a Nebraska Limited Liability Company.

GENERAL NOTARY - State of Nebraska
MICHAEL K METZGER
My Comm. Exp. January 24, 2023

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	B	ook	Page		\$	Sale Date	School District Code												
91	20)22	2958		12	/1/2022	Base: 91-0002 Affiliated: Unified:												
Location	ID	Sale	Number	τ	Jseabil	ity & Code#						Parc	el N	vumber	ımber				
0007075	500	;	325		1		GeoCde	Tv	vn i	Rng Sec		ct Q	rt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	l Va	lue		4369			00 0			60005		011	0000			
Land		Imp	rovements			Total			Dat	e of S	Sale	Prop	erty	Classific	ation	Code			
	225		47	5		700	Status	Status Property Type Zoning					Location	Ci	ly Size	Parcel Size			
Assessor Lo	cation	INAV	ALE (IN	(A) 1					3)	01 ©		c) <u>1</u>	L	D) 3	E) 9		F) 1		
						Residential								Commer	cial				
	Mu	ltiple Im _l	provements:	Multiple. Improvements. :						ltiple.	Impr	ovement	s. :						
		Constr	uction Date:	Con	struction	Date:			Cor	nstruct	ion E	Date:							
			Floor:	Floo	or Sq. Ft.	:			Flo	or Sq.	Ft. :								
		Buildin	g Cost New:	Cost					Cos										
Single Family				_		l Condition:			_	mmei mary:		Оссир		y Code:	<u></u>	· .			
· · · · · · · · · · · · · · · · · · ·	(100) ☐ Mobile Home (101) ☐ One Story					(10) □ Worn Out (20) □ Badly Worn						1		herl:		Other2:	 		
<u> </u>			(20)	_	Commercial Construction Class: (1) □ Fireproof Structural Steel Frame														
(102)						Average Good			 ``	(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame									
(103) □ Split Level (104) □ 1 1/2 Story						Very Good			(3)					ring Walls	me				
(111) Bi-I						Excellent			(4					el Framed E	xt Wa	lls			
(106) □ Oth				(5) Metal Frame and Walls															
Townhouse or	Duple	x Style:		Residential Quality:						(6) 🗆 Pole Frame									
(301) 🗆 One	Story			(10)) 🗆	Low			Cos	st Rai	ık:				onditi	on:			
(302) 🗆 Two	Story			(20)) 🗆	Fair			(10) 🗆	Lo	w		(10) 🗆	Worn	Out		
(307) 🗆 1 1/2	2 Story			(30)) 🗆	Average			(20)) 🗆	Av	rerage		(20) 🗆	Badly	Worn		
(308) 🗆 Spli				(40) Good					(30) 🗆	Ab	ove Av	eraș	ge ((30) 🗆 Averag				
(309) 🗆 2 1/2				(50)		Very Good			(40) 🗆	Hiş	gh		(-	40) 🗆	Good			
(304) 🗆 One				(60)) 🗆	Excellent					- , - , - ,			(;	50) 🗆	Very (Good		
(305) 🗆 Two	Story I	Duplex									17.4			(50) 🗆	Excelle	ent		
Assessor's																			
Assessor Co	mment	s and R	eason for A	djus	tment:														
JTWD																			
																			
Comments f	rom					·············	(om	ment:	s:									
0007075	500									-									
	-												_						
						-													
																(Conti-	nie on books		
																(Conti	nue on back)		

Real Estate Transfer Statement

Good Life. Great Service. DEPARTMENT OF REVENUE

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

I	he deed will not be red	corded unless this stateme	nt is signed and items 1-25 are	accurately completed.	
1 County Name	2 County Nu	mber	3 Date of Sale/Transfer	4 Date of Deed	31 yr. 22
5 Grantor's Name, Address	WEBSTER - 91	Drint\	Mo. Day Yr. O	<u> </u>	<u>J </u>
Grantor's Name (Seller)		- inity	Grantee's Name (Buyer)		
Rose Marie Deisley			Ruthie Ross and Johann	<u>na Harden, a marrie</u>	d person
Street or Other Mailing Addre 201 Minnesota Ave)SS		Street or Other Mailing Address 5566 43rd Ct		
City Inavale	State N E	Zip Code 68952	City Vero Beach	State FL	Zip Code 32967
Phone Number (308) 470-0093		·		grantee a 501(c)(3) organiza	
Email Address			Email Address	is are grantee a sec(a) tour	dation: 100 [2]10
7 Property Classification		categories A and B. Check C i	rr69isme@yahoo.com f property is also a mobile home.		
(A) Status) Property Type		(C)
✓ Improved ✓	Single Family	Industrial	Mineral Interests-Nonproducing	State Assessed	Mobile Home
Unimproved	Multi-Family	Agricultural	Mineral Interests-Producing	Exempt	
IOLL 🖁	Commercial	Recreational	99-14-14-1-A		
· · · · · ·	servator	= =	nd Contract/Memo Partition		Other_JTWD
	rective ath Certificate – Transfer on		ase Personal Reposeral Quit Claim	p. Trust/Trustee Warranty	
9 Was transfer part of IF					ansfer on Death
kind exchange (I.R.C. § Exchange) by buyer or se	1031 Auction	Easement Gift	Life Estate Sale	=	Instee to Beneficiary
	✓ No Court De	= =			her (Explain)
11 Was ownership transferred	I in full? (If No, explain the o	division.)		urchased for same use? (If N	o, state the intended use.)
✓ Yes No				No	
			atives? (If Yes, check the appropriate b		
Yes _ ✓ No	Aunt or Uncle to Niece Brothers and Sisters		Partnership, or LLC Self and Grandchild Spouse	Othe	r
	Ex-spouse	Parents and C	:	ent and Step-child	
14 What is the current market			15 Was the mortgage assumed? (If	•	nterest rate.)
\$3,025			☐Yes 🔽 No \$		···················/
16 Does this conveyance divid	de a current parcel of land?		17 Was transfer through a real esta of the agent or title company cor	te agent or a title company?	(If Yes, include the name
Yes No 18 Address of Property					
218 Blaine St			19 Name and Address of Person to Same as Grantee	whom the lax Statement Sr	louid be Sent
Inavale, NE			Carrie as Grantee		
18a No address assigned	18b Vacant land	f			
20 Legal Description (Attach a	dditional pages, if needed.)		1		
21 If agricultural, list total num	ber of acres transferred in the	his transaction	·		
22 Total purchase price, ir	ncluding any liabilities as	sumed		22 \$	3,025,00
23 Was non-real property in	•			\$	3,025,00
☐ Yes 🔽 No (If Ye	s, enter dollar amount a	nd attach itemized list.) (see	nstructions)	23	
24 Adjusted purchase price	e paid for real estate (lir	ne 22 minus line 23)		24	3,025,00
25 If this transfer is exemp	ot from the documentary	stamp tax, list the exemption	number	-	***************************************
Under pe	enalties of law, I declare th	at I have examined this stateme	nt and that it is, to the best of my kno	owledge and belief, true, cor	mplete, and
correct, and tha	at I am duly authorized to sign	gn this statement.			(402) 746-3613
- Print or Type N	arge of Grantee or Authoriz	ed Bepresentative	. 2.4.004	W	Phone Number
sign			Attorne	y	12/1/22
here Signature of G	rantee or Authorized Repres	sentative	Title		Date
		Register of Deed's Use Or	nlv		For Dept. Use Only
26 Date Deed Recorded		mp or Exempt Number	28 Recording Data		. or Dope ose Orny
Mo. A Day Y	, <u>32</u> \$ 9.00		BK2022 th 2	1958	
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev.	Supercodes 06.260.2000 D	6-2010	17		ev. Stat. §§ 76-214, 77-1327(2)
1 01111 NO. 30-203-2000 10-2020 MeV.	. Juperseues 30-203-2006 HeV.	ひてといけ			

The East 61.5 feet of Lot Six (6), all of Lots Seven (7) and Eight (8), and the East 11.5 feet of Lot Nine (9), Block Eleven (11), Original Town of Inavale, Webster County, Nebraska.

State of Nebraska Sss.
County of Webster J 3.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
of Doc A.D., 20 22 at 11:38
o'clock A.M. Recorded in Book 2022
on Page <u>2958</u>
aure Petach County Clerk
10.00 Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

Rose Marie Deisley a/k/a Rosemarie Deisley, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Ruthie Ross, a married person, and JoAnna Harden, a married person, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East 61.5 feet of Lot Six (6), all of Lots Seven (7) and Eight (8), and the East 11.5 feet of Lot Nine (9), Block Eleven (11), Original Town of Inavale, Webster County, Nebraska.

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

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

Executed October 31, 2022.

Rose Marie Deisley

STATE OF NEBRASKA, COUNTY OF Buffalo) ss.

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

Comm. expires 4-21-2024

Notary Public

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

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sal	e Date		School District Code													
91	20	22	2964		12	2/1	/2022		Base: 91-0002 Affiliated: Unified:													
Location	D	Sale	Number	U	seabi	lity	& Code	#]	Parcel N	Vui	mber					
0001573	300		327	45		GeoCde		Twn	Rng Se		ect	Qrt	S	Subdiv	Are	rea Blk		I	arcel			
	D	ate of S	ale Assessec	d Value					4491			0		0	0	1	10070			003	0	000
Land		Imp	provements			T	otal				.]	Date o	Sal	e F	roperty	y C	lassific	atio	n (Code		
1	,660		1,90	5		3,56	Statu	š	Pı	roperty Type Zoning					Location	City Size 1			Par	cel Size		
Assessor Lo	cation:	RED	CLOUD (I	RC)					A) 1		В)	01		(C) 1]	D) 1	Е	E)	6	F)	3
							Residen	tial								C	ommer	cial				
	Mul	tiple Im	provements:	Mult	iple. In	iprov	rements.:					Multipl	e. Imp	orov	ements.:							
Construction Date			uction Date:	Cons	structio	n Da	te:	194				Constri	ction	Dat	te:							
	-	<u> </u>	Floor:	Floo	r Sq. Fi	t. :		76				Floor S	q. Ft.	:								
		Buildin	g Cost New:	Cost: 77,345							Cost:											
Single Family	Style:	101		Residential Condition: 10							Comn	ercia	al C	Occupan	су (Code:						
(100) 🗆 Mo	bile Hon	ne		(10)) *	W	orn Out					Primar	y:		Ot	ther	1:		C	Other2:		
(101) 🗷 One	e Story			(20)) 🗆	Ba	dly Wom					Comn	ercia	aI C	Construc	tior	ı Class:					
(102) 🗆 Tw	o Story			(30)								(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	(103) 🗆 Split Level						od					(2)	⊐ R	ein	iforced C	one	crete Fra	me				
(104) 🗆 1 1/	(104) 🗆 1 1/2 Story						ry Good					(3)	□ M	1as	опгу Веа	ırinş	g Walls					
(111) 🗆 Bi-l	Level			(60)		Ex	cellent					(4)	<u> </u>	Voc	od or Stee	el F	ramed E	xt. V	Vall	s		
(106) 🗆 Oth	er			and the second s								(5)	□ M	1eta	al Frame	and	l Walls					
Townhouse or	Duplex	Style:		Residential Quality: 20								(6) □ Pole Frame										
(301) 🗆 One	e Story			(10)		Lo	w					Cost F	ank:				. (ond	litio	n:		
(302) □ Two	Story			(20)	**	Fai	r					(10)	□ L	ow	•		(10)		Worn	Out	
(307) 🗆 1 1/				(30)		Av	erage					(20)	□ A	vei	rage		()	20)		Badly	Won	n
(308) □ Spli			_	(40)		Go	od					(30)	☐ <u>A</u>	.bo	ve Avera	ge	(.	30)		Averag	ge	
(309) 🗆 21/				(50)		Ve	ry Good					(40)	□ H	igh	l		(-	40)		Good		
(304) □ One				(60)		Exc	cellent					· · · · · · · · · · · · · · · · · · ·					. (:	50)		Very C	bood	
(305) 🗆 Two	Story I	Duplex								-							((50)		Excelle	nt	
Assessor's					<u> </u>		:															
Assessor Co	mment	s and R	eason for A	djus	tmen	t:														•		
WD																						
					_																	
																**						
Comments f										~					·····							
0001573										CO.	mm	ents:										
			A 1	1000	-																	
	Soli	nox	Noi	1.56	2				-											***		
		2		~\\	-																	
																				(Conti	nue o	n back)

Good Life Great Service

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



FORM

	<u>-</u>											
		iniess this stateme	ement is signed and items 1-25 are accurately completed.									
1 County Name	2 County Number		3 Date of Sale/Transfer 4 Date of Deed 4 Date of Deed									
Webster	91		Mo. 12 Day 01 Yr. 2022 Mo. 12 Day 01 Yr. 2020 Grantee's Name, Address, and Telephone (Please Print)									
5 Grantor's Name, Address, a Grantor's Name (Seller)	no Telephone (Please Print)	***	Grantee's Name (Bu		s, and relepr	ione (Please	Print)		_			
See "Exhibit À"			Scout Enterprise	s, LLC								
Street or Other Mailing Address			Street or Other Mailir 411 S 13th St	ng Address	S							
City	State	Zip Code	City Lincoln			State NE		Zip 685	Code 608			
Phone Number			Phone Number 402-25-3482	,	s the grantee a f Yes, is the gra			Yes	==			
Email Address n/a			Email Address n/a									
7 Property Classification Number	r. Check one box in categories /	A and B. Check C if	if property is also a mobile home.									
(A) Status		(E) Property Type					(C)			
Unimproved Mul	gle Family Industri ti-Family Agricul nmercial Recreat	tural	Mineral Interests- Mineral Interests-		cing	State Asse	ssed	☐ Mol	bile Home			
8 Type of Deed Conserv Bill of Sale Correctiv Cemetery Death C	re 🔲	Easement L	and Contract/Memo ease ineral	Partition Person Quit C	nal Rep. 🔲 Ti	nerriff rust/Trustee /arranty	Other					
9 Was transfer part of an IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller? Buyer Seller No 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Revocable Trust Transfer on Death Irrevocable Trust Sale Trustee to Beneficiary Grantor Trust Partition Sale Other (Explain)									-			
11 Was ownership transferred in full? (If No, explain the division.) Yes No												
	es, or if to a trustee, are the trustor Aunt or Uncle to Niece or Nephew Brothers and Sisters Ex-spouse	Family Corp.,	Partnership, or LLC and Grandchild	Self Spou			Other					
14 What is the current market value \$29,000.00	of the real property?		15 Was the mortga				and interest i	ate.)	_%			
16 Does this conveyance divide a co	rrent parcel of land?		17 Was transfer the of the agent or	rough a re	eal estate agent any contact.)	or a title comp	pany? (If Yes,	include t	he name No			
18 Address of Property 16 North Seward St Red Cloud, NE 68901			19 Name and Address of Person to Whom Tax Statement Should be Sent Scout Enterprises LLC 411 S 13th St #200									
18a No address assigned	18b 🗌 Vacant Land		Lincoln, NE 68	508								
20 Legal Description (Attach addition Lots Twenty-seven (27), Twen to the City of Red Cloud, Web 21 If agricultural, list total number of	ty-eight (28), Twenty-nine (2 ster County, Nebraska.	29), Thirty (30), Th	nirty-one (31) and	Thirty-tw	vo (32), Bloc	k Three (3),	Garber's S	econd /	Addition			
22 Total purchase price, includi						22 \$	····	29,00	00 00			
23 Was non-real property include	• ,					23 \$			0 00			
24 Adjusted purchase price paid	for real estate (line 22 minus	line 23)	-			\$ 243		29,00	00 00			
correct, and that I al	the documentary stamp tax, of law, I declare that I have exam duly authorized to sign this state of Grantee or Authorized Repres	ined this statement a ment.		st of my kn	nowledge and b		piete, and 308-708-77					
sign ,			uther dead Day				4010410000					
	ee or Authorized Representative		uthorized Rep itle				12/01/2022 Date					
	F	Register of Deeds	s' Use Only				For De	pt. Use	Only			
26 Date Deed Recorded Mo. J Day Day Yr. 2	27 Value of Stamp or E		28 Recording Data	P	2964				3			

Escrow File No.: K-11568-

EXHIBIT "A"

Jenniky Vaughn Davis and Jessica Davis

Address: 1116 Sumner St Hastings, NE 68901

Phone: 402-461-3464

E-Mail: N/A

Darlene Davis

Address: 22 N Seward St Red CLoud, NE 68970

Phone: 402-746-0168

E:Mail: N/A

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/02/22

\$ 65.25 By AS

Bk 2022, Pg 2964

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 02 day of December A.D., 2022, at 08:35 o'clock AM. Recorded in Book 2022 on Pages 2964-2966

Fee: \$22.00 By: AS Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:

Tri-City Title Services, L.L.C. 412 E 25th Street Suite A Kearney, NE 68847 K-11568-

WARRANTY DEED

Vaughn Davis and Jennifer Davis, husband and wife, and Darlene Davis, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Scout Enterprises, LLC, a Nebraska Limited Liability Company, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lots Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31) and Thirty-two (32), Block Three (3), Garber's Second Addition to the City of Red Cloud, Webster County, Nebraska.

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

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

Executed: Ecchoe 1, 2022
Vaughn Davis Jennafer Davis
STATE OF 1 REP)
COUNTY OF Adams
The foregoing instrument was acknowledged before me this day of
by Vaughn Davis and Jennifer Davis, husband and wife.
Dawn Bredeen
Notary Public
My Commission Expires: September General Notary-State of Nebraska DAWN BALDWIN

Executed: December 1st, 2022.	
Darler	Janley James ne Davis
STATE OF Nebraska) COUNTY OF Webster)	
	day of
Notary Public	lochel
My Commission Expires: Qug 31 2024	▲ GENERAL NOTARY-State of Nebroske
File No. K-11568-	LEIGH GOEBEL My Comm. Exp. Aug 31, 2026

Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page	Sal	e Date	School District Code													
91	202	22	2974	12/2	2/2022	Base:	65-00)11	Aff	ffiliated: Unified:									
Location II)	Sale	Number	Useability	& Code#	# Parcel Number													
00100000	0	3	328	1		GeoCde Twn Rng Sect Qrt Subdiv Area Blk Pa													
	Date of Sale Assessed Value							9	1	. 0		00000	1	000	0000				
Land		Imp	rovements	Т	otal	Date of Sale Property Classification Code													
546,9	950				546,950	Status	Pro	perty Ty	ре	Zonir	g	Location	Cit	y Size	Parcel Size				
		Irrigati	ion Type:	1		A) 2	B)	05		c) 5		D) 3	E)	0	F) 10				
LCG		A	CRES:	VA	LUE:		LCG		:	A	CRI	ES:		VAL	UE:				
IRRIGATED	1A1					GR	RASSLA	ND 1	G1		22	4.140		3	13,795				
	1A								1G		3.	7.450	52,430						
	2A1						2G1 81.900							114,655					
	2A								2G										
	3A1							3	G1		3	4.570		48,400					
	3A								3G										
	4A1							4	Gl										
	4A								4G										
DRYLAND	1D1				4 - 4 - 4	Š	Shelterb		-										
	1D		6.090		15,375			Accreti	on				<u> </u>						
	2D1							Wa Otl				8.150			2,280				
	2D1					ACI	A NTD '			46 050									
	3D1					AG L	AG LAND TOTAL 392.310 Roads 5.430							5	46,950				
	3D 4D1						т	Roa Farm Si				7.430							
	4D1 4D		0.010		15		ome Si	\dashv											
		Takan Sa	0.010					Recreati											
Dur	ellings						1		<u>_</u>										
Outbui		-				Other Non-AG TOTAL 5.430													

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
	·	
Comments from	Comments:	
001000000		
	(Continue o	n back)

NEBRASKA

FORM 521

Real Estate Transfer Statement Good Life, Great Service • To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed Webster Mo. 12 Day 48 Yr. 2022 Mo. __11 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joseph Hunter and Elizabeth McClure, husband and wife, and Rose Hunter a single Donald Duffy Street or Other Mailing Address Street or Other Mailing Address 6110 Oakridge Dr. 2452 Road H Zip Code 68942 Zip Code 68516 City State State Guide Rock Lincoln Nebraska Nebraska Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number Yes Phone Number (402)540-0054 (402)469-3927 Yes No Email Address Email Address NA hunterjosephr@gmail.com 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (C) (B) Property Type Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Improved Industrial Agricultural Unimproved Mußi-Family Mineral Interests-Producing] Exempt ☐ IOLL Recreational Commercial 8 Type of Deed Distribution Sheriff Conservator Land Contract/Memo Partition Other Trust/Trustee 8ill of Sale Corrective Easement Lease Personal Rep. Warranty Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Was transfer part of IRS like-Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Auction ☐ Easement ☐ Gift Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes ☐ No WYes. No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other_ Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Ex-snouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No Yes No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent E2NW4; NE4; & SW4; 1-1-9 Donald Duffy Guide Rock, NE 68942 2392 Road H 18a X No address assigned 18b Vacant land Guide Rock, NE 68942 20 Legal Description (Attach additional pages, if needed.) SEE LEGAL DESCRIPTIONATTACHED HERETO AND MADE A PART HEREOF 21 If agricultural, list total number of acres transferred in this transaction 22 835,000,00 23 Was non-real property included in the purchase? Yes X No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 24 835,000.00 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. 402-879-4341 Phone Number Jenniter M Jensen

sian

Print or Type Name of Grantee or Authorized Representative

Value of Stamp or Exempt Number

12-2-2022

Signature of Grantee or Authorized Representative

Register of Deed's Use Only 28 Recording Data For Dept. Use Only

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

Nebraska Department of Revenue

_ Day

26 Date Deed Recorded

12

Form No. 98-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

a

5. Grantor's

Name:

