

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022 MH	1	12/1/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002652300		2022 MH1		4		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	9	0	20070		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
		2,930		2,930		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 3	B) 01	C) 1	D) 1	E) 6	F) 0					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1978				Construction Date :						
Floor:				Floor Sq. Ft. : 784				Floor Sq. Ft. :						
Building Cost New:				Cost : 32,775				Cost :						
Single Family Style: 100				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input checked="" type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
1978 14 X 60 SANDPOINTE MANUFACTURED HOME														
Comments from					Comments:									
002652300														
(Continue on back)														

Manufactured Housing Transfer Statement

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

1 County Name Webster 2 County Number 91 3 Date of Sale Mo. 12 Day 01 Yr. 2022 4 5 Seller's Name, Address, and Telephone (Please Print) Seller's Name Chace Lutz Current Mailing Address (Number and Street or PO Box) 1002 W Gage St Lot 14 NE 68930 City Blue Hill State MO Zip Code 68930 Daytime Phone 402-705-3108 Email Address 6 Buyer's Name, Address, and Telephone (Please Print) Buyer's Name Jacqueline Greerer Current Mailing Address (Number and Street or PO Box) 2701 Grand Ave #98 City Kearney NE 68847 State NE Zip Code 68847 Daytime Phone 308-708-3493 Email Address medpiniti1@gmail.com 7 Type of Transfer [X] Sale [] Auction [] Gift [] Exchange [] Foreclosure [] Satisfaction of Contract [] Life Estate [] Other (Explain.) 8 Was ownership transferred in full? (If No, explain the division.) [X] YES [] NO 9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange) [] YES [X] NO 10 Was the sale between relatives? (If Yes, check the appropriate box.) [] YES [X] NO [] Spouse [] Step-parent and Step-child [] Aunt or Uncle to Niece or Nephew [] Family Corp. or Partnership [] Grandparents and Grandchild [] Brothers and Sisters [] Self [] Other 11 What is the current market value of the manufactured housing? 2000-3000 12 Was the mortgage assumed? (If Yes, state amount and interest rate.) [] YES [X] NO \$ at % 13 Was the sale through a real estate agent or title company? [] YES [X] NO If Yes, include the name of the agent: 14 Length (Without Hitch) 14 15 Width 60 16 Make Sande points 17 Model 14x60 18 Year 1978 19 Vehicle Identification Number 678469387 20 Situs address of the Manufactured Home Before Sale 1002 West Gage Street Lot #14 Blue Hill, NE 21 Name and Address of Person to Whom the Tax Statement Should be Sent Jacqueline Greerer 2701 Grand Ave #98 Kearney, NE 68847 20a Situs address of the Manufactured Home After Sale 1002 West Gage Street Lot #14 Blue Hill, NE 22 Name and Address of the Land Owner Blue Hill, NE 23 Legal Description of the Land

24 Total purchase price, including any liabilities assumed \$ 1 24 25 Was non-real property included in the purchase? [X] YES [] NO (If Yes, complete 25a, 25b, and 25c indicating the cost amount of each.) Race Point 25a Furnishings 25a 25b Moving Costs 25b 25c Set-up Costs 25c

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

sign here

Print of type Name of Buyer or Authorized Representative Jacqueline Greerer Signature of Buyer or Authorized Representative Jacqueline Greerer Title

Daytime Phone 308-708-3499 Date Dec 1 2022

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 CERTIFICATE OF TITLE



N0003205063

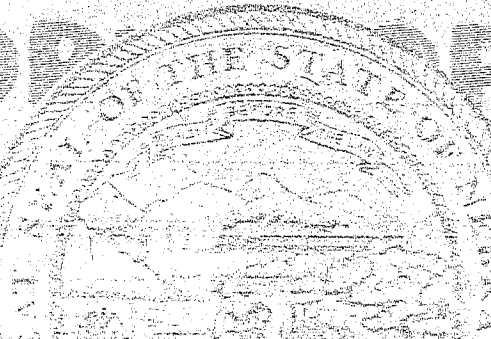
Vehicle Identification Number 678469387
Year 1978 **Make / Model** SANDPOINTE / 14 X 60

Previous Title NE 17318450003
Body Style MANUFACTURED HOME
Color TAN / BROWN

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

Purchase Date 01-Dec-2022
Issue Date 01-Dec-2022

Residential Address
 1002 W GAGE ST LOT 14
 BLUE HILL NE 68930-5541
Owner Name(s)
 JACQUELINE GREEVER