Joseph Hunter & Elizabeth McClure

Address:

6110 Oakridge Dr., Lincoln, NE 68516

Phone:

402-540-0054

Email: hunter.josephr@gmail.com

Name:

Rose Hunter

Address:

909 S 35th Street, Lincoln, NE 68510

Phone:

402-540-0534

Email: rhunter321@gmail.com

20. Legal Description

The East Half of the Northwest Quarter (E½NW¼), the Northeast Quarter (NE¼), and the Southwest Quarter (SW¼); all in Section One (1), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; EXCEPT those portions deeded to the State of Nebraska recorded August 12, 2016, in Book 2016, Pages 1989-1991, and recorded August 12, 2016, in Book 2016, Pages 1992-1995; AND EXCEPT a tract beginning at the Southwest Quarter (SW¼) corner of the Southwest Quarter (SW¼) 250 feet East and 523 feet North and 250 feet West and 523 feet South to the point of beginning in the Southwest Quarter of the Southwest Quarter (SW¼SW¼) in Section One (1), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/02/22

\$1878.75

By AS

Bk 2022, Pg 2974

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 02 day of December A.D., 2022, at 12:54 o'clock PM. Recorded in Book 2022 on Pages 2974-2975

Fee: \$16.00 By: AS Deputy

Electronically Recorded

RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68961

WARRANTY DEED

JOSEPH HUNTER and ELIZABETH MCCLURE, husband and wife, and ROSE HUNTER, a single individual, GRANTORS, in consideration of EIGHT HUNDRED THIRTY-FIVE THOUSAND DOLLAR (\$835,000.00.) received from GRANTEE, DONALD DUFFY, convey to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The East Half of the Northwest Quarter (E½NW½), the Northeast Quarter (NE½), and the Southwest Quarter (SW½); all in Section One (1), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; EXCEPT those portions deeded to the State of Nebraska recorded August 12, 2016, in Book 2016, Pages 1989-1991, and recorded August 12, 2016, in Book 2016, Pages 1992-1995; AND EXCEPT a tract beginning at the Southwest Quarter (SW½) corner of the Southwest Quarter (SW½) 250 feet East and 523 feet North and 250 feet West and 523 feet South to the point of beginning in the Southwest Quarter of the Southwest Quarter (SW½SW½) in Section One (1), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant (jointly and severally) with GRANTEES that GRANTORS;

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

Executed the day of November 2022

Joseph Hunter

Elizabeth McClure

Rose Hunter

STATE OF NEBRASKA)	
)ss. COUNTY OF LANCASTER)	
The foregoing instrument was acknowledg McClure, on the q day of NOVCMVCV	ed before me by Joseph Hunter, husband of Elizabeth, 2022.
GENERAL NOTARY - State of Nebraska MORGAN SHANDERA My Comm. Exp. March 30, 2028 (SEAL)	Public Notary Signature MIV NUM SMANDEVO Print Name My Commission Expires: MAVCM 30 2020
STATE OF NEBRASKA))ss. COUNTY OF LANCASTER)	
The foregoing instrument was acknowledge on the day of	d before me by Elizabeth McClure, wife of Joseph Hunter, _, 2022.
GENERAL NOTARY - State of Nebraska MORGAN SHANDERA My Comm. Exp. March 30, 2026 (SEAL)	Public Motary Signature MOVAAN SNANDEM Print Name My Commission Expires: MAYCh 30, 2024
,	
STATE OF NEBRASKA))ss. COUNTY OF LANCASTER)	
The foregoing instrument was acknowledge day of WWWW , 2022	ed before me by Rose Hunter, a single individual, on the
A GENERAL NOTARY - Shale of Nebraska MORGAN SHANDERA My Comm. Exp. March 30, 2026	Public Notary Signature MV441 SMANDEM Print Name J My Commission Expires: MAVON 30, 2026
(SEAL)	my domantastion expires. THINTY OF TO I LOUD

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	le Date					Schoo	Dis	strict Cod	e						
91	20	22	2988		L2/(6/2022	Base:	91-0	0002	Af	filiate	d:		Uni	fied:					
Location	ID	Sale	Number	Usea	bility	/ & Code #			Parcel Number											
0001673	300	3	329	52			GeoCde	Twi	n Rng	S	ect	Qrt	Subdiv	Area	Bik	Parcel				
	Da	ite of Sa	le Assessed	Value			4491			0	0	0	10105		009	0000				
Land		Imp	rovements		7	otal		Date of Sale Property Classification Code												
1	,110		2,790	0		3,900	Status	P	уре	Zoi	ung	Location	ı Cit	y Size	Parcel Size					
Assessor Lo	cation:	RED (CLOUD (I	(RC)			A) 1	B)	01		C)	1	D) 1	E)	6	F) 2				
										Comme	cial									
	Mult	tiple Imp	rovements:	Multiple.	Impro	vements.:			Multiple. Improvements. :											
		Constru	ıction Date:	Construc	ion D	ate:			Constru	ction :	Date :									
	Flo							-	Floor Se	ı. Ft.	:									
		Building	g Cost New:	Floor Sq. Cost :					Cost:											
Single Family	Style:			Resider	tial (ondition:			Comm	ercia	l Occi	ıpan	cy Code:	7	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·				
(100) □ Mol	bile Hom	ie		(10)	W	om Out	Commercial Occupancy Code: Primary: Other1: Other2:													
(101) 🗆 One	Story			(20)	В	Commercial Construction Class:														
(102) 🗆 Two	Story			(30)	A	verage			(1) ☐ Fireproof Structural Steel Frame											
(103) 🗆 Spli	t Level			(40)	G	ood			(2) [⊐ R	einford	ed C	Concrete Fra	me						
(104) 🗆 1 1/2	2 Story			(50)	V	ery Good			(3)	J M	lasonry	/ Bea	aring Walls							
(111) 🗆 Bi-L	Level			(60)	Ez	kcellent	(4) [J W	lood o	r Ste	el Framed I	Ext. Wal	ls							
(106) 🗆 Oth	er								(5) Metal Frame and Walls											
Townhouse or	Duplex	Style:		Residen	tial (Quality:		15.57	□ P(ole Fra	me	-								
(301) 🗆 One	Story			(10)	Lo	w	Cost Rank: Condition:													
(302) 🗆 Two	Story			(20) □ Fair						(10) □ Low (10) □ Wom Out										
(307) 🗆 1 1/2	2 Story			(30)	A٠	verage			(20)] A	verage		(20) 🗆	Badly	Worn				
(308) 🗆 Split	t Level			(40) □ Good						(30) Above Average (30) Average										
(309) 🗆 21/2	2 Story			(50)	Ve	ery Good	(40) ☐ High (40) ☐ Good													
(304) 🗆 One	Story D	uplex		(60) 🗆	Ex	rcellent		(50) 🗆 Very Good												
(305) 🗆 Two	Story D	uplex												60) 🛘	Excell	ent				
Assessor's	Adjus	tment	to Sale Pr	rice (+	or -) :														
Assessor Co	mments	and Re	ason for A	djustme	nt:															
QCD																				
			<u> velu</u>	aa	2	NOC					_									
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		_																		
~							<u>.</u>													
Comments fr				Comments:																
0001673	500					* * * To * * * * * * * * * * * * * * * *														
									-											
						·-									(Conti	nue on back)				

NEBRASKA

Real Estate Transfer Statement

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

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately complete	ed.									
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed										
Select County & County Number	Mo. 12 Day 6 Y2000 Mo. 11 Day 30 Yr. 20										
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Prin	t)									
Roberto Juan Monteio	Grantee's Name (Buyer) Soel Benaiss Lestor	Mez									
Street or Other Mailing Address	Street or Other Mailing Address										
City State Zip Code Beatrice N. L. 8310	City State	Zip Code									
Phone Number 68310	Grand Island NF	[ኢየደሲ ነ									
1 none Rumber	Phone Number Is the grantee a 501(c)(3) organized a 509(a) If Yes, is the grantee a 509(a)	anization? Yes No									
Email Address	Email Address	iodiladaoli: les - lic									
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home										
(A) Status	3) Property Type	(C)									
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assess										
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	Medic forme									
Ommercial Recreational											
	and Contract/Memo Partition Sheriff	Other									
	ease Personal Rep. Trust/Trustee										
	ineral Quit Claim Warranty										
part of an IRS like-kind exchange?	closure 1rrevocable Trust Revocable Trust	Transfer on Death									
	Life Estate Sale	Trustee to Beneficiary									
11 Was ownership transferred in full? (If No, explain the division.)	for Trust Partition Satisfaction of Contract 12 Was real estate purchased for same use?	Other (Explain)									
Yes No	No	(ii 140, State the Interided dise.									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)										
	Partnership, or LLC Self C	Other									
	and Grandchild Spouse										
Ex-spouse Parents and C											
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount at	nd interest rate.)									
3, 950 16 Does this conveyance divide a current parcel of land?	Yes X No \$	%									
Yes No	17 Was transfer through a real estate agent or a title compared of the agent or title company contact.) Yes	ny? (If Yes, include the name									
18 Address of Property	19 Name and Address of Person to Whom the Tax Statemen										
	Joel Benaias Lestor										
_	112 Brookline Brive										
18a No address assigned 18b Vacant land	Grand Island, NE 68	1082									
20 Legal Description	edition to Red Cloud	1									
20,0	saitivit to Rea your	7.									
Wexoster County											
21 If agricultural, list total number of acres											
22 Total purchase price including any liebilities account		0 000									
22 Total purchase price, including any liabilities assumed		D. (80)									
23 Was non-real property included in the purchase? Yes No (If Yes, et	nter dollar amount and attach itemized list.) 23	i I									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 24	000									
		0,00									
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number										
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true,	complete, and									
Joel B. Lestor Mez											
Sign Print or Type Name of Grantee or Authorized Representative		Phone Number									
7 16 70 10166											
here Signature of Grantee or Authorized Representative	Title	Date									
Register of Deed's Use On	ly	For Dept. Use Only									
6 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data										
Mo. 10 Day 6 Yr. 00 \$ 18.	BK 2022, to 2988										
ebraska Department of Revenue		D., Otal 20 70 044 77 4007(0)									
orm No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017	Authorized by Neb.	. Rev. Stat. §§ 76-214, 77-1327(2)									

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this	NEBRASKA DOCUMENTARY STAMP TAX Date 12-6-22 \$ 18.9 By 00										
Return to:											
QUITCLAIM	DEED										
Roberto Juan Montejo, a married person, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration quit claims and conveys to Joel Benaias Lestor Mez, GRANTEE, the following described real estate, as defined in Neb. Rev. Stat. 76-201:											
Lots Seventeen (17), Eighteen (18), Nineteen (19), and Twenty (20), Block Nine (9), Platt's Addition to Red Cloud, Webster County, Nebraska.											
Executed November 30, 20, 22											
	Roberto Juan Montejo										
STATE OF NEBRASKA))ss COUNTY OF LANCASTER)											
The foregoing instrument was acknowledged before	me on November 30, 2022										
by Roberto Juan Montejo, a married person.	Len Detter										

GENERAL NOTARY - State of Nebraska GLEN D. WITTE My Comm. Exp. June 28, 2024

Agricultural Land Sales Worksheet

Cnty No. Bo	ok	Page	Sa				S	School District Code									
91 20	22	2991	12/	6/2022	Base: 6	55-00	11	Affi	liated:		Unified:						
Location ID	Sale	Number	Useabilit	y & Code#					Parcel Number								
001106900		330	1		GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel				
D	ate of S	ale Assessed	Value		4375	2	9	15	5 0	00000	1	000	1275				
Land	provements		l'otal		D	ate of	Sale	Property	Classific	ation (Code						
443,530				443,530	Status	Prop	erty Ty	pe	Zoning	Location	Cit	Parcel Size					
	Irrigat	ion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 10				
LCG	1	ACRES:	VA	LUE:		LCG			ACF	ES:		VALI	JE:				
IRRIGATED 1A1					GR	ASSLA	ND 10	G1									
1A			·				1	lG									
2A1						·	20	G1									
2A							2	2G									
3A1							30	31									
3A							3	3G									
4A1							40	G1									
4A							4	IG									
DRYLAND 1D1					S	helterbe	lt/Timb	ег									
1D		21.630		54,615			Accretic	on									
2D1							Was	ste		4.020 1,125							
2D		87.730		194,760			Oth	ег									
3D1		2.670		5,925	$\mathbf{AG}\mathbf{L}$	AND T	OTA	\mathbf{L}	23	4.470		4	43,530				
3D							Roa	ds		4.960							
4D1						_ F	arm Sit	es									
4D	- current japon en en	118.420		187,105													
the second second						R	ecreation	m									
Dwellings							Oth										
Outbuildings					Non-AG TOTAL 4.960												

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORP WD	
Comments from	Comments:
001106900	
	(Continue on back)

NEBRASKA Good Life Great Service

Real Estate Transfer Statement

330

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.

· 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 12 Day _____Yr. Mo. 12 Day _ (P WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael Hynek Grantor's Name (Seller) Grace Holdings, Inc. Street or Other Mailing Address 2404 W 48th Stree Place Street or Other Mailing Address 1058 Road 2300 Zip Code 68942 Zip Code 68847 ^{City} Guide Rock City Kearnev Is the grantee a 501(c)(3) organization? Phone Number (402) 257-2200 Phone Number (308) 380-2133 If Yes, is the grantee a 509(a) foundation? Email Address n/a Email Address 7 Property Classification Number, Check one box in categories A and B, Check C if property is also a mobile home. (C) (A) Status (B) Property Type Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Distribution Sheriff Other Conservator Land Contract/Memo Partition Trust/Trustee Bill of Sale Corrective Fasement Lease Personal Ren Cemetery Quit Claim **✓** Warranty Death Certificate - Transfer on Death ☐ Executor Mineral Was transfer part of IRS like-Transfer on Death 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust kind exchange (I.R.C. § 1031 Trustee to Beneficiary Gift Auction Easement Life Estate Sale Exchange) by buyer or seller? Seller No Court Decree Exchange Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate,) \$924,000 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Ves Agri Affiliates. Inc. Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a 🔽 No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The South Half of the Northeast Quarter (SE/4) of Section fifteen (15), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 924.000.00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 924,000,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 257-2200 Michael Hynek of Grantee or Authorized Representative Phone Number 12/6/2200 Grantee Title Thorized Representative Signature of Grantee or Register of Deed's Use Only For Dept, Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded 12 K9097 2991 Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. 88 76-214, 77-1327(2)

Index
Computer
Assessor
Carded

Bk 2022, Pg 2991

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 06 day of December A.D., 2022, at 03:20 o'clock PM. Recorded in Book 2022 on Page 2991

Fee: \$10.00 By: AS Deputy Electronically Recorded

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

CORPORATION WARRANTY DEED

Grace Holdings, Inc., a Nebraska corporation, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Michael Hynek, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Northeast Quarter (S1/2NE1/4) and the Southeast Quarter (SE1/4) of Section Fifteen (15), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

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

- (1) is lawfully 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

December V, 2022.

Grace Holdings, Inc., a Nebraska corporation

BY: Dennis R. Schardt, President

STATE OF NEBRASKA

) ss.

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on Uccess (2022 by Dennis R. Schardt, President of Grace Holdings, Inc., a Nebraska corporation, on behalf of the corporation.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale	e Date					S	Schoo	l Dis	stri	ct Cod)					
91	202	22	3004		12	/5	/2022	Base:	91	L-0	074	Afi	filiate	d:			Ur	nifie	ed:			
Location	ID	Sale I	Number	U	& Code#						Par	cel I	Nu	mber			1.1					
0003327	700	3	31	1				GeoCd	ie	Twn	Rng Sec		ect	Qrt	t Subdi		Area Blk		P	arcel		
	Da	ate of Sa	le Assessed	Val	ue			413	3			0	0	0	2	0055			004	0	000	
Land		Impr	ovements		No.	To	otal		Date of Sale Property Classific								atior	ı C	ode			
2	,420		65,23)			67,650	Stati	us	Pr	roperty T	ype	Zo	ning		Location C			ity Size Parcel Si			
Assessor Lo	cation:	BLUE	HILL (H	3H)				A) :	1	B)	01		C)	1		D) 1	E)		6	F)	2	
				1			Residentia	I	7.7.						C	ommer	cial					
	Mult	tiple Impi	rovements:	Multi	ple. Im	prov	ements. :				Multiple. Improvements. :											
		Constru	ction Date:	Cons	truction	ı Dat	te: 19	66			Construction Date :											
			Floor:	Floor	Sq. Ft	.:	9	62			Floor Sq. Ft. :											
		Building	Cost New:	Cost	:		126,2	15			Cost:											
Single Family	Style:	101		Resi	dentia	al Co	ondition: 3	0			Commercial Occupancy Code:											
(100) 🗆 Mc	bile Hom	ie		(10)		Wo	om Out	- 11-			Primary: Other1: Other2:											
(101) 🗷 On	e Story			(20)		Bac	dly Worn				Commercial Construction Class:											
(102) 🗆 Tw	o Story			(30) 🗷 Average							(1) Fireproof Structural Steel Frame											
(103) 🗆 Spl	it Level			(40)							(2)	∃ R	einfor	ced C	Con	crete Fra	me					
(104) 🗆 11/	2 Story			(50)		Ve	ry Good				(3) [] M	lasonr	у Веа	arin	ıg Walls						
(111) 🗆 Bi-	Level			(60)		Exc	cellent				(4) [J W	lood c	or Ste	el F	Framed F	xt. W	alls	3			
(106) □ Oth	ier										(5) [J M	Ietal F	rame	an	d Walls						
Townhouse of	r Duplex	Style:		Residential Quality: 30							(6) Pole Frame											
(301) 🗆 One	e Story			(10) □ Low						Cost Rank:						Condition:						
(302) 🗆 Tw	o Story			(20)		Fai	Г				(10)] L	ow			((10) 🗆 Wom Out					
(307) 🗆 11/				(30)		Av	erage				(20) E		verage				20)	□ Badly Wom				
(308) □ Spl	it Level			(40)		Go	od				(30) Above Average (30) Average									ge		
(309) 🗆 21/				(50)		Ver	ry Good				(40) E] H	igh			(40)		Good	- "		
(304) □ One				(60)		Exc	cellent							· .		(50)		Very (J ood		
(305) 🗆 Two	o Story D	uplex							asas a is							(60)		Excell	ent		
Assessor's	Adjus	stment	to Sale P	rice	(+ 0	r -)	:															
Assessor Co	mments	and Re	ason for A	djus	tment	::																
PERSON	AL REI	P DEEL)																			
	-																					
	Comments from 000332700								Co	mm	ents:						- . .					
000332	,00																					
																			(Conti	nue o	n back)	

NEBRASKA Good Life. Great Service.

Mo. 12 Day Nebraska Department of Revenue

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

Real Estate Transfer Statement

FORM

521 • To be filed with the Register of Deeds. • Read instructions on reverse side. DEDARTMENT OF DEVENUE · If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 3 Date of Sale/Transfer 2 County Number Mo. 12 Day 05 Mo. ____11 __ Day __ WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer) Vickie L. Gerloff, PR of the Estate of Wilma M. McLain, Dec'd Ryan D. Meyer and Mandy . Meyer Street or Other Mailing Address
5505 West Pony Express Road Street or Other Mailing Address 110 S. Cherry St. Zip Code 68925 Zip Code 68930 City City Blue Hill Ayr ΝĒ √ No √ No Phone Number Phone Number (402) 984-2367 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address N.A. Email Address N.A. 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep Trust/Trustee Death Certificate - Transfer on Death ✓ Warranty Cemeterv Executor Mineral Quit Claim 9 Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction ٦_{Gin} Life Estate √ Sale Exchange) by buyer or seller? Fasement Trustee to Beneficiary Buyer Seller ✓ No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncie to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$135,000 **✓** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Adams Land Title Co. Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 110 S. Cherry St. See Grantee Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The East Half (E½) of Lot Eleven (11) and all of Lot Twelve (12), Block Four (4), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. 21 If agricultural, list total number of acres transferred in this transaction 22 135.000!00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions). 23 135,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Danielle L. Kelley (402) 463-4198 Print or Type Name of Graptee or Authorized Representative Phone Number sign Closing Dept. Manager 12-05-2022 Title Signature of Grantee or Authorized Representativ Register of Deed's Use Only For Dept. Use Only Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data *3*01)

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

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

		response access of the second						
Index Computer Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date: 12/07/22 \$ 303.75 By AS	Bk 2022, Pg 3004 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 07 day of December A.D., 2022, at 09:21 o'clock AM. Recorded in Book 2022 on Page 3004						
		Fee: \$10.00 By: AS Deputy Electronically Recorded						
	Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902							
	Personal Representative's Deed							
	The Grantor, VICKIE L. GERLOFF, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILMA M. MCLAIN, DECEASED, in consideration of One Dollar and other valuable consideration,							
	the receipt of which is hereby acknowledged, conveys to RYAN D. MEYER AND MANDY							
	MEYER, HUSBAND AND WIFE, as joint tenants not as tenants in common, whether one or more, the							
	following described real estate (as described in Neb. Stat. 76-201):							
	The East Half (E½) of Lot Eleven (11) and all of Lot Twelve (12), Block Four (4), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.							
	GRANTOR covenants with GRANTEES that GRANTOR:							
	 is lawfully seized of such real estate and that it is free from all encumbra reservations, covenants and restrictions of record and subject to all assessments; has legal power and lawful authority to convey the same; 	regular taxes and special						
	(3) warrants and will defend title to the real estate against the lawful claims of	all persons.						
	Executed $11-22-22$ ESTATE OF WILMA M. M.	CLAIN, DECEASED						
	STATE OF NEBRASKA COUNTY OF <u>Adams</u> By: <u>Vickie L. Gerloff, Personal State of Nebraska</u> State of Nebraska	Deloft onal Representativé						

On this Doday of November 2022, before me personally appeared Vickie L. Gerloff, Personal Representative of Estate of Wilma M. McLain, deceased. Tonday MAridin
Notary Public - J

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

Agricultural Land Sales Worksheet

Cnty No.	Вос	k	Page		Sale Date	School District Code									
91	202	22	3019	1:	2/6/2022	Base: 91-0074 Aff				ated:		Unified:			
Location	ID	Sale	Number	Useab	ility & Code #	Parcel Number									
001609800		3	332	1		GeoCde	Twn	Rng	Sec	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed		/alue		4243	3	10	26	2	00000	1	000	0000			
Land	Land Improvements Total			Date of Sale Property Classification Code											
1,287	,270		21,790		1,309,060	Status Property Type		ре	Zoning Location		City Size		Parcel Size		
		Irrigati	ion Type:			A) 2 B) 05				c) 5	D) 3	E) 0 F)		F) 10	
LCG		Δ	CRES:		VALUE:		LCG			ACI	RES:		VAL	UE:	
IRRIGATE				1		GR		ND 1	G1		57.010			33,815	
	1A					1G			1G	42.840			59,010		
	2A1					2G1 :			12	22.130	.130 146,20				
	2A								2G						
	3A1							3	GI						
	3A					3G			3G	2.210			4,065		
	4A1							4	Gl						
	4A			ļ		ane			4G		0.540			780	
DRYLANI	D 1D1						Shelterb	elt/Timl	ber						
1D		•	200.160	ļ	505,410	Accretion			ion.	11 110			2 110		
2D1			1.080		2,725	Waste			-		1.110			3,110	
2D			107.160		237,895	Other AG LAND TOTAL				700.850			1 2	73,430	
	3D1		10.500		23,490	AGL	AND				9.660		1,2	,5,450	
3D 4D1 0.050		0.050		80	Roads Farm Sites			1.000				13,840			
4DI 0.030			56,850	Home Sites											
					,			Recreati							
	Owellings			Andrews Town	DESCRIPTION OF THE PROPERTY OF	-		Otl	-						
	buildings				21,790	No	n-AG	TOTA		1	0.660			13,840	

Assessor's Adjustment to Sale P	rice (+ or -):	-	Total Recapture Value:				
Assessor Comments and Reason for A	djustment:			·			
TRUSTEE'S DEED							
		-					
Comments from							
001609800 001610100 001	610400 001610900	001611001	001611300	001613000			
					(Continue on back)		

Real Estate Transfer Statement

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

FORM 521

	The dead will get to a good 4	7						
1 County Name	The deed will not be recorded up 2 County Number	niess this statemer		3//		HAMPING L.		
. county trains	WEBSTER - 91		3 Date of Sale/Transfer					
5 Grantor's Name Ac	Idress, and Telephone (Please Print)		6 Grantee's Name, Addre			<u> </u>		
Grantor's Name (Selle	r)	- ALL THE LOCAL PROPERTY OF THE LOCAL PROPER						
Lawrence E. Cr	ooks (see attached for add'l gra	antor info)	Grantee's Name (Buyer) VAN, L.L.C., a Ne	braska limite	d liability cor	npany		
Street or Other Mailing 5439 Sacramer	ito Avenue		Street or Other Mailing Act 1204 Allen Drive	idress				
City Richmond	State CA	Zip Gode 94804	Grand Island		State NE	Zip Code 68803		
Phone Number (510) 525-0857			(308) 850-5838	Is the grantee a	a 501(c)(3) erganio antee a 509(a) fou	ration? Yes V No ndation? Yes V No		
Email Address lecrooks@cs.co			Email Addices tporter@exchange	e.bank				
7 Property Classifica	tion Number. Check one box in categorie	s A and B. Check C I	property is also a mobile	home.				
(A) Status		(日)	Properly Type			(C)		
Improved	Single Family Industr	<u> </u>	Mineral Interests-Nonpro	oducing	State Assessed	Mobile Home		
Unimproved IOLL		_	Mineral Interests-Produc	ding [Exempt			
8 Type of Deed	Conservator	7	nd Contract/Memo Par	tition S	heriff [704		
Bill of Sale	Corrective	Easement Lea			nenn rust/Trustee	Other		
Cernetery	Death Certificate – Transfer on Death	Executor Mir	<u> =</u>	. =	arranty			
9 Was the property property of an IRS like to (I.R.C. § 1031 Exch.	ited and annual 10 Type of Transfer	Distribution Forecl	osure Irrevocable Trust	Revocable Tru	ust Tr	ansfer on Death		
		Easement Gift	Life Estate	✓ Sale	1 π □	ustee to Beneficiary		
Yes 1	,	xchange Granto	r Trust Partition	Satisfaction of		ther (Explain)		
Yes III vas dwilership dans	sterred in full? (If No, explain the division.) No	than a said a	12 Was real	estate purchasad f	or same use? (If I	No, state the intended use.		
13 Was the transfer bet	ween relatives, or if to a trustee, are the trust	or and beneficiary rela	lives? (If Yes, check the app	nopriale box.)	**************************************	The state of the s		
∐ Yes ☑N		/ Family Corp., P	artnership, or LLC	Self	Oth	er		
	☐ Brothers and Sisters	Grandparents a		Spouse				
44 Milant in the community	Ex-spouse	Parents and Ch		Step-parent and St	•			
\$2,200,000	narket Value of the real property?		15 Was the mortgage assi		the amount and			
	e divide a current parcel of land?		Yes No 17 Was transfer through a	\$	× 0 1810	%		
Yes V			of the agent or title con	pany contact.)	ir a une company i il Yes TITLECOI	RENATIONAL No		
18 Address of Property			19 Name and Address of F					
			VAN, L.L.C., a Ne					
	_		1204 Allen Drive		or manamey or	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
18a 🕜 No address ass	igned 18b Vacant land		Grand Island NE	68803				
20 Legal Description								
SEE ATTACH	HED EXHIBIT "A" FOR LE	GAL DESCR	IPTION					
21 If agricultural, list total	number of acres 711.51 acres							
21 in agricultural, not total	number of acres				t Lat			
22 Total purchase pri	ce, including any liabilities assumed		• • • • • • • • • • • • • • • • • • • •		22	2,200,000,00		
23 Was non-real prop	erty included in the purchase? Tyes	No (If Yes, en	ter dollar amount and atta	ach itemized list.)	23 \$	1		
24 Adjusted purchase	price paid for real estate (line 22 minu	ıs line 23)			24	2,200,000,00		
25 If this transfer is ex	cempt from the documentary stamp tax	List the exemption i	number		,	Amantinanium (m.		
Und	er penalties of law, I declare that I have ex	xamined this statement	and that it is, to the best of	of my knowledge ar	nd belief, true, co	mplete, and		
VANIL	id that I am duly authorized to sign this state	ment.						
Print out	pa Name of Grantee or Authorized Represer		andiony i onei, ividi	ı ıaytı		(308) 850-5838 Phone Number		
sign	HIMA WI	٠.		Buyer		Dec. 5 , 2022		
here Signature	of Grantee or Authorized Representative	T	itle			Date		
	Register	of Deed's Use Onl	v		1	For Dept. Use Only		
26 Dale Deed Recorded	27 Value of Stamp or Exem	pt Number	28 Recording Data	\		TOT DEPT. USE OTHY		
Mo. 12 Day	1 yr. 32 \$ 4950.00		BKaOA2, F	3019	1			
Nebraska Department of Reve Form No. 96-269-2008 6-2019	nue Rev. Supersedes 96-269-2008 Rev. 9-2017		· · · · · · · · · · · · · · · · · · ·		uthorized by Neb. Ra	v. Stat. §§ 76-214, 77-1327(2)		

REAL ESTATE TRANSFER STATEMENT-CONTINUATION OF GRANTOR'S NAME:

Trustee of the Lawrence E. Crooks dated September 13, 1990

EXHIBIT "A"

Parcel 1: The Northwest Quarter of Section 26 AND the Northeast Quarter of Section 27, all in Township 3 North, Range 10 West of the 6th Principal Meridian, Webster County, Nebraska.

Parcel 2: The Southwest Quarter of Section 27, Township 3 North, Range 10 West of the 6th Principal Meridian, Webster County, Nebraska.

Parcel 3: The South Half of the Northeast Quarter AND the North Half of the Southeast Quarter of Section 28, Township 3 North, Range 10 West of the 6th Principal Meridian, Webster County, Nebraska.

EXCEPT the Railroad Right of Way conveyed and more particularly described in Deed recorded June 27, 1878 in Deed Book A, Page 638 of the Webster County Register of Deed's Office, Nebraska.

Parcel 4: All that part of the South Half of the Southeast Quarter of Section 28, Township 3 North, Range 10 West of the 6th Principal Meridian, Webster County, Nebraska lying East of the Railroad Right of Way.

AND

All that part of the North Half of the Northeast Quarter of Section 33, Township 3 North, Range 10 West of the 6th Principal Meridian, Webster County, Nebraska lying East of the Railroad Right of Way.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/07/22 \$4950.00 By AS Bk 2022, Pg 3019

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 07 day of December A.D., 2022, at 09:22 o'clock AM. Recorded in Book 2022 on Pages 3019-3020

Fee: \$16.00 By: AS Deputy Electronically Recorded

Return to:

VAN, L.L.C., a Nebraska limited liability company 1204 Allen Drive Grand Island, NE 68803

TRUSTEE'S DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT, Lawrence E. Crooks, Trustee of the Lawrence E. Crooks Trust dated September 13, 1990, GRANTOR(s), herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey, and confirm unto VAN, L.L.C., a Nebraska limited liability company, GRANTEE(s), herein called the grantee whether one or more, the following described real property in Webster County, Nebraska:

Parcel 1: The Northwest Quarter of Section 26 AND the Northeast Quarter of Section 27, all in Township 3 North, Range 10 West of the 6th Principal Meridian, Webster County, Nebraska.

Parcel 2: The Southwest Quarter of Section 27, Township 3 North, Range 10 West of the 6th Principal Meridian, Webster County, Nebraska.

Parcel 3: The South Half of the Northeast Quarter AND the North Half of the Southeast Quarter of Section 28, Township 3 North, Range 10 West of the 6th Principal Meridian, Webster County, Nebraska.

EXCEPT the Railroad Right of Way conveyed and more particularly described in Deed recorded June 27, 1878 in <u>Deed Book A, Page 638</u> of the Webster County Register of Deed's Office, Nebraska.

Parcel 4: All that part of the South Half of the Southeast Quarter of Section 28, Township 3 North, Range 10 West of the 6th Principal Meridian, Webster County, Nebraska lying East of the Railroad Right of Way.

AND

22-113478-C

ALBERT J. RICCI JR.:
COMM # 2379872
ORANGE County
California Notary Public
Comm Exp Oct. 24, 2025

All that part of the North Half of the Northeast Quarter of Section 33, Township 3 North, Range 10 West of the 6th Principal Meridian, Webster County, Nebraska lying East of the Railroad Right of Way.

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated and signed the <u>J</u> day of <u>Movember</u> , 2022.
The Lawrence E. Crooks Trust dated September 13, 1990
By: Lawrence E. Crooks, Trustee
State of California
County of ORANGE
The foregoing instrument was acknowledged before me on this

My Commission expires on

Commerciai

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	Sale Date			School District Code									
91	20	22	3021		10/	1/2021	Base: 9	91-(0002	0002 Affiliated: Unified:						
Location	D	Sale	Number	τ	^J seabili	ty & Code#				Parcel Number						
0001191	100	3	333		1		GeoCde	Tw	n R	ng	Sect	Qrt	Subdiv	Are	a Blk	Parcel
	D	ate of S	ale Assessed	l Va	lue		4371				00	0	10010		002	2 0000
Land		Imp	rovements			Total			Date	of S	ale P	roperty	y Classifi	catio	n Code	
	245		5,72	5		5,970	Status	F	roperty	/ Тур	e	Zoning	Locatio	n	City Size	Parcel Size
Assessor Lo	cation:	RED	D CLOUD (RC)			A) 1	B	0	3	C	3	D) 1	Е	6	F) 1	
					14.	Residential							Comme	rcial		
	Mul	tiple Imp	provements:	Mul	tiple. Impi	ovements.:			Multi	ple. I	mprove	ements. :				
		Constr	uction Date:	Con	struction I	Date :			Cons	tructio	on Date	:	1900			
			Floor:	Floo	r Sq. Ft. :				Floor	Sq. I	7t. :		474			-
		Buildin	g Cost New:	Cost	:				Cost	:		70	0,650			
Single Family	Style:			Res	idential	Condition:			Com	mer	cial O	ccupan	cy Code:			
(100) □ Mo	bile Hon	ne		(10)	י 🗆 (Worn Out			Prim	ary:	384	01	ther1:		Other2	:
(101) 🗆 One	e Story			(20)) 🗆 1	Badly Worn			Com	mer	cial C	onstruc	tion Class	: 3		
(102) 🗆 Two	o Story			(30)) 🛮 🔟	Average			(1)		Firep	roof Str	uctural Ste	el Fra	me	
(103) □ Spli	it Level			(40) □ Good				(2)	(2)							
(104) 🗆 1 1/	2 Story			(50) □ Very Good				(3)	(3) Masonry Bearing Walls							
(111) 🗆 Bi-I	Level			(60)) 🗆 I	Excellent			(4) 🛘 Wood or Steel Framed Ext. Walls							
(106) 🗆 Oth	er								(5)		Meta	Frame	and Walls			
Townhouse or	Duplex	Style:		Res	idential	Quality:			(6)			Frame				
(301) 🗆 One	Story			(10)) 🗆 I	ow			Cost	Ran	k: 2	0		Cond	ition: 2	0
(302) 🗆 Two	Story			(20)) 🗆 I	air			(10)		Low			(10)	□ Wor	n Out
(307) 🗆 1 1/2	2 Story			(30))	\verage	*		(20)	*	Avera	age		(20)	⊞ Badi	y Worn
(308) □ Spli	t Level			(40)		Good			(30)		Abov	e Avera	ge	(30)	☐ Ave	age
(309) 🗆 2 1/2	2 Story			(50)	<u> </u>	ery Good			(40)		High			(40)	□ Goo	d
(304) 🗆 One				(60)		excellent								(50)	□ Very	Good
(305) 🗆 Two	Story D	uplex										· · · · ·	1	(60)	□ Exce	llent
Assessor's					`	-):										
Assessor Co		and R	eason for A	djus	tment:											
CONTRAC	CT									.,,						
		 -														
Comments f	rom							'or	nont-							
0001191								viiii	nents:							
																
															(Cor	ntinue on back)

Good Life. Great Service.

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

FORM

	The dead will and he are it is needed, and an arran	chment and identify the applicable item number.	
1 County Name		ent is signed and items 1-25 are accurately comple	ted.
1 County Name	2 County Number	3 Date of Sale/Transfer 4 Date of Dee	
Webster	Select County & County Number	Mo. 10_ Day Yr. 2021 Mo. 4	Day 15 Yr. 2022
5 Grantor's Name, Ad	ddress, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Pri	int)
Grantor's Name (Selle	· • • • • • • • • • • • • • • • • • • •	Grantee's Name (Buyer)	1
Street or Other Meiller	Hammond	Nancy Mil	ller
Street or Other Mailing	E 4th Avenue	Street or Other Mailing Address E 44	1,100,10
City	- 1100100	City City State	Avenue
- Ked C	loud NE 18970	Ked ('loud. "n)?	E 2ip Code 17
Phone Number	•	Phone Number Is the grantee a 501(c)(3) or	ganization? Yes 🗶 No
Email Address		If Yes, is the grantee a 509(a) foundation? Yes No
		Email Address	
7 Property Classifica	ation Number. Check one box in categories A and B. Check (C if property is also a mobile home	
(A) Status		(B) Property Type	(0)
Improved	Single Family Industrial	Mineral Interests-Nonproducing State Asset	(C)
Unimproved	Multi-Family Agricultural		ssed Mobile Home
□ IOLL	Commercial Recreational	Mineral Interests-Producing Exempt	l l
8 Type of Deed			
Bill of Sale		_and Contract/Memo Partition Sheriff	Sother Contract
Cemetery		Lease Personal Rep. Trust/Trustee	
		Vineral Quit Claim Warranty	
9 Was the property p part of an IRS like-l	kind exchange?	eclosure 1rrevocable Trust Revocable Trust	Transfer on Death
(I.R.C. § 1031 Exch		Life Estate Sale	Trustee to Beneficiary
Yes X		ntor Trust Partition Satisfaction of Contract	Other (Explain) Contract
	sferred in full? (If No, explain the division.) No	12 Was real estate purchased for same use?	(If No, state the intended use.)
		Yes No	
	ween relatives, or if to a trustee, are the trustor and beneficiary re	elatives? (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	s and Grandchild Spouse	
	Ex-spouse Parents and	Child Step-parent and Step-child	
14 What is the current m	narket value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount	and interest rate \
	\$ 5970	☐ Yes ☑ No \$	0/
16 Does this conveyance	e divide a current parcel of land?	17 Was transfer through a real estate agent or a title compa	any? (If Yes, include the name
Yes 💢 N	40	of the agent or title company contact.) Yes	No
18 Address of Property		19 Name and Address of Person to Whom the Tax Stateme	
201 E	4th Avenue		
Red C	Lloud, NE 68970	Same as Grantee	<u> </u>
18a No address ass			
20 Legal Description			
C Logar Scoonpubli	701	1	101
South	34' Lots 1-3 block	William's Addition	Ked Cloud
			•
21 If agricultural, list total	number of acres		
		I IS	44
22 Total purchase prid	ce, including any liabilities assumed		20,000,00
23 Was non-roal pron	perty included in the purchase? X Yes	\$	5000
20 Was non-rear prop	retty included in the pulchase? Thes I No (if Yes, a	enter dollar amount and attach itemized list.) 23	<u> </u>
24 Adjusted purchase	e price paid for real estate (line 22 minus line 23)		000
			
25 II this transfer is ex	xempt from the documentary stamp tax, list the exemption	n number	
correct, ar	er penalties of law, I declare that I have examined this statement that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true	, complete, and
$\mathcal{P}_{\mathcal{C}}$	aule Itammond		
Print or To	pe Name of Grantee or Authorized Representative		Phone Number
sign	and and and		. violio Maniso.
Signature	of Grantee or Authorized Representative	Tritle	Date
IICIE -			Dale
	Register of Deed's Use Or	nly	For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 12 Day	1 yr. <u>aa</u> \$ 33.75	BK2022, 1/2 3021	
Nebraska Department of Rever	nue	7.3	b. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 6-2019	Rev. Supersedes 96-269-2008 Rev. 9-2017	•	
	Grantee—Hetain a copy of the	nis document for your records.	