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 **NO TENTHS** **CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK**
 1. The mileage stated is in excess of its mechanical limits.
 2. 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

ZIP

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

G 6710159

County Official

Janet Knehans

JANET K KNEHANS

County **WEBSTER**

Witness My Hand And Official Seal The Date Shown

Title Number **N0003205063**



\$10.00

VOID IF ALTERED OR DUPLICATE ISSUED

Application for Certificate of Title

1 Vehicle Description Fee \$10.00

<input type="checkbox"/> Salvage <input type="checkbox"/> Previously Salvaged <input type="checkbox"/> Flood <input type="checkbox"/> Non-Transferable <input type="checkbox"/> Manufacturer Buyback					
Vehicle Identification Number 678469387		Year 1978	Make SANDPOINTE	Model 14 X 60	
Body Style MANUFACTURED	Color TAN	GVWR 0	# of Passengers 0	Taxi Use <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Limousine Use <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

2 Owner/Applicant Information (if more than three (3), please attach a second application)

If more than one owner, do you wish clear rights of survivorship to be transferred to the surviving owner(s) in the event of the death of one owner?

No (probate will be required to transfer ownership - owner names separated with "And")
 Yes (ownership will transfer to co-owner upon presentation of death certificate - owner names separated with "Or")

Owner Name or Business Name
GREEVER, JACQUELINE

Nebraska Driver's License Number H12651404	Soc. Sec. Number	Employer Identification Number	Date of Birth
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Second Owner Name or Business Name Check here if spouse of owner 1.

Nebraska Driver's License Number	Soc. Sec. Number	Employer Identification Number	Date of Birth
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Third Owner Name or Business Name Check here if spouse of owner 1 or 2.

Nebraska Driver's License Number	Soc. Sec. Number	Employer Identification Number	Date of Birth
----------------------------------	------------------	--------------------------------	---------------

Transfer on Death Beneficiaries, if applicable:
If indicated, upon death of last surviving owner, ownership of the vehicle will transfer to listed entities.

1st TOD _____ 2nd TOD _____

Owner's Residential Address, City, State, Zip
1002 W GAGE ST LOT 14 BLUE HILL NE 68930-5541

Owner's Mailing Address, City, State, Zip (if different)

3 Lien Information (please attach a second application for secondary lien notations) Fee \$7.00

Is there a lien on this vehicle? Yes No If yes, you must complete this section and provide a copy of the lien instrument with this application.

Primary Lender Name: _____ Primary Lender ID: _____

Primary Lender Address: _____

If there is a lien, are you a non-resident requesting a printed title for issuance of a title in your state of residence? Yes No

The undersigned being duly sworn attest and affirm the information provided on this application is true and complete. Use of a false or fictitious name, knowingly making a false statement or concealing a material fact in this application can result in a fine, imprisonment or both and cancellation of your certificate of title. Any purchaser who willfully deceives or misrepresents information relating to sales tax may be found guilty of a Class IV felony.

Jacqueline Grever
Signature, Owner 1

Signature, Owner 2

Date

Signature, Owner 3

All owners listed above shall sign this Application except in the case where co-owners are spouses, one spouse may sign; where an owner provides proof he/she is handicapped or disabled or is too young to sign, a parent, legal guardian, foster parent or agent may sign; and if transferring from an out-of-state title when ownership is not 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: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000322100		326		*5		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20020		008	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,840		50,550		53,390		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 02	C) 2	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. : 3				Multiple Improvements. :						
Construction Date:				Construction Date : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 1,674				Floor Sq. Ft. :						
Building Cost New:				Cost : 129,995				Cost :						
Single Family Style:				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style: 307				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input checked="" type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Apartment will be demolished ASAP / Then parking lot like school														
Comments from					Comments:									
000322100														
(Continue on back)														

Real Estate Transfer Statement

326

FORM
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 12 Day 1 Yr. 2022		Mo. 11 Day 15 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) MSMM Woeste, L.L.C.				Grantee's Name (Buyer) Webster County County School Dist. No. 91-0074			
Street or Other Mailing Address 6215 Avenue M				Street or Other Mailing Address PO Box 217			
City Kearney		State NE		City Blue Hill		State NE	
Phone Number (402) 460-7991		Zip Code 68845		Phone Number 402-736-3043		Zip Code 68930	
Email Address n/a				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$69,000