State of Nebraska 1 ss.
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 day
o'clock P.M. Recorded in Book 2020 on Page 3021
Powing Patrick County Clerk
10.50 (1) Deputy
6 Corded

BOOK <u>2022</u> PAGE <u>3021</u>

CONTRACT Real Estate Sale Reflections Hair Design

NEBI				NTARY	
Date	S		TAX ンプ	2	
\$ 33.	75	By_	ځه		

This contract for the Sale of the Beauty Salon, currently known as REFLECTIONS HAIR DESIGN is between Paula Hammond, seller, and Nancy Miller, buyer.

Selling price is \$20,000 with \$2,000 as a down payment. Seller agrees to "carry" the buyer for a period of 24 months beginning October 1, 2021. Payment is due the 1st of the month and delinquent on the 10th at which time a 3% late fee will be added. Payment, as mutually agreed upon, will now be a minimum amount of (\$300). For security sake payment must be made with a personal or business check, no cash. After the 24 months have passed buyer must secure financing for the remaining balance (\$9400), calculated from (\$18,000) minus all payments made.

The business is purchased AS IS, with no guarantees, except a general understanding that all parts of the business are in good working order.

The purchaser will receive all furniture currently in the building, shampoo bowl, stylist chair, two dryer chairs, wicker couch, two wicker chairs, nail station (chair, table), all supplies and products ...

Buyer is allowed to take possession on October 1, 2021. At that time Buyer is responsible to purchase insurance on said business.

Seller agrees to be available for questions for a period of 30 days following purchase.

Collor

Belver

Date <u>4-15-22</u>

Date 4-15-202

Notary

Rewritten 4/15/22

A GENERAL NOTARY- State of Nebraska
LEIGH GOEBEL
My Comm. Exp. Aug 31, 2022

Agricultural Land Sales Worksheet

Cnty No. Bo	ook	Page	Sal	e Date				So	School District Code						
91 20	22	3024	12/9	9/2022	Base:	65–0011 Affiliated:				Unified:					
Location ID Sale Number Useability & Code #			Parcel Number												
001114700	3	334	1		GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Pa	rcel	
D	ate of S	ale Assessed \	Value		4375	2	9	34	3	00000	1	000	17	20	
Land	Imp	rovements	T	otal		D	ate of	Sale	Property	Classific:	ation (Code			
641,480				641,480	Status	Proj	perty Ty	ре	Zoning	Location	Cit	y Size	Parce	el Size	
	Irrigati	ion Type:	•		A) 2	B)	05		c) 5	D) 3	E)	0	F)	9	
LCG	A	CRES:	VA	LUE:		LCG			ACR	ES:		VAL	UE:		
IRRIGATED 1A					GR	ASSLA	ND 10	G1							
1 <i>A</i>	1	81.730		374,325]	lG							
2A1	I.	1.410		6,460			20	G1							
2 <i>A</i>	7	21.700	·	94,830	2G		2G								
3A1	1				3G1		G1								
3 <i>A</i>	<u>.</u>				3G		3G								
4A1		0.330		1,395			40	G-1							
4A		30.270		128,040			۷	1G							
DRYLAND 1D1					S	helterbe	lt/Timb	er							
10	 	4.440		11,210			Accretic	on							
2D1		4.630		11,690			Was	ste							
2D	-	0.970		2,155	Other										
3D1	ļ .				AG L	AND T		_	15	2.680		6	41,4	180	
3D					· · · · · · · · · · · · · · · · · · ·		Roa	ds			-				
4D1	1				Farm Sites			es							
4D		7.200		11,375	Home Sites		-								
	in the second					R	ecreation	on							
Dwellings							Oth								
Outbuildings					Nor	-AG T	OTA	\mathbf{L}							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001114700	
·	(Continue on back)

14111

Good Life. Great Service.

Real Estate Transfer Statement

FORM

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 12 Day 9 Yr. 2022 4 Date of Deed Mo. 10 Day 9) 4 2022
WEBSTER - 91 ▼		Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Burney)	
see Attached	Ronald Duffy and Jenniter D	eff /
Street or Other Mailing Address	Street or Other Mailing Address	/
City State Zip Code	City State Guide Rock NE	Zip Code 68942
Phone Number	Phone Number Is the grantee a 501(c)(3) organization If Yes, is the grantee a 509(a) founda	n? Yes 🗸 No
Email Address n/a	Email Address N/a	itor: Tes Fito
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
(A) Status (B	Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
✓ Unimproved	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Of	ther
Bill of Sale Corrective Easement Le: Cemetery Death Certificate – Transfer on Death Executor Mir	Personal Rep. Trust/Trustee Personal Rep. Trust/Trustee Personal Rep. Trust/Trustee	
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecl		fer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Truste	ee to Beneficiary
	<u> </u>	(Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, s	state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes. check the appropriate box.)	
	Partnership, or LLC Self Other_	
Brothers and Sisters Grandparents	and Grandchild Spouse	
Ex-spouse Parents and Cl	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 inte	rest rate.)
\$1,675,000	Yes • No \$	%
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If of the agent or title company contact.)	Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Shou	
Ag Land	Grantees	10 55 COM
18a ✓ No address assigned 18b ✓ Vacant land		
20 Legal Description (Attach additional pages, if needed.) The Southwest Quarter (SW1/4) of Section Thirty-four (34), Township Two (2) EXCEPT tracts conveyed to the State of Nebraska in Deed Book 29, Page 61	North, Range Nine (9) West of the 6th P.M., Webster Coun 3; Book 35, Page 279; Book 2006, Page 982 and Book 200	ty, Nebraska, 6, Page 1023.
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed	22 \$	1,675,000.00
23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see i	\$	
	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		1,675,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	it and that it is, to the best of my knowledge and belief, true, comp	lete, and
Kent Duffy		8-251-1006
Print or Type Name of Grantee or Authorized Representative	Community of the contract of t	Phone Number
Signature of Countries of Boundaries	Grantee	12/9/22 Date
nere " " " " " " " " " " " " " " " " " "		
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	ly 28 Recording Data	For Dept. Use Only
Mo. 12 Day 12/r. 22 \$ 3768 75	BK202 Pa 3024	
Nebraska Department of Revenue		Stat. §§ 76-214, 77-1327(2)

Seller

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

Sarah L. Crary 7092 Charles Street Omaha, NE 68132 402-917-1802 Add'l Buyer

Kent Duffy and Katelyn Duffy 2408 Road H Guide Rock, NE 68942 402-257-7001

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of 0c A.D., 20 22, at 9:50 o'clock A.M. Recorded in Book 202 on Page 3024-3025

Thuse Petroch County Clerk 16.00 Deputy Ind Comp Assessor Carded

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

WARRANTY DEED

Lauren Taylor Crary, a single person, and Sarah L. Crary, a single person, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Ronald Duffy and Kent Duffy, convey to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201): * and Jennifer Duffy H & W as joint tenants, 1/2 interest and Katelyn Duffy, husband and wife as joint tenants, 1/2 interest The Southwest Quarter (SW1/4) of Section Thirty-four (34), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska in Deed Book 29, Page 616; Book 35, Page 279; Book 2006, Page 982 and Book 2006, Page 1023.

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

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

Executed 10124

, 2022.

Lauren Taylon Crary

STATE OF Florida

) ss.

COUNTY OF Lee

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

The foregoing instrument was acknowledged before me on by Lauren Taylor Crary, a single person. 10/24

,2022

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

Notary Public

Page 1 of 2.

Jarah & Chay Sarah L. Crary

STATE OF Nebraske) ss. COUNTY OF Douglas)

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

The foregoing instrument was acknowledged before me on 10/28 by Sarah L. Crary, a single person.

, 2022

Notary Public

Agricultural Land Sales Worksheet

		ok	Page	Sal	e Date	\$				School District Code					
91	202	2022 3071 12/15/2022					Base: 65-0005 Affiliated: Unified:								
Location 1	D	Sale	Number	Useability	& Code#	# Parcel Number									
0013060	00	3	35	1		GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel	
	Da	ate of Sa	le Assessed	Value		4135	4	9	1	2 2	00000	1	000	0000	
Land		Imp	rovements	Т	otal		D	ate of	Sale	Property	Classifica	ition (Code		
349,	875				349,875	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size	
		Irrigati	оп Туре:	•		A) 2	B)	05		c) 5	D) 3	E)	0	F) 9	
LCG		A	CRES:	VAI	LUE:		LCG	··		ACR	ES:		VAL	UE:	
IRRIGATEI) 1A1					GR	ASSLA	ND 1	G1	1	8.830			26,360	
	1A					1G			6.350			8,890			
	2A1					2G1 8.570		8.570	12,000						
	2A					2G		2G							
	3A1					3G1		G1							
	3A					3G									
	4A1							40	G1						
	4A							2	4G						
DRYLAND	IDI		42.200		106,555	S	Shelterbe	elt/Timb	er						
	1D		74.860	-	189,020	Accretion		on							
 -	2D1					Waste		-							
	2D 3D1					Other		-	1 5	F 070	 · · · · · · · ·		40 075		
	3D1					AG LAND TOTAL		\dashv	155.270 3.960		**		49,875		
<u> </u>	4D1		4.150		6,560	Roads Farm Sites				3.960					
	4D		0.310		490	Home Sites		-			**				
								ecreation	-						
	ellings	and the second second		e entre grade	AND RESIDENCE TO SECURE			Oth	-						
	ildings					Non	i-AG I				3.960				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
TRUSTEE'S WD		
		-
Comments from	Comments:	
001306000		
		(Continue on back)

(3,000 NEBRASKA Good Life Great Service

Real Estate Transfer Statement

335

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 item. DESASTREUT OF SEVERICE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Webster 91 Mo. 12 Day 15 Yr. 2022 Mo. 12 Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) see attached Exhibit "A" Eugene F. Hubl and Eileen M. Hubl, hw Street or Other Mailing Address Street or Other Mailing Address 1820 77th Street 2151 Road 2400 City State Zip Code City State Zip Code Lincoln NE 68506 Lawrence NE 68957 Phone Number Phone Number is the grantee a 501(c)(3) organization? Yes 🛛 No (402) 540-7539 (402) 756-7595 If Yes, is the grantee a 509(a) foundation? ☐ Yes ⊠ No Email Address Email Address mbeyke@unl.edu gfh@tlirr.com 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ☐ Single Family Industrial ☐ Improved ☐ State Assessed ☐ Mobile Home Multi-Family Agricultural ☑ Unimproved ☐ Mineral Interests-Producing ☐ Exempt ☐ Commercial Recreational ☐ IOLL 8 Type of Deed Conservator Distribution ☐ Land Contract/Memo Partition ☐ Sherriff Other ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☐ Warrantv 9 Was transfer part of an IRS like-10 Type of Transfer Distribution Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death kind exchange (IRC § 1031 Life Estate ☐ Auction ☐ Easement ☐ Gift Sale ☐ Trustee to Beneficiary Exchange) by buyer or seller? ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Buyer ☐ Seller ☐ No Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ☑ Yes X Yes □ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse Parents and Child ☐ Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$883.885.73 ☐ Yes ⊠ No 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name ☐ Yes of the agent or title company contact.) Yes BigIron Realty □ No 18 Address of Property 19 Name and Address of Person to Whom Tax Statement Should be Sent Eugene F. Hubl 2151 Road 2400 18a No address assigned 18b Vacant Land Lawrence, NE 68957 20 Legal Description NW1/4 of Section 12, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska 21 If agricultural, list total number of acres \$ 22 Total purchase price, including any liabilities assumed 883,886 00 22 \$ 23 Was non-real property included in the purchase? \square Yes \boxtimes No (If Yes, enter dollar amount and attach itemized list.) 0 00 23 \$ 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 883,886 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. Amanda Reinhart (402) 564-7771 Pript or Type Name of Grantee or Authorized Representative Phone Number sign Escrow Officer 12/15/2022 gnature of Grantee or Authorized Representative here Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day 307 Nebraska Department of Revenue

Exhibit "A"

#5 Grantors Name: Marlene K. Beyke, Successor Trustee of the Arlene J. Svoboda Revocable Trust, and Marlene K. Beyke, Sole Trustee of the Robert J. Svoboda Credit Trust

ndex Computer		-	NEBRASKA DOCUMENTARY STAMP TAX	Bk 2022, Pg 3071									
Soriputer Sassessor Carded		-	Date: 12/15/22 \$1989.00 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 15 day of December A.D., 2022, at 10:34 o'clock AM. Recorded in Book 2022 on Page 3071 County Clerk Fee: \$10.00 By: AS Deputy									
				Electronically Récorded									
	PO Box 1	NF 68602-1185	SURVIVORSHIP WARRAN	NTY DEED									
	Robert .	For the consideration of One Trustee of the Arlene J. S.	e Dollar and other goods and valuable considers Svoboda Revocable Trust, and Marlene K. B RANTOR, hereby convey to Eugene F. Hubl a ats with right of survivorship, and not as tenants	ation, Marlene K. Beyke, eyke, Sole Trustee of the and Eileen M. Hubl. husband									
	All Interest In and To: NW1/4 of Section 12, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska												
	subject to easements and restrictions of record.												
	(1)	is lawfully seised of such re covenants, roads, rights-of- conveyances and reservation	GRANTEES that GRANTOR: al estate, that it is free from encumbrances, excurved and other restrictions of record; prior oil gates and patent reservations of records; and oil an authority to convey the same; let o the real estate against any acts of the GRA	d gas leases of record;									
		(2) has legal power and tawned admits to come of the GRANTOR. (3) warrants and will defend title to the real estate against any acts of the GRANTOR. Executed December											
			Arlene J. Svoboda Revocable Trust Mackbasel Four By: Marlene K. Beyke, Successor Tr	. rustee									
			Robert J. Svoboda Credit Trust Muslene J. By: Marlene K. Beyke, Sole Prustee	,									
	STATE	OF NEBRASKA)) SS:										
		TY OF LANGUSTO	, 55.										

Robert J. Svoboda Credit Trust.

GENERAL NOTARY - State of Nebraska LUIS TRUJILLO My Comm. Exp. April 27, 2024

My Commission Expires:

Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page	\$	ale Date				\$	School District Code									
91	202	22	3072	12/	12/2022	Base: 65-0005 Affiliated: Unified:													
Location	ID	Sale	Number	Useabil	ity & Code#					Parcel	Number								
0013169	00	3	36	1		GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	Pa	arcel				
	Da	te of Sa	le Assessed	Value		4135	4	9	1	4 2	00000	1	000	00	000				
Land		Imp	rovements		Total	Date of Sale Property Classification Code													
306	306,495 306,495					Status	Pro	perty Ty	тре	Zoning	Locatio	n Ci	City Size P						
		Irrigati	on Type:			A) 2	B)	05	<u> </u>	c) 5	D) 3	E)	0	F)	9				
LCG		A	CRES:	V	ALUE:		LCG			AC	RES:		VAL	UE:					
IRRIGATE	D 1A1		· · · · · · · · · · · · · · · · · · ·			GR		AND 10	G1		41.330				57,865				
	1A					1G					0.080				110				
	2A1							20	G1		22.250			31,:	150				
	2A							2	2G										
	3A1							30	G1										
	3A							3	3G										
	4A1						4G1												
	4A		4 500			4G													
DRYLAND			4.630		11,690			elt/Timb	\dashv			ļ							
	1D		61.700		155,795			Accretic	on										
	2D1		13.780		30 500			Was	-										
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2D 3D1		13.780		30,590	ACT	A NITS '	Oth TOTA	 -		55.980			0.0	40E				
	3D					AG L	AND		-		3.980		3	06,4	495				
	4D1		5.100		8,060	Roads Form Sites			_		J. 960								
<u>-</u> .	4D	,	7.110		11,235	Farm Sites Home Sites			_										
						••		Recreation						<u> </u>					
	wellings	Commentage Color			an e a 1989 Tables de Pariste			Oth	\dashv				·						
	uildings					Nor	-AG	ГОТА			3.980	<u> </u>							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S WD	
Comments from C	Comments:
001316900	
	(Continue on back)

13169 Good Life Great Service

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

 If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Webster Mo. 12 Day 12 Yr. 2022 12 Day \ 2 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Robert E. Kucera and Victoria M. Kucera, hw see attached Exhibit "A" Street or Other Mailing Address Street or Other Mailing Address 1820 77th Street 2109 Road Z City Zip Code City State Zip Code Lincoln NE 68506 Lawrence ΝE 68957 Phone Number Phone Number is the grantee a 501(c)(3) organization? Yes No (402) 540-7539 (402) 756-3343 If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address Email Address mbevke@unl.edu vkucera47@gmail.com 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ☐ Single Family ☐ Industrial ☐ Improved State Assessed ■ Mobile Home ☐ Multi-Family Agricultural □ Unimproved Mineral Interests-Producing ☐ Exempt ☐ Commercial ☐ Recreational ☐ IOLL 8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo Partition ☐ Sherriff ☐ Other ☐ Bill of Sale ☐ Corrective Fasement ☐ Personal Rep. ☐ Trust/Trustee Lease ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☐ Warrantv 9 Was transfer part of an IRS like-10 Type of Transfer Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death kind exchange (IRC § 1031 Auction ☐ Easement ☐ Gift ☐ Life Estate Sale ☐ Trustee to Beneficiary Exchange) by buyer or seller? ☐ Court Decree ☐ Exchange ☐ Buyer ☐ Seller ☐ No ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ☐ No ☐ No ☑ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other ☐ Brothers and Sisters Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Step-parent and Step-child Parents and Child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$623,844,00 ☐ Yes ⊠ No 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name ☐ Yes of the agent or title company contact.) Yes Biglron Realty l No 18 Address of Property 19 Name and Address of Person to Whom Tax Statement Should be Sent Robert E. Kucera and Victoria M. Kucera 2109 Road 7 18b 🛛 Vacant Land 18a No address assigned Lawrence, NE 68957 20 Legal Description NW1/4 of Section 14, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed 623,844 00 ******************************* 22 \$ 23 Was non-real property included in the purchase? \square Yes \boxtimes No (If Yes, enter dollar amount and attach itemized list.) Ò0 0 23 \$ 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 623,844 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. Amanda Reinhart (402) 564-7771 Print or Type Name of Grantee or Authorized Representative Phone Number sign Escrow Officer 12/15/2022 Signature of Grantee or Authorized Representative here Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Mo. 12 Day <u> > Yr. みみ</u> 3072

Exhibit "A"

#5: Grantor's name: Marlene K. Beyke, Successor Trustee of the Arlene J. Svoboda Revocable Trust, and Marlene K. Beyke, Sole Trustee of the Robert J. Svoboda Credit Trust

					* *
ndex Computer			NEBRASKA DC STAM	CUMENTARY IP TAX	Bk 2022, Pg 3072
Assessor Carded			Date: \$1404.00	12/15/22 By AS	State of Nebraska SS. County of Webster SS. Entered on the
					numerical index and filed for record in the Clerk's office of said county this 15 day of December A.D., 2022, at 03:34 o'clock PM. Recorded in Book 2022 on Page 3072
					Social Petsch County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded
	PO Bo				
	Colum	bus, NE 68602-1185 TRUSTEE'S SU	DATIMODEE	ITD XX/ADD A	NTV DEED
	Rober	For the consideration of One D ssor Trustee of the Arlene J. Svo t J. Svoboda Credit Trust, GRA nd and wife, GRANTEES, as join ing described real estate in Webst	boda Revocable 111 NTOR, hereby convent tenants with right of	ey to Robert E. Kuc of survivorship, and t	era and Victoria M. Kucera,
	All In NW1/	terest In and To: 4 of Section 14, Township 4 Nor	th, Range 9 West of	the 6th P.M., Web	ster County, Nebraska.
	subjec	t to easements and restrictions of	record.		
	(1)	GRANTOR covenants with Gi is lawfully seised of such real c covenants, roads, rights-of-way conveyances and reservations	estate, that it is free fr y and other restriction and patent reservation	om encumbrances, e is of record; prior oil is of records; and oil	gas and outer minoral mitorost
	(2) (3)	has legal power and lawful aut warrants and will defend title t	hority to convey the s	same;	
		Executed December	2022.		
			Arlene J. Svob	oda Revocable Tru	st
			By: Marlene I	Lelen's JS K. Beyke, Successor	Trustee
			Robert J. Svot	ooda Credi t Trus t	9
			Mar	leve John	(L)

STATE OF NEBRASKA COUNTY OF LIMEASTER

The foregoing instrument was acknowledged before me this 12 day of December, 2022 by Marlene K. Beyke, Successor Trustee of the Arlene J. Svoboda Revocable Trust, and Marlene K. Beyke, Sole Trustee of the Robert J. Svoboda Credit Trust.