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

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

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

18 Address of Property
609 S Sycamore
Blue Hill, NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Six (6) and Seven (7), Block Eight (8), Morey's Addition to Blue Hill, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	69,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	69,000.00

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

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

sign here

Terese Theobald
Print or Type Name of Grantee or Authorized Representative

Terese Theobald
Signature of Grantee or Authorized Representative

Closing Agent
Title

402-746-2246
Phone Number

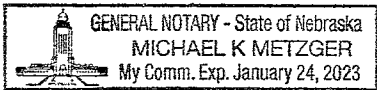
12/1/22
Date

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. 12 Day 1 Yr. 22	\$ 155.25	BK 2022, Pg 2959	

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

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.



Michael K Metzger

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2958	12/1/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000707500		325		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369			00	0	60005		011	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
225		475		700		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: INVALE (INA)				A) 1	B) 01	C) 1	D) 3	E) 9	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				Cost :						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTWD														
Comments from						Comments:								
000707500														
(Continue on back)														

Real Estate Transfer Statement

325

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone (Please Print), 6 Grantee's Name, Address, and Telephone (Please Print), City, State, Zip Code, Phone Number, Email Address, 7 Property Classification Number.

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

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

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

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

14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?

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

18a No address assigned, 18b Vacant land

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

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

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

Table with 2 columns: Question, Amount. Row 22: \$3,025.00. Row 23: \$0.00. Row 24: \$3,025.00.

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

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

Kory J McCracken

(402) 746-3613

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign here

Signature of Grantee or Authorized Representative

Title

Attorney

12/1/22

Date

Register of Deed's Use Only

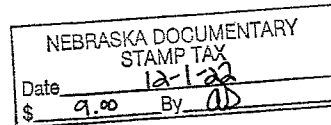
For Dept. Use Only

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

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 }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of Dec A.D., 20 22, at 11:38 o'clock A.M. Recorded in Book 2022 on Page 2958
Janice Petrich 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 31st, 2022.

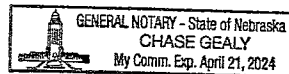
Rose Marie Deisley
Rose Marie Deisley

STATE OF NEBRASKA, COUNTY OF Buffalo) ss.

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

Comm. expires 4-21-2024

[Signature]
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	2964	12/1/2022	Base: 91-0002		Affiliated:		Unified:					
Location ID	Sale Number	Useability & Code #		Parcel Number									
000157300	327	± 5		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4491			00	0	10070		003	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
1,660	1,905	3,565		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :					
Construction Date:				Construction Date : 1946				Construction Date :					
Floor:				Floor Sq. Ft. : 764				Floor Sq. Ft. :					
Building Cost New:				Cost : 77,345				Cost :					
Single Family Style: 101				Residential Condition: 10				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD													
Comments from						Comments:							
000157300													
Salvage House													
(Continue on back)													

Real Estate Transfer Statement

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

327

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 12 Day 01 Yr. 2022	4 Date of Deed Mo. 12 Day 01 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See "Exhibit A" Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Scout Enterprises, LLC Street or Other Mailing Address 411 S 13th St	
City	State	City	State
		Lincoln	NE
Zip Code		Zip Code	
		68508	
Phone Number	Phone Number	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	402-25-3482	If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address	Email Address		
n/a	n/a		

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

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

8 Type of Deed

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

9 Was transfer part of an IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$29,000.00

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Tri-City Title Services 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
Lincoln, NE 68508**

18a No address assigned 18b Vacant Land

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

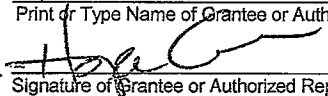
21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	29,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	29,000	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____				

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

sign here

▶ Hope Graves
Print or Type Name of Grantee or Authorized Representative

▶ 
Signature of Grantee or Authorized Representative

308-708-7744
Phone Number

12/01/2022
Date

Authorized Rep
Title

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 2 Yr. 22	27 Value of Stamp or Exempt Number \$ 65.25	28 Recording Data BK2022, Pg 2964	

EXHIBIT "A"

Vaughn Davis and ^{Jennifer}~~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 }
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 08:35
o'clock AM. Recorded in Book 2022
on Pages 2964-2966

Louise Petsch County Clerk
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: December 1, 2022

Vaughn Davis
 Vaughn Davis

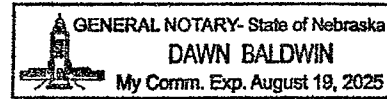
Jennifer Davis
 Jennifer Davis

STATE OF Nebr)
 COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 1st day of December, 2022 by Vaughn Davis and Jennifer Davis, husband and wife.