))SS:

My Commission Expires:

APril 775, 2024

GENERAL NOTARY - State of Nebraska LUIS TRUJILLO My Comm. Exp. April 27, 2024

Agricultural Land Sales Worksheet

Cnty No. E	ook	Page	le Date	School District Code												
91 2	022	3077	12/1	.5/2022	Base: 6	55-00	05	Aff	iliated:			Unified:				
Location ID	S	Sale Number	Useabilit	y & Code #	Parcel Number								*			
001301300		337	1		GeoCde	Twn	Rng	Se	ect Qrt Subdiv			Area	Blk	Parcel		
¥	Date o	of Sale Assessed V	/alue		4135	4	9	2	2	0	00000	1	000	0000		
Land]	Improvements		Cotal		D	ate of	Sale	Prop	erty	Classifica	ation Code				
308,270				308,270	Status	Proj	erty Ty	рe	Zon	ing	Location	Cit	7 Size	Parcel Size		
	Irr	igation Type:			A) 2	B)	05		C) .	5	D) 3	E)	0	F) 9		
LCG		ACRES:	VA	LUE:		LCG			1	ACRI	ES:		VAL			
IRRIGATED 14	AI	1			GR	ASSLA	ND 10	G1		3	4.940	_		48,920		
1	A			•			1	lG			1.280	1,790				
2.F	1						20	G1		2	0.700	28,975				
2	A				2G											
3.4	1				3 G1			GI								
3	A						3	3G								
4.6	1						40	Gl								
4	A.						4	4G						1.00		
DRYLAND 11)1				5	lt/Timb	рег									
1	D	50.290		126,985		Accretion										
21	01						Was	ste				••••				
2	D	36.100		80,145			Oth	<u> </u>								
31)1	5.190		11,520	AG L	AND T	ГОТА	\mathbf{L}			4.790		3	08,270		
3	D				Roa			ds			1.930					
41	01					F	arm Sit	tes								
4	D	6.290		9,935		Н	ome Sit	tes								
		The state of the s				Lecreati	on									
Dwellin							Oth						· · · · · · · · · · · · · · · · · · ·			
Outbuildin	gs		·	± 14	Non-AG TOTAL 1.930											

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S WD	
Comments from	Comments:
001301300	
	(Continue on back)

13013 **NEBRASKA** Good Life Great Service

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

FORM

			та: орасо .					iniy the item.				
4.6	The dea	ed will not be reco		ss this statem				5 are accurate	ly completed.			
1 County Name Webster		2 County Number	er		3 Date of Sa				4 Date of De			
5 Grantor's Name,	Address and Tol		Drint\			2 Day		Yr. 2022 ss, and Teleph	Mo. 12		Yr. 20	22
Grantor's Name (Selle		epitotie (Fiease F	11111)	<u></u>	Grantee's N			ss, and releph	one (Please P	rint)		
see Exhibit "A"	·				Jordan J.							
Street or Other Mailing 1820 77th Street	g Address				Street or Oth 30531 Roa		g Addre	ss				
City Lincoln		State NE		Zip Code 68506	City Edgar				State NE		Zip Coc 68935	
Phone Number (402) 540-7539				_	Phone Numb (402) 224-4		,	Is the grantee a			☐ Yes ☐ Yes	
Email Address mbeyke@unl.edu					Email Addre	erturf@l	notmai	l.com				
7 Property Classific	ation Number. Che	ck one box in cate	gories A ar	d B. Check C	if property is	also a m	obile h	ome.				
(A) Status				(E	B) Property	Туре					(C)	
☐ Improved ☑ Unimproved ☐ IOLL	☐ Single Far ☐ Multi-Fam ☐ Commerci	nily 🔯	Industrial Agricultural Recreations		☐ Mineral I			-	State Asses	ssed	☐ Mobile	Home
8 Type of Deed Bill of Sale Cemetery	☐ Conservator ☐ Corrective ☐ Death Certifica	ite - Transfer on Dea	Ease	ement 🔲 L	and Contract/ ease lineral	ļ	☐ Parti ☐ Pers	onal Rep. 🛛 T	herriff rust/Trustee Varranty	Other		
9 Was transfer part or kind exchange (IRC Exchange) by buyer	f an IRS like- § 1031 or seller?	10 Type of Transfe	er Distrib	oution Fore	eclosure	Irrevoca	ble Trus ate	t ☐ Revocable Sale	Trust	☐ Transfer	to Beneficiar	у
Buyer Selle	nsferred in full? (If N	Court Decree		ange LI Gra	ntor Trust 🔲			☐ Satisfaction State purchased	on of Contract for same use?			use.)
	No						Yes	☐ No				
13 Was the transfer be	No Aunt o	r Uncle to Niece or ers and Sisters	Nephew [d beneficiary rel Family Corp. Grandparent Parents and	, Partnership, s and Grandci	or LLC	☐ Se	lf	□ (Other		
14 What is the current \$564,192.00	market value of the	real property?			15 Was th			med? (If Yes, st		and interest		%
16 Does this conveyan	ice divide a current p No	parcel of land?			17 Was tr	ansfer th	rough a	real estate ager	at or a title comp	pany? (If Yes	, include the	
18 Address of Property	,					and Addre	ess of P	erson to Whom				
18a 🔲 No address a	ssigned 18b	Vacant Land			30531 Ro Edgar, N	oad R						
20 Legal Description												
see attached Exhib	it "B"											
21 If agricultural, list to	tal number of acres		·									
22 Total purchase pr				***************************************			********	*438443828362742636	22 \$		564,192	00
23 Was non-real pro									·			00
24 Adjusted purchas 25 If this transfer is 6	e price paid for re exempt from the d	al estate (line 22) locumentary stan	? minus line no tax. list l	e 23)the exemption	number	*********	********	7 6 3 6 3 8 3 4 4 K K H H H H H H H H H H	24 \$	······	564,192	00
Un	der penalties of lav	w, I declare that I ha	ve examine	d this statement		to the be	st of my	knowledge and	belief, true, co	mplete, and		
correc	t, and that I am duly	authorized to sign	this stateme	nt.			·			•		
	anda Reinhart og Type Name of G							·		(402) 564-		
sign ///	MANA (a	ranjee or Authorized	Okepresent	ative $+$					i	Phone Numb	er	
<u> </u>	ature of Grantee or A	Authorized Represe	ntative		Escrow Office	er				12/15/2022 Date	! }	
										-		
26 Date Deed Recorde		97.1/-1: 50:		ister of Deed			· · · · ·			For De	pt. Use O	nly
Mo. Day	16 Yr.22	27 Value of Sta	MP or Exem		28 Recording	-	A	3077				
Nebraska Department of Re Form No. 96-269-2008 10-2	evenue 2020 Rev. Supersedes			copy of this d				02:35 PM	1271.25	Book 20	22 Page	⇒ 307.
						, oui 16	JUI 43.					

Exhibit "A"

#5 Grantor's name: Marlene K. Beyke, Successor Trustee of the Arlene J. Svoboda Revocable Trust, and Marlene K. Beyke, Sole Trustee of the Robert J. Svoboda Credit Trust

Exhibit "B"

N1/2S1/2 of Section 2, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska EXCEPT A tract of land in the N1/2SE1/4, Section 2, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast corner of said Section 2, thence North, on the East line of the SE1/4, 1319.90 feet to the South line of the N1/2SE1/4, also the Trust Point of Beginning; thence North on the East line of the SE1/4, 136.50 feet; thence N89°54'32"W, 1101.15 feet; thence N27°11'26"W, 186.04 feet; thence N06°33'20"E, 236.39 feet; thence N75°35'26"W, 312.23 feet; thence S03°53'19"W, 615.02 feet, to a point on the South line of the N1/2SE1/4; thence S89°54'32"E, 1503.29 feet on the south line of the N1/2SE1/4, to the Point of Beginning.

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/16/22 \$1271.25 By AS

Bk 2022, Pg 3077

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 16 day of December A.D., 2022, at 02:35 o'clock PM. Recorded in Book 2022 on Page 3077

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

Tri-County Title & Escrow Company PO Box 1185 Columbus, NE 68602-1185

TRUSTEE'S WARRANTY DEED

For the consideration of One Dollar and other goods and valuable consideration, Marlene K. Beyke, Successor Trustee of the Arlene J. Svoboda Revocable Trust, and Marlene K. Beyke, Sole Trustee of the Robert J. Svoboda Credit Trust, GRANTORS, hereby convey to Jordan J. Overturf, GRANTEE, , the following described real estate in Webster County, Nebraska:

All Interest In and To:

N1/2S1/2 of Section 2, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska EXCEPT A tract of land in the N1/2SE1/4, Section 2, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast corner of said Section 2, thence North, on the East line of the SE1/4, 1319.90 feet to the South line of the N1/2SE1/4, also the Trust Point of Beginning; thence North on the East line of the SE1/4, 136.50 feet; thence N89°54'32"W, 1101.15 feet; thence N27°11'26"W, 186.04 feet; thence N06°33'20"E, 236.39 feet; thence N75°35'26"W, 312.23 feet; thence S03°53'19"W, 615.02 feet, to a point on the South line of the N1/2SE1/4; thence S89°54'32"E, 1503.29 feet on the south line of the N1/2SE1/4, to the Point of Beginning.

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEES that GRANTOR:

- is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions, (1) covenants, roads, rights-of-way and other restrictions of record; prior oil gas and other mineral interest conveyances and reservations and patent reservations of records; and oil and gas leases of record;
- has legal power and lawful authority to convey the same; (2)
- warrants and will defend title to the real estate against any acts of the GRANTOR. (3)

Executed December 12, 2022.

Marlene K. Beyke, Solo Trustee

STATE OF NEBRASKA

SS: ancaster COUNTY OF _

The foregoing instrument was acknowledged before me this day of December 2022 by Marlene K. Beyke, Successor Trustee of the Arlene J. Svoboda Revocable Trust, and Marlene K. Beyke, Sole Trustee of the

Robert J. Svoboda Credit Trust.

My Commission Expires: APril 27th, www.

GENERAL NOTARY - State of Nebraska LUIS TRUJILLO My Comm. Exp. April 27, 2024

Residential & Commercial Sales Worksheet

Cnty No.	Boo	k Page		Sal	e Date			School District Code									
91	202	2 3093	1.	2/1	6/2022	Base: (55-0	0011 Affiliated: Unified:									
Location	ID	Sale Number	Useal	oility	& Code#					Parcel	Number	ımber					
0006114	100	338	4 05 G		GeoCde	Tw	n Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel				
	Dat	te of Sale Assesse	l Value	4.5		4487			0	0 0	40010		010	0000			
Land		Improvements		т	otal			Date of Sale Property Classification Code									
	420	26,24	5		26,665	Status	F	roperty Ty	pe Zoning		Location	ı Cit	y Size	Parcel Size			
Assessor Lo	cation:	GUIDE ROCK	(GR)			A) 1	B)	01		ෆ 1	D) 1	E)	7	F) 2			
					Residential						Commer	cial					
	Multi	ple Improvements:	Multiple.	Impro	vements.:			Multiple	Impr	ovements.:							
		Construction Date:	Constructi	ion Da	te: 19	82		Construc	tion I	Date:							
		Floor:	Floor Sq.	Ft. :	1,6	16		Floor Sq.	Ft. :								
	j	Building Cost New:	Cost:		144,1	25		Cost:									
Single Family	Style: 1	.01	Residen	tial C	ondition: 25	5		Comme	rcia	l Occupan	cy Code:						
(100) 🗆 Mol	bile Home		(10)	W	orn Out			Primary: Other1: Other2:									
(101) 🗷 One	Story		(20) 🗷	Ba	dly Worn			Commercial Construction Class: (1)									
(102) 🗆 Two	Story		(30) 🗷 Average						l Fi	reproof Str	uctural Stee	1 Frame	:				
(103) □ Spli	t Level		(40)	Go	ood			(2) □	Re	einforced C	Concrete Fra	me					
(104) 🗆 11/2			(50) 🗆	Ve	ry Good			(3)	l M	asonry Bea	aring Walls						
(111) 🗆 Bi-L			(60)	Ex	cellent			(4)	W	ood or Ste	el Framed E	xt. Wal	ls				
(106) □ Othe				(5) 🗆	M	etal Frame	and Walls										
Townhouse or		ityle:	Resident	ial Q	uality: 20			(6) 🗆	Po	le Frame		,					
(301) 🗆 One			(10)	Lo				Cost Ra	nk:	<u> </u>	(onditio	n:				
(302) Two			(20) 🗷	Fai				(10)	Lo	w	(10) 🗆	Worn	Out			
(307) 🗆 1 1/2			(30)		erage	 -		(20)				20) 🗆	Badly	Worn			
(308) Split			(40)	Go						ove Avera	ge (Averag	ge			
(309) 🗆 2 1/2			(50)		ry Good			(40) 🗆	Hi	gh			Good				
(304) One			(60)	Ex	cellent			(50) U Very Go									
(305) 🗆 Two	Story Du	piex								······································	(50) 🗆	Excelle	ent			
		ment to Sale P			:												
		and Reason for A															
DEED BI	PERS	. REP; TRANS	SEER T	O F	AWILY CO)RP				-		 -					
	,										···						
						=				****							
Comments fr	om	·				C	omn	ents:									
0006114	00																
· · · _ · · ·													(Contir	nue on back)			

Real Estate Transfer Statement

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

Good Life. Great Service.

• 10 De med with the negister of Decas. • nead matriculate on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number.
to the state of th

The deed will not be recorded unless this statem	ent is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 12 Day 14 Yr. 2022 Mo. 12 Day 16 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantse's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantse's Name (Buyer) TBLC, Ltd., a Nebraska Limited Partnership
James Thom, PR of Estate of Jean E Thom Street or Other Mailing Address	Street or Other Mailing Address
PO Box 1047 City State COCC 40.4	PO Box 1047 City State Zip Code
Hastings NE 68902-104	City State Zip Code 68902-1047 Phone Number Is the grantee a 501(c)(3) organization? Yes No
Emgil Address	If Yes, is the grantee a 509(a) foundation? Yes No Email Address
jit@tirr.com 7 Property Classification Number. Check one box in categories A and B. Check C	jlt@tlirr.com
	B) Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
8 Type of Deed Conservator Distribution	and Contract/Memo Partition Sheriff Other
	.ease Personal Rep. Trust/Trustee
	Aineral Quit Claim Warranty
kind exchange (I.R.C. § 1031	closure Irrevocable Trust Revocable Trust Transfer on Death
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary ntor Trust Partition Satisfaction of Contract Other (Explain)
Buyer Seller No Court Decree Exchange Gra 11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re-	
	, Partnership, or LLC Self Other
= = :	s and Grandchild
Ex-spouse Parents and	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$30,000 16 Does this conveyance divide a current parcel of land?	Yes No \$% 17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
239 High Street Guide Rock NE 68942	TBLC, Ltd. PO Box 1047
	Hastings NE 68902-1047
18a No address assigned 18b Vacant land	1 tubuliga ive occur to t
20 Legal Description (Attach additional pages, if needed.) The Courth Holf (C/Q) of Let Two (Q). All of Let Thro	a (2) and the North Half (N/2) of Lat Four (A) Plack
	e (3), and the North Half (N/2) of Lot Four (4), Block
Ten (10), Vance's Addition to the City of Guide Ro	ck, webster County, Nebraska
21 If agricultural, list total number of acres transferred in this transaction	-
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (se	e instructions) 23 \$ 0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption of the parallel of last 1 declare that I have exempted this state.	on number nent 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 atatement. DAU'D H Fisher, Attorney	4e2-463- 1283
PrinterType Name of Grantee or Authorized Representative	Phone Number
sign (h) 0 H	ESTATE Afterway 12-16-2023
here Signature of Grantee or Authorized Representative	Title Cate
Register of Deed's Use	Only For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo 12 Day 19 vr. 22 \$ Exen 1 # 15	BK2022, 1/2 3093
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 78-214, 77-1327(2)

Form No. 98-269-2008 10-2020 Rev. Supersedes 98-269-2008 Rev. 6-2019

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/19/22

\$ Ex015 By AS Bk 2022, Pg 3093

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of December A.D., 2022, at 01:03 o'clock PM. Recorded in Book 2022 on Page 3093

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

After filing, return to: David H. Fisher, FRASER STRYKER PC LLO, PO Box 1044, Hastings, NE 68902-1044

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

JAMES L. THOM, Personal Representative of the Estate of Jean E. Thom, Deceased, pursuant to appointment by the County Court of Adams County, Nebraska, GRANTOR, conveys and releases to TBLC, Ltd., a Nebraska Limited Partnership, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

> The South Half (S/2) of Lot Two (2) and All of Lot Three (3) and the North Half (N/2) of Lot Four (4), Block Ten (10), Vance's Addition to the City of Guide Rock, Webster County, Nebraska,

subject to easements and restrictions of record.

) ss:

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

EXECUTED: December/\$\square\$, 2022.

IES L. THOM, Personal Representative of the Estate of Jean E. Thom, Deceased.

STATE OF NEBRASKA

COUNTY OF Clar

The foregoing instrument was acknowledged before me on December $/ \ell_0$, 2022, by JAMES L. THOM, Personal Representative of the Estate of Jean E. Thom, Deceased.

Magaut E. Wehema_ Notary Public

GENERAL NOTARY - State of Nebraska MARGARET E. WEHRMAN My Comm. Exp. May 3, 2025

2929002

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sale	Date				S	School District Code									
91	20	22	3094	12/15	5/2022	Base: 9	liated:	Unified:											
Location ID Sale Number Useability & Code				& Code#	Parcel Number														
0017188	301		339	4	05	GeoCde	Twn	Rng	Sec	t Qr		Subdiv	Area	Blk	P	arcel			
	D	ate of S	ale Assessed \	/alue		4133	4133 4 10 36 1 00000 1 000												
Land		Imp	provements	T		D	ate of	Sale	Proper	ty	Classifica	ation (Code						
188	,775				188,775	Status	Proj	erty Ty	ре	Zonin	3	Location	City Size Pa			cel Size			
		Irriga	tion Type:			A) 2	B)	05		c) 5		D) 3	E)	0	F)	9			
LCG			ACRES:	VAI	.UE:		LCG			AC	RI	ES:	VALUE:						
IRRIGATE	D 1A1	-	.			GR	ASSLA	ND 1	G1										
	1A							-	IG										
	2A1							29	G1										
	2A					2G			2G										
	3A1			_			3G1							124					
	3A							3	3G										
	4A1							40	G1										
	4A								4G										
DRYLANI) 1D1		62.950	1	.58,950	S	Shelterbe	elt/Timb	oer										
	1D		T-2-91					Accreti	on										
	2D1	-						Was	ste				_	_					
	2D	+	4.270		9,480			Otl	-										
	3D1		0.660		1,465	AG L	AND T		-			9.830		1	88,	775			
	3D)				Roads						0.990							
	4D1					Farm Sites			tes										
	4D		11.950	CHO STATE	18,880	Home Sites			-										
			100 B		(64)	Recreation													
	wellings					Other													
Outl	ouildings	<u> </u>				No	n-AG	ГОТА	\mathbf{L}		(0.990							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S WD; BETWEEN PARENT & CHILD	
Comments from	Comments:
001718801	
	(Continue on back)

NEBRASKA.

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

334

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

FORM **521**

DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Webster Mo. 12 Day 15 Yr. 2022 Mo 12 Day 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Mariel J. Krueger, Trustee; Mariel J. Krueger Revocable Trust Karen S. Schultz Street or Other Mailing Address Street or Other Mailing Address PO Box 351 Zip Code City Zip Code Blue Hill 68930 ΝE Νo Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes NΑ 308-379-3349 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address dwiebe@charter-title.net dwiebe@charter-title.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Mobile Home Single Family Industrial Mineral Interests-Nonproducing State Assessed Improved Agricultural Mineral Interests-Producing 1 Exempt Multi-Family □ Unimproved Recreational Commercial ☐ Sherriff 8 Type of Deed Other Conservator Distribution Land Contract/Memo Partition Personal Rep. Trust/Trustee Bill of Sale Corrective Fasement Lease **Warranty** Death Certificate - Transfer on Death Quit Claim Cemetery Executor Mineral Foreclosure 9 Was transfer part of IRS like-kind 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death exchange? (I.R.C. § 1031 ☐ Easement ☐ Gift Life Estate X Sale Trustee to Beneficiary Auction Exchange) by buyer or seller? Other (Explain) Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Seller No Buyer 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) X Yes X Yes ∏ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) X Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other ☐ Spouse **Brothers and Sisters** Grandparents and Grandchild Parents and Child ☐ Ex-spouse 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.) \$80,000.00 ☐ Yes M № 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? Yes Yes Charter Title No of the agent or title company contact.) 18 Address of Property 19 Name and Address of Person to Whom Tax Statement Should be Sent Karen S. Schultz , NE Same as No. 6 18a X No address assigned 18b X Vacant Land 20 Legal Description The West Half of the Northeast Quarter (W1/2NE1/4) of Section 36, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres \$ 80.000 00 22 Total purchase price, including any liabilities assumed 22 \$ 23 Was non-real property included in the purchase? Tyes X No (If Yes, enter dollar amount and attach itemized list.) 23 \$ 80,000 00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 306-379-3349 Phone Number Karen S. Schultz Print or Type Name of Grantee or Authorized Representative sign December 15 2022 Date Signature of Grantee or Authorized Representative Grantee or Authorized Representative here Karra S. Schultz Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 28 Recording Data 27 Value of Stamp or Exempt Number 19 Day

State of Nebraska 📜	
State of Nebraska ss. County of Webster	
Entered on t	he
numerical index and filed for record in the	ne
Clerk's office of said county this 19 d	ay
of Dec A.D., 20 22, at 3:1	12
o'clock DM. Recorded in Book 20	22
on Page 3094-3095	
- Louise Petroliounty Cler	rk
IndCompAssessorCarded	_

Return recorded document to: Brad Moncrief, L.L.C. 1239 N. Burlington Avenue, Suite 200 Hastings, NE 68901

TRUSTEE'S WARRANTY DEED

MARIEL J. KRUEGER, TRUSTEE; MARIEL J. KRUEGER REVOCABLE TRUST, GRANTOR, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEE, conveys to GRANTEE, KAREN S. SCHULTZ, a married person, GRANTOR'S interest in the following described real estate (as defined in Neb. Rev. Stat., §76-201):

The West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 36, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska,

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed	12/15	, 2022.