Dawn Baldwin
 Notary Public

My Commission Expires: 8/19/25



Executed: December 1st, 2022.

Darlene Davis
Darlene Davis

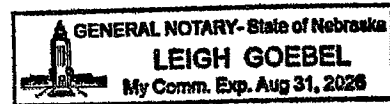
STATE OF Nebraska)
COUNTY OF Webster)

The foregoing instrument was acknowledged before me this 1st day of December, 2022 by Darlene Davis, a single person.

Leigh Goebel
Notary Public

My Commission Expires: Aug 31 2026

File No. K-11568-



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	2974	12/2/2022	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001000000	328	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	1	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
546,950		546,950		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	224.140	313,795						
1A				1G	37.450	52,430						
2A1				2G1	81.900	114,655						
2A				2G								
3A1				3G1	34.570	48,400						
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	6.090	15,375		Accretion								
2D1				Waste	8.150	2,280						
2D				Other								
3D1				AG LAND TOTAL	392.310	546,950						
3D				Roads	5.430							
4D1				Farm Sites								
4D	0.010	15		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				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 on back)

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

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

1 County Name Webster 2 County Number 91 3 Date of Sale/Transfer Mo. 12 Day 28 Yr. 2022 4 Date of Deed Mo. 11 Day 16 Yr. 2022

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

City Lincoln State Nebraska Zip Code 68516 City Guide Rock State Nebraska Zip Code 68942

Phone Number (402)540-0054 Phone Number (402)469-3927 Is the grantee a 501(c)(3) organization? Yes No

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

(A) Status (B) Property Type (C) Improved Unimproved IOLL Single Family Multi-Family Commercial Industrial Agricultural Recreational Mineral Interests-Nonproducing Mineral Interests-Producing State Assessed Exempt Mobile Home

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Easement Exchange Auction Court Decree Foreclosure Gift Grantor Trust Irrevocable Trust Life Estate Partition Revocable Trust Sale Satisfaction of Contract Transfer on Death Trustee to Beneficiary 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.)

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

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

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

18 Address of Property E2NW4; NE4; & SW4; 1-1-9 Guide Rock, NE 68942 19 Name and Address of Person to Whom the Tax Statement Should be Sent Donald Duffy 2392 Road H Guide Rock, NE 68942

18a [X] No address assigned 18b [] Vacant land 20 Legal Description (Attach additional pages, if needed.) SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 835,000.00. Row 23: Was non-real property included in the purchase? \$ 0. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 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.

sign here Jennifer M Jensen Print or Type Name of Grantee or Authorized Representative 402-879-4341 Phone Number Signature of Grantee or Authorized Representative Closing/Title Agent Title 12-2-2022 Date

Register of Deed's Use Only 26 Date Deed Recorded Mo. 12 Day 2 Yr. 22 27 Value of Stamp or Exempt Number \$ 1878.75 28 Recording Data BK 2022, 2974 For Dept. Use Only

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 (E $\frac{1}{2}$ NW $\frac{1}{4}$), the Northeast Quarter (NE $\frac{1}{4}$), and the Southwest Quarter (SW $\frac{1}{4}$); 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 (SW $\frac{1}{4}$) corner of the Southwest Quarter (SW $\frac{1}{4}$) 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 (SW $\frac{1}{4}$ SW $\frac{1}{4}$) 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

Louise Petsch County Clerk
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 (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.


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;

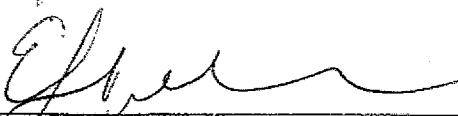
Executed the ^{9th} ~~10~~ day of November 2022



Joseph Hunter



Rose Hunter



Elizabeth McClure

STATE OF NEBRASKA)
)ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me by Joseph Hunter, husband of Elizabeth McClure, on the 9 day of November, 2022.



Morgan Shandera
Public Notary Signature

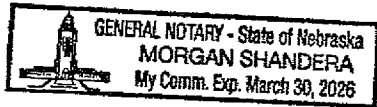
Morgan Shandera
Print Name

My Commission Expires: March 30 2026

(SEAL)

STATE OF NEBRASKA)
)ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me by Elizabeth McClure, wife of Joseph Hunter, on the 9 day of November, 2022.