BOOK 2022 PAGE 3095

MARIEL J. KRUEGER REVOCABLE

Mariel J. Krueger, Trustee;

Mariel J. Krueger Revocable Trust STATE OF NEBRASKA)ss. COUNTY OF ADAMS) Trust, as Grantor. GENERAL NOTARY - State of Nebraska SARA A. SCHUTTE My Comm. Exp. October 20, 2026

Notary Public

TRUST

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	School District Code														
91	20	22	3103	12/1	6/2022	Base: S	91-00	02	Aff	iliated:			Unified:					
Location	ID	Sale	Number Useability & Code #					-		Parcel Number								
0019068	300		340	1		GeoCde	Twn	Rng	Se	ct Qrt	t Qrt St		Area	Blk	P	arcel		
1 12	D	ate of S	ale Assessed \	Value		4371	2	11	1	3 2	0	0000	1	000	84	160		
Land		Imp	provements		Fotal		D	ate of	Sale	ale Property Classification Code								
566	,585				566,585	Status	Proj	perty Ty	ре	Zoning		Location	Cit	City Size		el Size		
		Irrigat	ion Type:			A) 2		ෆ 5		D) 3	E)	0	F)	9				
LCG	LCG ACRES:						LCG			AC	RES	S :	VALUE:					
IRRIGATE	D 1A1		3.800		17,405	GR	ASSLA	ND 10	Gl		0	.020	30					
	1A		1.590		7,280			1	IG		4	.780	6,690					
	2A1		•					20	Gl		7.	.230	10,120					
	2A		53.090		232,000							-						
	3A1						Gl											
	3A							3	3G									
	4A1							40	Gl									
	4A		63.520		268,690		4G 9.120							9,120				
DRYLANI	1D1		·			92	Shelterbe	elt/Timb	er	•								
	1D)	4.720		11,920			Accreti	on									
	2D1							Was	ste									
	2D		0.090		200			Oth	ет									
	3D1					AG L	. 940	566,585										
	3 D						-	Roa	ds	****	1.	. 890						
	4D1						F	arm Sit	tes									
	4D		1.980		3,130		Н	ome Sit	tes									
							R	ecreation	on									
	wellings							Oth										
Outh	ouildings					No	ı-AG T	ГОТА	\mathbf{L}		1.	.890						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from Comments	omments:
001906800	
	(Continue on back)

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Webster Mo. 12 Day 16 Yr. 2022 12 Dav 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) TC Accommodator 291, LLC, Gottsch Enterprises, LLC, a Nebraska limited liability company Grantor's Name (Seller) Kirby Kay Smith, Trustee of the Kirby Kay Smith Family Trust Agreement Street or Other Mailing Address Street or Other Mailing Address 3493 West Guenther Road PO Box 1128 Citv State Zip Code City State Zip Code Grand Island ΝE 68803 ΝE 68902-Hastings ⊠ No Is the grantee a 501(c)(3) organization? Phone Number Phone Number Yes 308-380-0242 402-463-6215 If Yes, is the grantee a 509(a) foundation? Email Address Email Address dwiebe@charter-title.net dwiebe@charter-title.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Improved Unimproved Agricultural Multi-Family Mineral Interests-Producing ☐ Exempt ☐ Commercial Recreational 8 Type of Deed Conservator Other_ Distribution Land Contract/Memo Partition ☐ Sherriff Bill of Sale Corrective Trust/Trustee Fasement Lease Personal Rep. Cemetery Death Certificate - Transfer on Death Mineral ✓ Warranty Evecutor Quit Claim Foreclosure 9 Was transfer part of IRS like-kind 10 Type of Transfer Distribution ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death exchange? (I.R.C. § 1031 Gift Trustee to Beneficiary Life Estate X Sale Auction Easement Exchange) by buyer or seller? Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) **Buyer** Seller No 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) X Yes ΠNo X Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$1,143,252.00 ☐ Yes No. 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name Yes of the agent or title company contact.) Yes Charter Title No 18 Address of Property 19 Name and Address of Person to Whom Tax Statement Should be Sent Gottsch Enterprises, LLC, a Nebraska limited liability company , NE Hastings, NE 68902-1128 18a No address assigned 18b X Vacant Land 20 Legal Description The Northwest Quarter (NW1/4) of Section 13, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska except tracts conveyed to the State of Nebraska in deeds recorded in Book 25, Page 6; and Book 71, Page 876, as corrected by Book 77, Page 1290. 21 If agricultural, list total number of acres 1,203,252 00 22 Total purchase price, including any liabilities assumed 22 60.000 00 23 Was non-real property included in the purchase? X Yes No (If Yes, enter dollar amount and attach itemized list.) 23 1,143,252 00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Gottsch Enterprises, LLC, a Nebraska limited liability company 402-462-6215 Print or Type Name of Grantee or Authorized Representative Phone Number sign Signature of Grantee or Authorized Representative Grantee or Authorized Representative December_16_2022 here Reiken Jeremiah Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number D Day Yr. A. A Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)

FILE#: 2268253

PERSONAL PROPERTY LIST:

• Power Unit: 2010 Cummins 6BTA S/N: 60257162 \$10,000

• Pivot: Reinke 10 tower S/N: 0203-23997 \$35,000

• Well: \$15,000

TOTAL: \$60,000

Assessor.

_Carded__

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-19-32
\$ 3514.80 By 01

Return to: Anna L. Stehlik P.O. Box 400 Grand Island, NE 68802-0400 (Warranty Deed)

WARRANTY DEED

Kirby Kay Smith, Trustee of the Kirby Kay Smith Family Trust Agreement, dated August 20, 2020, GRANTOR, for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to TC Accommodator 291, LLC, a Nebraska limited liability, GRANTEE, all of its interest in the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Webster County, Nebraska:

The Northwest Quarter (NW1/4) of Section Thirteen (13), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, EXCEPT Tracts conveyed to the State of Nebraska, in Deeds recorded in Book 25, Page 6, and Book 71, Page 876, as corrected by Book 77, Page 1290.

Grantor covenants with the Grantee that Grantor:

- 1. is lawfully seized of such real estate and that it is free from encumbrances except easements, covenants, and restrictions of record;
- 2. has legal power and lawful authority to convey the same; and

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

DATED this 13

, 2022.

KIRBY KAY SMITH FAMILY TRUST AGREEMENT, dated August 20, 2020

By:

Kirby Kay Smith, Trustee

STATE OF NEBRASKA

COUNTY OF Adams

On this 13 day of June , 2022, before me, the undersigned Notary Public duly qualified in and for said county and state, personally Kirby Kay Smith, Trustee of the Kirby Kay Smith Family Trust Agreement, dated August 20, 2020, and acknowledged the execution of the foregoing instrument to be his voluntary act and deed.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Вос	ok	Page			Sal	e Date				School District Code										
91	202	22	3105		12	/1	9/2022	Bas	se: \$	91-(0002 Affiliated: Unified:										
Location	ID	Sale	Number	Useability & Code #										Parce	ΙN	umber					
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	ale Assesse	d V	alue			43'	71				0	0 0		10045			001	0	000		
Land			T	otal		Date of Sale Property Classification Co									ode						
1	1,920 78,14					80,060					roperty	Туј	oe:	Zonin	g	Location		City Size		Parcel Size	
Assessor Lo	cation:	RED	CLOUD ((RC)	RC)			A)	1	B)) 0	1		C) 1		D) 1	E	Ē)	6	F)	3
·							Residentia									Commer	cial				
	Multi	iple Imj	provements:	: Mu	ltiple. I	nprov	/ements.:				Multiple. Improvements. :										
		Constr	uction Date:	Co	nstructio	n Da					Const	ructi	ion I	Date:							
	<u> </u>		Floor	Flo	or Sq. F	t. :	1,8				Floor	Sq.	Ft. :								
			g Cost New:				223,4				Cost:										
Single Family	Style: 3	101		Re	sident	ial C	ondition: 3)			Commercial Occupancy Code:										
(100)		e		(I	0) 🗆	W	om Out				Primary: Other1: Other2:										
(101) 🗷 One				(20) □ Badly Worn							Commercial Construction Class:										
(102) 🗆 Two				(30) 🗷 Average							(1) ☐ Fireproof Structural Steel Frame										
(103) □ Spli				(40) □ Good							(2) Reinforced Concrete Frame										
(104) 🗆 11/				1	(50) Uery Good							(3) Masonry Bearing Walls									
(111) □ Bi-I			 	(60) Excellent							(4) Wood or Steel Framed Ext. Walls										
(106) □ Oth											(5) Metal Frame and Walls										
Townhouse or		Style:	<u> </u>	Residential Quality: 30								(6) □ Pole Frame									
(301) ☐ One				(10) Low							Cost		•••			Condition:					
(302) Two)) [Fai					(10)						<u> </u>		Worn (
(307) □ 1 1/2 (308) □ Spli)) 🗷		erage		_					rerage			20)		Badly		1
(309) \(\sigma \) 2 1/2				(40	<u> </u>	Go					(30)			ove Ave	rage				Averag	ge	
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1483 38570

NEBRASKA Good Life. Great Service.

341

FORM 521

Real Estate Transfer Statement

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

• If additional press is presided and an attachment and identify the applicable item.

DEPARTMENT OF REVENUE			· · · · · · · · · · · · · · · · · · ·		nent and identity									
	······		unless this stat	temen	t is signed and it									
1 County Name	WEBSTER	County Number	V		3 Date of Sale/Transfer Mo. 12 Day 19 Yr. 2022 4 Date of Deed Mo. 12 Day 13 Yr. 2022									
5 Grantor's Name, Addre		in	<u> Hiğəl</u>							(1				
Grantor's Name (Seller)		c (Ficase Finne)			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)									
Steven Terry and		-		Alek Sauced Street or Other Ma			eda							
Street or Other Mailing Ad 10095 Rafferty Av	idress /e			705 N Cherry										
City Englewood		State FL	Zip Cod 34	City Red Cloud			State NE			code 68970				
Phone Number (402) 705-3451				Phone Number (469) 595-30	66	Is the grantee a s If Yes, is the gran								
Email Address n/a				Email Address n/a										
7 Property Classificatio	n Number. Check	one box in catego	ories A and B. Che	property is also a r	mobile hor	ne.								
(A) Status				(B)	Property Type					(C)				
✓ Improved	Single Family	Ind	ustrial		Mineral Interests-	-Nonproduc	cing	State	Assessed	Mob	ile Home			
Unimproved	Multi-Family Commercial	~	ricultural creational		Mineral Interests-	-Producing		Exem	pt					
8 Type of Deed	Conservator		Distribution	Lan	d Contract/Memo	Partitio	n Sh	eriff		Other				
	Corrective Death Certificate – T	Transfer on Death	Easement Executor	Lea		Person Quit Cl	• =	st/Trus .rranty	stee					
9 Was transfer part of	f IRS like- 10 T	Type of Transfer	Distribution	Foreclo		ole Trust	Revocable Trus	at .	Trai	nsfer on Death				
kind exchange (I.R.C Exchange) by buyer or		Auction [Easement	Gift	Life Esta	te 🔽	✓ Sale		Trus	stee to Beneficia	e to Beneficiary			
Buyer Sel		Court Decree	Exchange	Granto			Satisfaction of			er (Explain)				
11 Was ownership transfer Yes No	• •	explain the division.	.)			vas rea⊨est ✓ Yes	tate purchased fo	r same	e use? (IT No	o, state the inter				
13 Was the transfer between	en relatives, or if to	a trustee, are the t	trustor and beneficia	ary relat	ives? (If Yes, check	the approp	riate box.)							
Yes No	Aunt or Unc	cle to Niece or Nep	_		artnership, or LLC	Sel			Other	ſ <u></u>				
	Brothers and	nd Sisters			nd Grandchild	,	ouse							
	Ex-spouse		Parents	and Ch			p-parent and Ste	-						
14 What is the current mar \$185.000	ket value of the real	al property?		İ	15 Was the mortga		,	tne am	nount and in	iterest rate.)	0/			
Φ 100,000 16 Does this conveyance of	divide a current parc	cel of land?			17 Was transfer th	_	\$	a title	company?	(If Yes, include t	% he name			
Yes No	•	or or iaria.		.[of the agent or	title compa	ny contact.)	Yes C	STA Real I	Estate Group	No			
18 Address of Property					19 Name and Address of Person to Whom the Tax Statement Should be Sent									
705 NCherry St	20070				Grantee									
Red Cloud, NE 6														
18a No address assign		Vacant land												
20 Legal Description (Attac The South Half (S			all of Late Fig	tht (Q	Nino (Q) To	n (10) [Elovon (11)	and '	Twolvo	(12)· AND +	ho			
East 37 feet of the														
Twenty-three (23)	•	•	- , , ,				•	•	•					
21 If agricultural, list total n	-	• •		(-),				-,	020107 0	· · · · · · · · · · · · · · · · · · ·				
								T1	\$		- 1			
22 Total purchase price			d					22	Ψ	185,00	0 <mark>,</mark> 00			
23 Was non-real propert			ach itemized list.)	(see ir	nstructions)	<i></i>		23	\$		i I			
25 If this transfer is exe	empt from the doc	cumentary stamp	tax, list the exen	nption	number									
Under	r penalties of law,	I declare that I ha	ve examined this st			ne best of r	ny knowledge ar	nd belie	ef, true, con	nplete, and				
Teresa	that I am duly autho Theobald	1	\supset							(402) 746	-2246			
sign	e Name of Grantee	or Authorized Rep	resentative			Closin	ng Agent			Phone Number 12/19/2				
	of Grantee or Authori	rized Representativ	re BUC		Title		J			Date				
		Reai	ster of Deed's U	se On	ly					For Dept. Us	e Only			
26 Date Deed Recorded		Value of Stamp or I			28 Recording Data		7			•				
мо. 12 Day 20) _{Yr.} 22 \$	\$ 416.2°	>		\mathbb{R}	Les	8 3105	5						
Johnska Dapartment of Royani		, —				3	<u>ا</u>	thorize	d by Neb Re	v Stat && 76-214	77-1327/2)			

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 30 day of 01C A.D., 2033, at 9:54 o'clock M. Recorded in Book 303 on Page 3105-3100 County Clerk Deputy Ind Comp Assessor Carded

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

JOINT TENANCY WARRANTY DEED

Steven Terry and Mary Terry, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Alek Sauceda and Anissa Sauceda, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S1/2) of Lot Seven (7), and all of Lots Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12); AND the East 37 feet of the South Half (S1/2) of Lot Twenty (20), and the East 37 feet of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), ALL in Block One (1), Radcliff's Addition to Red Cloud, Webster County, Nebraska

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

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

Executed December 13, 2022.

Steven Terry

Mary 2 Jose Mary Terry

Page 1 of 2 - Sauceda

STATE OF Florida) ss. country of Charlotta)

The foregoing instrument was acknowledged before me on December 13 , 2022 by Steven Terry and Mary Terry, husband and wife.

Notary Public

My commission expires: $\sqrt{24,202}$

CARINA P. CONNOLLY

Notary Public - State of Florida
Commission # GG 335360
My Comm. Expires Jul 14, 2023
Bonded through National Notary Assn.

Residential & Commercial Sales Worksheet

Cnty No.	Вс	ook	Page			Sale Date	School District Code										
91	20	22	3129		12	/8/2022	Base:	0002	002 Affiliated: Unified:								
Location	ID	Sale	Number	U	Useability & Code #				Parcel Numb					mber			
0001062	200		342		24	S	GeoCde	Twi	ı Rng	Se	ect	Qrt	Subdiv	Are	a Blk		Parcel
	D	ate of S	ale Assessec	l Val	lue		4371			0	0	0	10005		01:	L	0000
Land		Imp	rovements			Total			Date of S	Sale	Prop	perty	Classif	catio	n Code		
1	,385		80,24	5		81,630	Status	P	roperty Ty	pe	Zor	ning	Locati	cation City Size		P	arcel Size
Assessor Lo	cation:	RED	CLOUD (I	RC)			A) 1	B)	01		C)	1	D) 1	E	6	F)	2
						Residential					14		Comm	rcial			
	Mul	ltiple Im _l	provements:	Mult	iple. Imp	provements.:			Multiple.	Impr	roveme	nts.:					
		Constr	uction Date:	Cons	struction	Date: 18	81		Construct	ion I	Date:						
			Floor:	Floor	r Sq. Ft.	1,9	17		Floor Sq.	Ft. :							
		Buildin	g Cost New:	Cost	::	188,9	30		Cost:								
Single Family	Style:	104		Res	identia	l Condition: 3	0		Comme	rcial	I Occu	ıpano	y Code:				
(100) 🗆 Mo	bile Hon	ne		(10)) 🗆	Worn Out			Primary:			Ot	her1:		Other2		
(101) 🗆 On	e Story			(20)) 🗆	Badly Worn			Comme	rcia	l Cons	struc	tion Clas	s:			
(102) □ Two Story				(30) 🗷 Average				(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spl	it Level			(40)) 🗆	Good			(2) 🗆	(2) Reinforced Concrete Frame							
(104) ⊞ 1 1/2 Story				(50)) 🗆	Very Good			(3) 🗆	M	asonry	y Bea	ring Wall	5			
(111) □ Bi-Level				(60)) 🗆	Excellent			(4)	W	ood o	r Stee	el Framed	Ext. V	Valls		
(106) □ Oth	ier			7.1					(5) 🗆	M	etal Fr	rame	and Walls				
Townhouse of	r Duples	Style:		Resi	identia	Quality: 30			(6) 🗆	Pc	ole Fra	me					
(301) 🗆 One	e Story			(10)) 🏻	Low			Cost Ra	nk:				Cond	ition:		
(302) 🗆 Tw	o Story			(20)) 🗆	Fair			(10)	Lo	w			(10)	□ Woi	n Ou	t
(307) 🗆 11/	2 Story			(30)) *	Average			(20) 🗆	Av	verage	;		(20)	□ Badi	y Wo	om
(308) □ Spl	it Level			(40)		Good			(30)	Αł	bove A	Avera	ge	(30)	☐ Ave	age	
(309) 🗆 21/	2 Story			(50)		Very Good			(40)	Hi	igh			(40)	□ Goo	d	
(304) 🗆 One	e Story I	Duplex		(60)) 🗆	Excellent				• •	· · ·			(50)	□ Very	Goo	od
(305) 🗆 Two	o Story I	Duplex												(60)	□ Exce	llent	
Assessor's	s Adju	stment	to Sale P	rice	(+ or	· -) :											
Assessor Co	mment	s and R	eason for A	djus	tment	· <u></u>		•									
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(000) MEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

342

FORM **521**

• To be filed with the Register of Deeds. • Read instructions on reverse side. DEPARTMENT OF REVENU If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 12 WEBSTER - 91 Dav 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Curtis Jensen and Tammy Jensen U.S. Bank National Association Street or Other Mailing Address 9380 Excelsior Blvd Street or Other Mailing Address 1264 Hwy 136 Zip Code 55343 _{City} Hopkins Zip Code 68970 State MN State City Red Cloud Is the grantee a 501(c)(3) organization? V No V No Phone Number (800) 524-1474 Phone Number (402) 525-9904 Yes If Yes, is the grantee a 509(a) foundation? Email Address curt5876@gmail.com 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Agricultural Multi-Family Mineral Interests-Producing ☐ Exempt Поп П Commercial Recreational Land Contract/Memo 8 Type of Deed Conservator Distribution Sheriff Other_ Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Mineral Quit Claim ✓ Warranty Cemetery Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Irrevocable Trust Revocable Trust Transfer on Death Foreclosure Life Estate ☐ Sale Trustee to Beneficiary Auction Easement Giff ☐ Yes ₩ No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) REO 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. ✓ Yes ☐ No □No ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild □ Spouse Parents and Child Ex-spouse Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Tyes No. \$87,500,00 \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Aaron Brailer ☐ Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 706 N Seward St, Red Cloud, NE 68970 Curtis Jensen and Tammy Jensen 1264 Hwy 136 Red Cloud NE 68970 18a No address assigned 18b Vacant land 20 Legal Description LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), BLOCK ELEVEN (11), ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA 21 If agricultural, list total number of acres 58.000¹.00 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 58,000,00 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. Efrain Montalvo (469) 833-4313 Print of Type Name of Grantee or Authorized Representative Phone Number Settlement Agent 12/21/2022 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data

<u>21 Yr. 22</u>

Day

So

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

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/21/22

\$ 130.50

By AS

Bk 2022, Pg 3129

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of December A.D., 2022, at 11:36 o'clock AM. Recorded in Book 2022 on Pages 3129-3130

Louise Petsch County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

After Recording Return To: Curtis Jensen and Tammy Jensen 1264 Hwy 136 Red Cloud, NE 68970

Send Subsequent Tax Bills To:

Curtis Jensen and Tammy Jensen 1264 Hwy 136 Red Cloud, NE 68970 Prepared By: DeedPro, LLC 1349 Galleria Drive Su

1349 Galleria Drive Suite 100 Henderson, NV 89014 Phone: 702-736-6400

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

U.S. Bank National Association, a national association, Grantor, for the sum of FIFTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$58,000.00) and other good and valuable consideration in hand paid, does hereby grant, bargain, sell, convey, and confirm unto, **Curtis Jensen and Tammy Jensen, husband and wife, as joint tenants** Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) situate in the County of Webster, and State of NE, to wit:

LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), BLOCK ELEVEN (11), ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA

Tax Parcel Number: 0000106200

MORE commonly known as: 706 N Seward St, Red Cloud, NE 68970

Prior Recorded Doc. Ref.: Deed: Recorded June 6, 2022, BK 2022, PG 1450-1451

Grantor covenants with the Grantee that Grantor:

- is lawfully seized of such real estate and that it is free from all encumbrances, subject to easements, reservations, covenants and restrictions of record, and subject to all regular taxes and special assessment;
- 2. has legal power and lawful authority to convey the same;
- warrants and will defend the title to the real estate against the lawful claims of all persons claiming by, under or through the Grantor, but not otherwise.

Dated this <u>08</u> day of <u>December</u> , 2022
Grantor: U.S. Bank National Association
BY: Whilm W. Roch
Printed Name & Title: Michael W. Rock, Officer
TATE OF Minnesota ss
COUNTY OF Hennepin
The foregoing instrument was acknowledged before me this <u>08</u> day of <u>December</u> , 20 <u>22</u> , by means of [X] physical presence or [] online notarization, by <u>Michael W. Rock</u> , as <u>Officer</u> f U.S. Bank National Association , a national association on behalf of the national association.
NOTARY RUBBER STAMP/SEAL NOVARY PUBLIC
JANE F BYRKIT S Japie F. Byrkit
NOTARY PUBLIC - MINNESOTA Notary Public - Minnesota My Commission Explires Jan. 31, 2025
Serial Number, if any
My Commission Expires: 01/31/2025

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date					School District Code							
91	20	22	3141	12/21/2022	Base:	Base: 91-0074 A			iliated:		Unified:					
Location ID Sale Nur		Number	Useability & Code #	Parcel Number												
0017182	200	•	343	1	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Value	4133	4	10	3	4 4	00000	1	000	0000			
Land		Imp	provements	Total		D	ate of	Sale	Property	Classifica	ation (Code	- during the second			
473	,865			473,865	Status	Proj	erty Ty	pe	Zoning	Location	Cit	y Size	Parcel Size			
		Irrigat	ion Type:		A) 2	B)	05		ෆ 5	D) 3	E)	0	F) 10			
LCG		I	ACRES:	VALUE:		LCG			ACR	ES:		VAL	JE:			
IRRIGATE	D 1A1				GR	GRASSLAND 1G1				8.840			12,375			
	1A				1G			.G	4	3.550	60,970					
	2A1				2G1			31	1:	2.650	17,710					
	2A		77.11. 11		2G			:G								
	3A1				3GI		31									
	3A					3G										
	4A1						40	3 1								
	4A		-				4	G					***			
DRYLAND	1D1	ļ	10.430	26,335	S	helterbe	lt/Timb	er								
·	1D		75.040	189,480		i.	Accretic	on								
	2D1						Was	te		4.900			1,370			
	2D		63.390	140,725			Oth	_Ļ								
	3D1				AG L	AND T	OTA	L		4.560		4	73,865			
	3D		11				Road	is		4.980						
	4D1					F	arm Site	es								
	4D	- Andreas	15.760	24,900			ome Site	$\overline{}$								
					Recreation			n								
	wellings				Other											
Outb	uildings				Non	-AG T	OTA	\mathbb{L}	4	1.980						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:	'	
JTWD		11.
Comments from	Comments:	
001718200 001718401		
	(Co	ntinue on back)

NEBRASKA Good Life Great Service

Real Estate Transfer Statement

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

343

FORM **521**

Good Life. Great Service.

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

1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 12 21 WEBSTER - 91 Day _ ٧r Mo. ... 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Norman W. Witte and Penny J. Witte Grantor's Name (Seller) See Attachèd or Other Mailing Address Street or Other Mailing Address Zip Code Zip Code 893 City State Phone Number Is the grantee a 501(c)(3) organization? Yes 402-469-If Yes, is the grantee a 509(a) foundation? Email Address Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status State Assessed Mineral Interests-Nonproducing ☐ Mobile Home Improved Single Family Industrial ✓ Unimproved ✓ Agricultural Mineral Interests-Producing Multi-Family Exempt IOLL Recreational Commercial Distribution Other 8 Type of Deed Conservator Land Contract/Memo Partition Sheriff Bill of Sale Corrective Fasement Lease Personal Ren Trust/Trustee Death Certificate - Transfer on Death Quit Claim Cemetery Executor Mineral ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Buyer Seller 🔽 No Satisfaction of Contract Other (Explain) Court Decree Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Self Other Yes Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$1,022,000 Yes V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) | Yes Agri Affiliates, Inc Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See Attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 22 1,022.000<mark>.</mark>00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 1,022,000,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Norman W. Witte 462-469-050 Print or Type Name of Grantee or Authorized Representative Phone Number Grantee 12/21/2022 Signature of Grantee or Authorized Representative Title Date Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Mo. 2 Day 21 Yr. 2 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

The West Half of the Northeast Quarter (W1/2NE1/4) of Section Thirty-five (35), and the Southeast Quarter (SE1/4) of Section Thirty-four (34), in Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

Peggy Orchaid

190 Amhurst Court

Valparaiso, IN 46385

219-707-7044

Janet Petersen

1115 Kngs wood Drive

Rapid City, SD 57702

603-391-2152

Pamela Schimke

19212 N 40th St

Phoenix AZ 85050

603-909-1768

Melinda Grandstass

N/A

402-699, 5109

NEBRASKA DOCUMENTARY STAMP TAX Date<u>いみのいる</u> \$_*2*399.50_By_**V**_0

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

JOINT TENANCY WARRANTY DEED

- 12,

Melinda Grandstaff and Jahn Grandstaff, wife and husband; Pamela Schimke, a married person and resident of Arizona; Peggy Orchard, a married person and resident of Indiana; and Janet Petersen, a married person and resident of South Dakota, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Norman W. Witte and Penny J. Witte, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Northeast Quarter (W1/2NE1/4) of Section Thirty-five (35), and the Southeast Quarter (SE1/4) of Section Thirty-four (34), in Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

Non-homestead property.

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

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

Executed December 7, 2022.

Melinda Grandstaff

Jahr Grandstaff

STATE OF NEBRASKA)	
COUNTY OF Dougles) ss.)	14
	s acknowledged before me on December	$7^{1/2}$, 2022
by Melinda Grandstaff and Jahn Gran	ndstaff, wife and husband.	
GENERAL NOTARY - State of Nebraska LISA DIEHL		
My Comm. Exp. February 7, 2023	Low Diet	
	Notary Public	
_		
My commission against 7-7	- 2 A 23	

Hamela L Schembe Pamela Schimke

STATE OF Arizona)

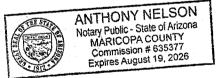
COUNTY OF maricopa)

ss

The foregoing instrument was acknowledged before me on December 10^{14} , 2022 by Pamela Schimke, a married person and resident of Arizona.

Notary Public

My commission expires: _&/19/2026



Peggy Orderd

STATE OF Indian

COUNTY OF Porter

Ss.

The foregoing instrument was acknowledged before me on December 6, 2022 by Peggy Orchard, a married person and resident of Indiana.

Notary Public Indiana

My commission expires: 8-5-2035



Janet Petersen	·
STATE OF South Dakota COUNTY OF Pennington)) ss.)
	acknowledged before me on December 2th , 2022
Justine Mc My Commission July 19, 20	on Expires
My commission expires:	

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	s	ale Date	S				100l Dis	trict Code	.			
91	20	2022 3146 12/23/2022			Base: 91-0074 Af				Affiliated: Unified:						
Location ID		Sale	Number	Useabil	ity & Code #	Parcel Number									
001711	500	:	344	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area Blk		Parcel	
	D	ate of S	ale Assessed	Value		4133	4	10	16	0	00000	1	000	0000	
Land		Imp	rovements		Total		D	ate of	Sale 1	ropert	y Classific:	ation (ode		
194	,805				194,805	Status	Proj	perty Ty	ре	Zoning	Location	Cit	Parcel Size		
		Irrigat	ion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 9	
LCG		I	ACRES:	ν	ALUE:		LCG			ACF	RES:		VAL	Ų e:	
IRRIGATI	ED 1A1					GRASSLAND 1G1			G1						
	1A					1G			lG						
	2A1					2G			G1						
2A								2	2G						
3A1							30	G1							
	3A							3	3G						
	4A1							40	GI .						
	4A					4G									
DRYLANI			00.400				helterbe		-						
	1D		36.120		91,205			Accreti	on						
	2D1		05 600		F.C. 000			Was							
	2D 3D1		25.620		56,880	101	4 78 TOTAL D	Oth			1 210			04 005	
						AG L	AND T		_	9	1.310 3.010		<u>_</u>	94,805	
	3D 4D1							Roa			3.010			· · · · · · · · · · · · · · · · · · ·	
-2002	4D1 4D		29.570		46,720			arm Sit							
	+D		29.570		30,720	Home Sites Recreation									
	wellings						- K	Oth	_						
	ouildings					Nor	-AG 7		_		3.010				
								~							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001711500	
	(Continue on back)

NEBRASKA

Real Estate Transfer Statement

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

3 Date of Sale/Transfer

Grantee's Name (Buyer) Nicole P Jordening

Day 🚓

4 Date of Deed Mo. __12

Day

2022

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

FORM 521

Good Life, Great Service,

1 County Name

OFPARTMENT OF REVENUE

Grantor's Name (Seller) BP&S FArms, LLC

• 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.

2 County Number

WEBSTER - 91

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

Street or Other Mailing Address Street or Other Mailing Address 8857 Himark Lane Zip Code 68526 City Lincoln State Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes Email Address n/a Fmail Addres n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing ☐ Exempt ☐ IOLL Commercial Recreational Sheriff Distribution Other 8 Type of Deed Conservator Land Contract/Memo Partition Bill of Sale Corrective Personal Rep. Trust/Trustee Easement Lease Mineral **✓** Warranty Cemetery Death Certificate - Transfer on Death Quit Claim Executor Was transfer part of IRS like-10 Type of Transfer Foreclosure Distribution Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate Sale Trustee to Beneficiary Seller V No Buyer Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. ₩ Yes No. ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$408,000 **✓** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name V No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a 🗹 No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See Attached 21 If agricultural, list total number of acres transferred in this transaction 90+ 22 408.000.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 408.000100 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. Teresa Theobald (402) 746-2246 Print or Type Name of Grantee or Authorized Representative Phone Number Closing Agent Signature of Grantee or Authorized Representative Title here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data \$ Mo. 12 Day 23 Nebraska Department of Revenue Authorized by Neb. Rev. Stat, §§ 76-214, 77-1327(2) Grantee—Retain a copy of this document for your records

All that part of the Northwest Quarter lying West of the CB&Q Railroad Right-of-Way; and all that part of the Northeast Quarter of the Southwest Quarter lying West of the CB&Q Railroad Right-of-Way; all in Section Sixteen (16), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion in the Northwest corner of said Northwest Quarter conveyed for road purposes in Deed Book V, Page 421, and Deed Book 5, Page 160

Index Computer		NEBRASKA DOCUMENTARY STAMP TAX	Bk 2022, Pg 3146									
Assessor		Date: 12/23/22 \$ 918.00 By AH	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 23 day of December A.D., 2022, at 11:44 o'clock AM. Recorded in Book 2022 on Pages 3146-3148									
			Fee: \$22.00 By: AH Deputy Electronically Recorded									
	Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	WARRANTY DEED										
	BP&S Farms, L.L.C., a Nebraska limited liability company, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Nicole P. Jordening, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):											
·	All that part of the Northwest Quarter that part of the Northeast Quarter of the Right-of-Way; all in Section Sixteen (16th P.M., Webster County, Nebraska, Northwest Quarter conveyed for road Page 160	the Southwest Quarter lying We 16), Township Four (4) North, Ra EXCEPT that portion in the	st of the CB&Q Railroad ange Ten (10) West of the Northwest corner of said									
	Grantors covenant, jointly and severally, with Grantee that Grantors:											
	 are lawfully seised of such real estate and that it is free from encumbrances; have legal power and lawful authority to convey the same; warrant and will defend title to the real estate against the lawful claims of all persons. 											
	Executed December 17, 2022.											
	BP&S Farms, LLC, a Nebraska limited liability company											
	Gregory K. Barnason, Member	or .										
	STATE OF Nebraskon) ss. COUNTY OF Loncustur)											
	The foregoing instrument was acknowl Gregory K. Barnason, Member, BP&S	edged before me on Pecember Farms, LLC, a Nebraska limited	e 1944, 2022 by I liability company									
		Most										

Notary Public

KEVIN HARTMANN GENERAL NOTARY

STATE OF NEBRASKA COMMISSION EXPIRES 06-29-2026

BP&S Farms, LLC, a Nebraska limited liability company

Cathleen Sue Soundy, Member

STATE OF NEW Sersery) ss.

The foregoing instrument was acknowledged before me on Decertal 18, 2022 by Cathleen Sue Soundy, Member, BP&S Farms, LLC, a Nebraska limited liability company

Notary Public

TYRONE B. SHORTER
Commission # 50048757
Notary Public, State of New Jersey
My Commission Expires
October 31, 2026

BP&S Farms, LLC, a Nebraska-limited liability company

Melissa McGraugh Barnason, Member

STATE OF M75500r.) ss.

The foregoing instrument was acknowledged before me on Dec. 19, 2022 by Melissa McGraugh Barnason, Member, BP&S Farms, LLC, a Nebraska limited liability company

MARY M. MCELROY
Notary Public - Notary Seal
St Charles County - State of Missouri
Commission Number 15410844
My Commission Expires Feb 18, 2023

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page		Sale Date					School District Code							
91	202	22	3149	12	/23/2022	Base: 91-0074			Αf	filiated:		Unified:					
Location ID Sale Number Useability & Code #				Parcel Number													
0017132	00		345	1		GeoCde	Twn	Rng	S	ect Qrt	Subdiv	Area	Blk	P	'arcel		
Date of Sale Assessed Value					4133	4	10	2	1 1	00000	1	000	0	000			
Land		Imp	rovements		Total		D	ate of	Sal	e Propert	y Classific	ation (Code				
337,	735		125,520		463,255	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Par	cel Size		
		Irrigat	ion Type:			A) 1	B)	05		c) 5	D) 3	E)	0	F)	9		
LCG		A	CRES:		VALUE:	1 1/2	LCG			ACI	RES:		VAL	UE:			
IRRIGATEI	O 1A1					GR	ASSLA	ND 1	G1		0.560				785		
	1A					1G			1G		0.990	1,38			385		
	2A1	- 1				2G1				4.080	5,73			710			
	2A								2G								
	3A1							30	GI								
	3A								3G								
	4A1							40	G1								
	4A								4G								
DRYLAND	1D1					S		elt/Timb	-								
	1D		0.700		1,770			Accreti	on								
	2D1		0.140		310			Was									
	2D 3D1		0.140		310	AG L	A NTD '	Oth			6.510			1.0	025		
	3D1					AG L	AND.	Roa	-	-·	0.910			Ξυ,	023		
	4D1	-	0.040		65		т	Farm Sit	+		1.000			13	840		
11	4D							ome Sit			1.000				000		
		Colors de					-	Recreation	_								
Dv	vellings	LACE REPORTS AND			79,680			Oth	\dashv	 -							
	ıildings				45,840	Non	-AG	ГОТА			2.910		••	38,	840		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
SURVIVORSHIP WD	
Comments from	Comments:
001713200	
	(Continue on back)

NEBRASKA-Real Estate Transfer Statement To be filed with the Register of Deeds. Read Instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. **FORM** Gold Life, Geral Services 521 TIPEDINEUR AIT DEUT IN IN The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Webster Mo. 12 Day 2022 Day 23 Yr. 12 13 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Jesske Farms, L.L.C., a Nebraska limited liability company Garrett Sharp and Maci Rae Sharp Street or Other Malling Address Street or Other Mailing Address 6749 Old Dominion Road 2193 Highway 281 City Zip Code City Zip Code State Lincoln NE 68516 Blue Hill NE 68930 Telephone Number Phone Number is the grantee a 501(c)(3) organization? Yes X No (402) 643-0333 (402) 469-8131 If Yes, is the grantee a 509(a) foundation? No. Yes Email Address Email Address jud.lesske@fcsamerica.com gsharp@nordersupply.com 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Multi-Family Unimproved Mineral Interests-Producing ☐ Exempt Recreational Commercial IOLL Distribution 8 Type of Deed Conservator Land Contract/Memo ☐ Sherriff Other Partition Bill of Sale Easement Corrective Personal Rep. Lease ☐ Trust/Trustee Death Certificate - Transfer on Death Quit Claim Cemetery Executor Mineral Warranty 9 Was transfer part of IRS like-kind exchange (IRC § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction ☐ Easement GIR Life Estate Trustee to Beneficiary by buyer or seller? Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Setter ☐ No ☐ Buyer 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) X Yes □ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self Other ☐ Spouse **Brothers and Sisters** Grandparents and Grandchild ☐ Step-parent and Step-child Ex-spouse Parents and Child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$375,000,00 ⊠ 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 litle company contact.) X Yes Mach1 Realty_ 18 Address of Property 19 Name and Address of Person to Whom Tax Statement Should be Sent 2193 Highway 281 **Garrett Sharp** 2193 Highway 281 Blue Hill, NE 68930 Blue Hill, NE 68930 18a No address assigned 18b Vacant Land 20 Legal Description See Attached Exhibit "A" 21 If agricultural, list total number of acres 375,000 00 22 Total purchase price, including any liabilities assumed 22 \$ 23 Was non-real property included in the purchase? 🗌 Yes 🔯 No (If Yes, enter dollar amount and attach itemized list.) 23 \$ 375,000 00 24 Adjusted purchase price paid for real estate (line 22 minus line 23). 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that It is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Garrett, Sharp (402) 469-8131

or/Type Name of Granton or Authorized Representative Phone Number sian 12-23-2022 Date Grante Signature of Grantee or Authorized Representative Title here Register of Deeds' Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data Day C Yr. **20**

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

Nebraska Department of Revenue

Form No. 96-289-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

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

Index Computer Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/23/22

\$ 843.75

By AH

Bk 2022, Pg 3149

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 23 day of December A.D., 2022, at 11:46 o'clock AM. Recorded in Book 2022 on Pages 3149-3150

Fee: \$16.00 By: AH Deputy

Electronically Recorded

SURVIVORSHIP WARRANTY DEED

Jesske Farms, L.L.C., a Nebraska Limited Liability Company, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Garrett Sharp and Maci Rae Sharp, a married couple, GRANTEES, bereby conveys to GRANTEES, as joint tenants with right of survivorship 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 Northeast Quarter of Section 21, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence S 89° 52' 09" W (assumed bearing) on the North line of said Northeast Quarter a distance of 33.00 feet to the point of beginning and also being the West right of way line of U.S. Highway No. 281; thence S 89° 52' 09" W continuing on said North line a distance of 1215.50 feet; thence S 00° 18' 04" W a distance of 300.73 feet; thence S 89° 23' 43" E a distance of 721.31 feet; thence S 00° 31' 07" W a distance of 55.00 feet; thence N 89° 52' 09" E a distance of 493.00 feet to said West right of way line; thence N 00° 31' 07" E on said West right of way line; thence N 00° 31' 07" E on said West right of way line a distance of 565.00 feet to the point of beginning.

GRANTOR covenant with GRANTEES that GRANTOR:

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

Dated December 13,2022

Jesske Farms, L.L.C., a Nebraska Limited Liability Company

By: hora Janki
Judson J. Jesske, Managing Memb

CTCCO3/239 Mease Return recorded document to: Nebuska Title Company 734 N. Dicra Ave Grand Island, NE 68803 STATE OF MORSIA

COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 13 day of December 2002 by Judson J. Jesske, Managing Member of Jesske Farms, L.L.C., a Nebraska limited liability company.

Notary Public

GI0003139

GENERAL NOTARY - State of Nebraska
JILL M. KISSLER
My Comm. Exp. December 18, 2022

Burger Bridge Bridge

A grant of the second of the following of

File No.: GI0003139

EXHIBIT "A"

A tract of land located in the Northeast Quarter of Section 21, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence S 89° 52′ 09″ W (assumed bearing) on the North line of said Northeast Quarter a distance of 33.00 feet to the point of beginning and also being the West right of way line of U.S. Highway No. 281; thence S 89° 52′ 09″ W continuing on said North line a distance of 1215.50 feet; thence S 00° 18′ 04″ W a distance of 300.73 feet; thence S 89° 23′ 43″ E a distance of 721.31 feet; thence S 00° 31′ 07″ W a distance of 55.00 feet; thence N 89° 52′ 09″ E a distance of 493.00 feet to said West right of way line; thence N 00° 31′ 07″ E on said West right of way line a distance of 365.00 feet to the point of beginning.

Agricultural Land Sales Worksheet

		k	Page	Sa	le Date	School District Code													
91	202	22	3173	12/2	3/2022	Base:	65-00)11	Αfl	iliated:	Unified:								
Location	DD	Sale	Number	Useabilit	y & Code #	Parcel Number													
0006217	00	3	346	4	05	GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	Parce	el				
	Da	te of S	ale Assessed	Value		4487			0	0 0	40030		000	000	0				
Land		Imp	rovements	1	[otal		D	ate of	Sal	Propert	y Classific	ation (Code	 					
680,	555		12,905		693,460	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel S	Size				
· · · · · · · · · · · · · · · · · · ·		Irrigati	ion Type:	_ 		A) 1	B)	01		c) 1	D) 1	E)	7	F) 5					
LCG		A	CRES:	VA	LUE:		LCG			ÁCI	RES:		VAL	me:					
IRRIGATEI) 1A1					GR	ASSLA	ND 1	GI		9.770	13,680							
	1A								lG		35.620	49,17							
	2A1	-						20	G1		1.150	1,61							
-	2A							2	2G										
	3A1							30	G1		2.280	3,19							
	3A							3	3G										
	4A1					4G1								- ····					
	4A			_				2	4G										
DRYLAND	1D1		14.000		35,350	5	Shelterb	elt/Timb	er										
	1D		97.490		246,165	Accretion													
	2D1	-	9.000		22,725			Was	-		2.230	62							
	2D		70.400		156,290			Oth											
	3D1		19.150		42,515	AG L	AND T		_		1.130		6	66,19	0				
	3D 4D1							Roa	-+		1.520	· · · · ·		13,84					
	4D1		60.040		94,865			arm Sit	\dashv		1.000 2.340								
	70							ome Sit	_		2.340			52	<u> </u>				
מת	vellings	\$434B			12,605		K	Oth	+										
	uldings				300	Nor	ı-AG T		_	1	4.860		•	14,36					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORRECTIVE WD	
Comments from	Comments:
000621700 001004400 001001400 001107400	001110200
	(Continue on back)

NEBRASKA

Real Estate Transfer Statement

FORM 521

•To be filed with the Register of Deeds. • Read instructions on reverse side. Good Life, Great Service . If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. ______ Dav Mo. 12 Day 23 WEBSTER - 91 _Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Craig S. James, Tr of Craig S. James Rev Trust Grantor's Name (Seller) Craig S. James Street or Other Mailing Address 632 Salside Drive Street or Other Mailing Address 632 Salside Drive Zip Code 68528 Zip Code 68528 City Lincoln State NF City Lincoln State Yes No Phone Number (402) 310-7743 Is the grantee a 501(c)(3) organization? Phone Number (402) 310-7743 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home, (A) Status (B) Property Type (C) Industrial Improved Single Family Mineral Interests-Nonproducing State Assessed Mobile Home **✓** Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other. Bill of Sale Corrective Easement Lease Trust/Trustee Personal Rep. Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Fasement Gift Life Estate Sale Trustee to Beneficiary Seller V No Satisfaction of Contract Buyer Court Decree Exchange Grantor Trust Partition Other (Explain) Corrective 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) V Yes Aunt or Uncle to Niece or Nephew ✓ Self Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$1,200,000 **✓** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See Attached 21 If agricultural, list total number of acres transferred in this transaction 22 0.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Craig S. James, Trustee (402) 310-7743 Print or Type Name of Grantee or Authorized Representative Phone Number Grantee 12/23/2022 Signature of Grantee of Authorized Representative Date here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data

Day 23 Yr. 26

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

The Southwest Quarter (SW1/4) of Section Four (4), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

The South Half of the Southwest Quarter (S1/2SW1/4) of Section Fifteen (15), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to State of Nebraska in Deed Book 32, Page 253.

The South Half of the Southwest Quarter (S1/2SW1/4) of Section Twenty-one (21), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Tax Lot Six (6), a part of Government Lot 3, in the Northwest Quarter (NW1/4) of Section Nine (9), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska., EXCEPT tract conveyed to the United States of America in Deed Book 29, Page 52.

A tract of land bounded by a line commencing at a point 101 ½ feet East of the SE corner of Lot 19, Robert's Addition to Guide Rock, Nebraska, thence North 506 feet, thence East 100 feet, thence South 505 feet thence West 100 feet to the point of beginning and the West 101 ½ feet of Block H, Resurvey Subdivision by Ordinance to Guide Rock, that parcel more particularly described in Deed recorded in Book 27, page 113, records of Webster County, Nebraska.

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/23/22 \$ Ex004 By AH Bk 2022, Pg 3173

State of Nebraska State of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of December A.D., 2022, at 12:38 o'clock PM. Recorded in Book 2022 on Page 3173

For Setsch County Clerk Fee: \$10.00 By: AH Deputy Electronically Recorded

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

CORRECTIVE WARRANTY DEED

Craig S. James, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, do grant, bargain, sell, convey and confirm unto Craig S. James, Trustee of The Craig S. James Revocable Trust dated July 14, 2022, herein called the Grantee, the following described real property in Webster County, Nebraska:

The Southwest Quarter (SW1/4) of Section Four (4), Township One (1) North, Range Nine (9) West of the 6^{th} P.M., Webster County, Nebraska.

The South Half of the Southwest Quarter (S1/2SW1/4) of Section Fifteen (15), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to State of Nebraska in Deed Book 32, Page 253.

The South Half of the Southwest Quarter (S1/2SW1/4) of Section Twenty-one (21), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Tax Lot Six (6), a part of Government Lot 3, in the Northwest Quarter (NW1/4) of Section Nine (9), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska., EXCEPT tract conveyed to the United States of America in Deed Book 29, Page 52.

A tract of land bounded by a line commencing at a point 101 ½ feet East of the SE corner of Lot 19, Robert's Addition to Guide Rock, Nebraska, thence North 506 feet, thence East 100 feet, thence South 505 feet thence West 100 feet to the point of beginning and the West 101 ½ feet of Block H, Resurvey Subdivision by Ordinance to Guide Rock, that parcel more particularly described in Deed recorded in Book 27, page 113, records of Webster County, Nebraska.

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

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

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

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

Executed 12/23, 2022.

Craig S. James

STATE OF NEBRASKA) ss. COUNTY OF Adam 5)

The foregoing instrument was acknowledged before me on December 23, 2022 by Craig S. James, a single person.

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

Notary Public

L Cherbell

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	School District Code												
91	20	22	3174	12/2	12/23/2022			11		Unified:								
Location	ID I	Sale	Number	Useability	& Code#	e# Parcel Number												
0010044	100		347	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel					
2.1	D	ate of S	ale Assessed	Value		4487	1	9	9	9	0	00000	1	000	0280			
Land		Imp	provements	T	otal		D	ate of	Sal	e Proj	perty	Classifica	tion (Code				
680	,030		300	-	580,330	Status	Pro	erty Ty	pe	Zoi	ning	Location	Cit	y Size	Parcel Size			
		Irrigat	ion Type:	•		A) 2	B)	05		(C)	5	D) 3	E)	0	F) 7			
LCG		£	ACRES:	VAI	UE:	to the second	LCG				ACR	ES:		VAL	UE:			
IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1			9.770						
	1A							1	.G		3.	5.620	5.620 49,17					
	2A1							20	G1			1.150			1,610			
	2A			_			2	:G										
	3A1							30	31	2.280 3,								
· · · · · · · · · · · · · · · · · · ·	3A						3	G										
	4A1				-			40	31									
	4A							G	_									
DRYLANI			14.000		35,350	S	lt/Timb	+										
	1D		97.490	2	246,165			Accretio	on									
	2D1		9.000			Waste			17.00.00			2.230				625		
	2D 3D1		70.400		.56,290		Oth	-			1 100							
			19.150		42,515	AG L		-			L.130		6	66,190				
	3D 4D1						Road	- -	-		L.520							
	4D1 4D		60.040	-	94,865		arm Sit	+			L.000			13,840				
Ţ,	4D					Home Sites Recreation								••••				
U	wellings			A estimate to the	THE STREET AND STREET		K		+									
	wennigs uildings				300	Nor	-AG T	Oth	_	···	12	2.520			13,840			
		<u> </u>	<u>l</u>			2.52												

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED	
Comments from	Comments:
001004400 001001400 001107400 001110200	
	(Continue on back)

NEBRASKA

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

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

The deed will not be recorded unless this statement	ent is signed and items 1-25 are accurately completed							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed							
WEBSTER - 91	Mo. 12 Day 23 Yr. 2022 Mo. 12 D	ay <u>23</u> Yr. <u>2022</u>						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	MIAMAN Long-Col						
Grantor's Name (Seller) Craig S. James, Trustee	Grantee's Name (Buyer) Jack R Petsch							
Street or Other Mailing Address 632 Salside Drive	Street or Other Mailing Address 858 Hwy 78							
City State Zip Code Lincoln NE 68528	City State Guide Rock NE	Zip Code 68942						
Phone Number (402) 310-7743	Phone Number (402) 984-1400 Is the grantee a 501(c)(3) organ If Yes, is the grantee a 509(a) for							
Email Address N/a	Email Address n/a							
7 Property Classification Number. Check one box in categories A and B. Check C								
(A) Status (I	B) Property Type	(C)						
Improved Single Family Industrial Unimproved Multi-Family Agricultural Commercial Recreational	Mineral Interests-Nonproducing ☐ State Assesse Mineral Interests-Producing ☐ Exempt	d Mobile Home						
8 Type of Deed Conservator Distribution L	and Contract/Memo Partition Sheriff	Other						
	ease Personal Rep. V Trust/Trustee							
	lineral Quit Claim Warranty							
kind exchange (I.R.C. § 1031		fransfer on Death						
Exchange) by buyer or seller? Auction Easement Gift		irustee to Beneficiary Other (Explain)						
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If							
✓ Yes No	Yes							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re								
		her						
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C	and Grandchild Spouse Child Step-parent and Step-child							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	I interest rate)						
\$1,200,000	Yes No \$	%						
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name							
Yes V No	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								
See Allacheu								
21 If agricultural, list total number of acres transferred in this transaction 336	+-							
22 Total purchase price, including any liabilities assumed		1,200,000 <mark>,</mark> 00						
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)							
	560 S	4 000 000 00						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		1,200,000,00						
25 If this transfer is exempt from the documentary stamp tax, list the exemption								
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, or	omplete, and						
Jack R Petch		(402) 984-1400						
Print or Type Name of Grantee)or Authorized Representative		Phone Number						
sign fants to the	Grantee	12/23/2022						
here Signature of Grantee or Authorized Representative	Title	Date						
Register of Deed's Use O	nly	For Dept. Use Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data							
Mo. 12 Day 20 Yr. 20 \$ 2,700.00	15K, 2022, Kg 3174							
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev, Supersedes 96-269-2008 Rev, 6-2019	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)						

Exhibit A

Parcel 1: The Southwest Quarter (SW1/4) of Section Four (4), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Parcel 2: The South Half of the Southwest Quarter (S1/2SW1/4) of Section Fifteen (15), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to State of Nebraska in Deed Book 32, Page 253.

Parcel 3: The South Half of the Southwest Quarter (S1/2SW1/4) of Section Twenty-one (21), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Parcel 4: Tax Lot Six (6), a part of Government Lot 3, in the Northwest Quarter (NW1/4) of Section Nine (9), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska., EXCEPT tract conveyed to the United States of America in Deed Book 29, Page 52.

Index
Computer
Assessor
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/23/22 \$2700.00 By AH Bk 2022, Pg 3174

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 23 day of December A.D., 2022, at 12:38 o'clock PM. Recorded in Book 2022 on Page 3174

Fee: \$10.00 By: AH Deputy
Electronically Recorded

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

TRUSTEE'S DEED

Craig S. James, Trustee of The Craig S. James Revocable Trust dated July 14, 2022, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Jack R. Petsch, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW1/4) of Section Four (4), Township One (1) North, Range Nine (9) West of the 6^{th} P.M., Webster County, Nebraska.

The South Half of the Southwest Quarter (S1/2SW1/4) of Section Fifteen (15), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to State of Nebraska in Deed Book 32, Page 253.

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Subject to easements and restrictions of record

GRANTOR covenants 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 any acts of the GRANTOR.

Executed 2-23, 2022.

Craig & James, Trastee

STATE OF NEBRASKA)

Ss.

The foregoing instrument was acknowledged before me on December 23, 2022, by Craig S. James, Trustee of The Craig S. James Revocable Trust dated July 14, 2022.

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

COUNTY OF Adams

Notary Public

My Commission Expires:

8/27/2025

Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page	Sale Date		School District Code														
91	20	22	3233	12/29/2022		Base:	91-	0074		Aff	iliated	l:	Unified:							
Location ID Sale Number			τ	Jseabilit	y & Code#	Parcel Number														
0003185	504		348		1		GeoCde	Tv	rn R	ng	Se	ct (Qrt	Subdiv	Are	ea	BIk	Parcel		
	D	ate of S	ale Assessed	l Va	lue		4133				0	0	0	20035			007	0000		
Land		Imp	rovements		1	Cotal		Date of Sale Property Classification Code									ode			
3	,255		131,48	0		134,735	Status		Propert	у Туј	pe	Zor	ung	Locatio	n	City	Size	Parcel Size		
Assessor Lo	cation:	BLUE	HILL (BH)			A) 1	I	3) C	1		C)	1	D) 1	E	9	6	F) 2		
						Residential								Comme	rcial					
	Mul	tiple Im _l	provements:	Mul	tiple. Impro				Multiple. Improvements. :											
		Constr	uction Date:	Con	struction D	ate: 19'	76		Cons	tructi	ion D	Date:								
			Floor:	Floo	or Sq. Ft. :	1,2	48		Floor	Sq.	Ft.:									
		Buildin	g Cost New:	Cost	t:	200,4	55		Cost	:										
Single Family	Style:	101		Res	idential (Condition: 30)		Con	ımer	cial	Осси	pano	cy Code:						
(100) □ Mo	bile Hon	ne		(10) 🗆 🛚 🔻	/om Out			Prim	Primary: Other1: Other2:										
(101) 🗷 One	e Story			(20)) 🗆 B	adly Worn			Commercial Construction Class:											
(102) 🗆 Two	o Story			(30)) 🗷 A	verage			(1) ☐ Fireproof Structural Steel Frame											
(103) 🗆 Spli	it Level			(40) □ Good						(2) Reinforced Concrete Frame										
(104) 🗆 11/	2 Story			(50) U Very Good						(3) Masonry Bearing Walls										
(111) □ Bi-I	Level			(60) 🗆 Excellent						(4) U Wood or Steel Framed Ext. Walls										
(106) 🗆 Oth	er									(5)										
Townhouse or	Duplex	Style:		Residential Quality: 30						(6) Dole Frame										
(301) 🗆 One	Story			(10) Low						Cost Rank:						itio	n:			
(302) □ Two	Story			(20) 🗆 Fair					(10)	(10) □ Low						(10) 🛘 Worn Out				
(307) 🗆 1 1/	2 Story			(30) 🗷 Average					(20)	(20) ☐ Average							Worn			
(308) □ Spli	t Level			(40) □ Good					(30)		Ab	ove A	veraş	ge	(30) Average					
(309) 🗆 2 1/2	2 Story		_	(50) Urry Good					(40)	(40)						(40) □ Good				
(304) □ One				(60)) 🗆 E2	cellent									(50)		Very G	lood		
(305) 🗆 Two	Story I	Ouplex													(60)		Excelle	nt		
Assessor's):														
Assessor Co	mment	s and R	eason for A	djus	tment:															
WD																				
						<u></u>														
																				
Comments f	nom	_						1												
0003185				······				OIII	ments:									_		
	<u> </u>																			
			-							_										
																	 .			
																	(Contin	ue on back)		

Good Life. Great Service.

521

Real Estate Transfer Statement

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

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 12 Day 29 Yr. 2022 Mo. 12 Day 28 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Blue Hill United Methodist Church	Chace Milton Lutz
Street or Other Mailing Address 302 S Webster St	Street or Other Mailing Address 305 5 We DSTER ST
City State Zip Code Blue Hill NE 68930	City State Zip Code
Phone Number	Blue Hill NE 68930 Phone Number Is the grantee a 501(c)(3) organization? Yes No
402 - 984 - 3689 Email Address	102 - 105 - 3168 If Yes, is the grantee a 509(a) foundation? ☐ Yes ✓ No Email Address
n/a	n/a
7 Property Classification Number. Check one box in categories A and B. Check C	
(A) Status (E Improved Single Family Industrial	Property Type (C)
Unimproved Multi-Family Agricultural	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
☐ IOLL ☐ Commercial ☐ Recreational	
8 Type of Deed Conservator Distribution La	and Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee
	neral Quit Claim Warranty
kind exchange (I.R.C. § 1031	losure Inrevocable Trust Revocable Trust Transfer on Death
	Life Estate ✓ Sale ☐ Trustee to Beneficiary or Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
Yes No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes VNo Aunt or Uncle to Niece or Nephew Family Corp.	
	Partnership, or LLC Self Otherand Grandchild Spouse
Ex-spouse Parents and C	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$150,000	☐ Yes 🗹 No \$%
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes GTA Real Estate Group No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
305 S Webster	Grantee
Blue Hill, NE 68930	
18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	
The North Half (N1/2) of Lot Ten, and all of Lots Ele	yon (11) and Twolve (12). Plack Sover (7)
Grussel's Subdivision of Rohrer's Addition to Blue H	ill Webster County Nobracka
ended to deal motor of Normal of Nation to Bide ()	iii, Webster Courty, Nebraska
21 If agricultural, list total number of acres transferred in this transaction	·•
22 Total purchase price, including any liabilities assumed	1 \$
23 Was non-real property included in the purchase?	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law. I declare that I have examined this statement	number It and that it is, to the best of my knowledge and belief, true, complete, and
солгесt, and that I am duly authorized to sign this statement. Chace Milton Lutz	and that it is, to the best of my knowledge and belief, thee, complete, and
Print or Type Name of Grantee or Authorized Representative	<u> </u>
sign Midter	Phone Number Grantee 12/20/12022
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On 27 Value of Stamp or Exempt Number	ly For Dept. Use Only 28 Recording Data
Mo. 12 Day 29 Yr. 22 \$ 337.50	By 2022 to 3,233
ebraska Department of Revenue orm No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
	is document for your records.

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of 20 A.D., 20 22, at 2:10 o'clock D.M. Recorded in Book 2022 on Page 323 County Clerk 10:00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-29-22
\$_337-50 By 40

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

WARRANTY DEED

Blue Hill United Methodist Church, Blue Hill, Nebraska, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Chace Milton Lutz, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Half (N1/2) of Lot Ten (10), and all of Lots Eleven (11) and Twelve (12), Block Seven (7), Grussel's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska

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

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

Executed December 28, 2022.

Blue Hill United Methodist Church, Blue Hill, Nebraska

Estart DB leton TRUSTEE CHAIRMAN

BY: Evart Barton, Trustee Chairman

STATE OF NEBRASKA) ss.

COUNTY OF WESTER)

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

The foregoing instrument was acknowledged before me on Delember 28, 2022 by Evart Barton, Trustee Chairman for Blue Hill United Methodist Church, Blue Hill, Nebraska.

Budget Dagning Notary Public