Morgan Shandera
Public Notary Signature

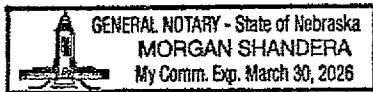
Morgan Shandera
Print Name

My Commission Expires: March 30, 2026

(SEAL)

STATE OF NEBRASKA)
)ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me by Rose Hunter, a single individual, on the 9 day of November, 2022.



Morgan Shandera
Public Notary Signature

Morgan Shandera
Print Name

My Commission Expires: March 30, 2026

(SEAL)

Real Estate Transfer Statement 329

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

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

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

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

8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer

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

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

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

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

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

18a No address assigned 18b Vacant land

20 Legal Description: Lots 17-20 B1K9 Plats Addition to Red Cloud Webster County

21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed \$ 8,000.00

23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00

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

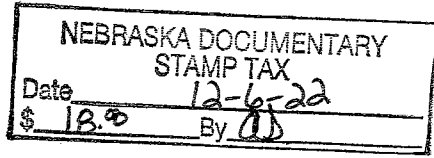
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Signatures of Joel B. Lestor Mez and Joel Lestor Mez.

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

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

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 6 day of Dec A.D., 2022, at 9:25 o'clock a M. Recorded in Book 2022 on Page 2988
Janice Petach County Clerk
JD Deputy
Ind Comp Assessor Carded



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.

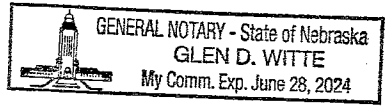
Executed November 30, 2022

[Signature]
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.

[Signature]
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	2991	12/6/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001106900		330		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4375	2	9	15	0	00000	1	000	1275
Land		Improvements		Total		Date of Sale Property Classification Code								
443,530				443,530		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		21.630		54,615		Accretion								
2D1						Waste		4.020		1,125				
2D		87.730		194,760		Other								
3D1		2.670		5,925		AG LAND TOTAL		234.470		443,530				
3D						Roads		4.960						
4D1						Farm Sites								
4D		118.420		187,105		Home Sites								
						Recreation								
Dwellings						Other								
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)

Real Estate Transfer Statement

330

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 12 Day 19 Yr. 2022		4 Date of Deed Mo. 12 Day 16 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grace Holdings, Inc. Street or Other Mailing Address 2404 W 48th Stree Place City Kearney State NE Zip Code 68847 Phone Number (308) 380-2133 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael Hynek Street or Other Mailing Address 1058 Road 2300 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-2200 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$924,000

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes Agri Affiliates, Inc. 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.)
The South Half of the Northeast Quarter (S1/2NE1/4) and the Southeast 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 240+-

22 Total purchase price, including any liabilities assumed	\$	924,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	924,000.00

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.

Michael Hynek
Print of Name of Grantee or Authorized Representative

Michael Hynek
Signature of Grantee or Authorized Representative

Grantee
Title

(402) 257-2200
Phone Number
12/6/2200
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 6 Yr. 22	27 Value of Stamp or Exempt Number \$ 2079.00	28 Recording Data BR2022, Pg 2991

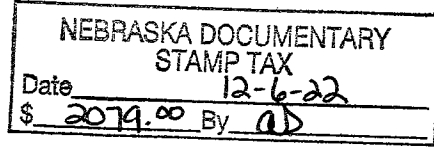
Grantee—Retain a copy of this document for your records.

Index _____
Computer _____
Assessor _____
Carded _____

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

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

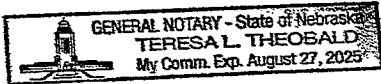
Executed *December 6*, 2022.


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 *December 6*, 2022 by Dennis R. Schardt, President of Grace Holdings, Inc., a Nebraska corporation, on behalf of the corporation.




Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	3004	12/5/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000332700		331		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20055		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,420		65,230		67,650		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1966				Construction Date :						
Floor:				Floor Sq. Ft. : 962				Floor Sq. Ft. :						
Building Cost New:				Cost : 126,215				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
PERSONAL REP DEED														
Comments from						Comments:								
000332700														
(Continue on back)														

Real Estate Transfer Statement

331

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>05</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>11</u> Day <u>22</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Vickie L. Gerloff, PR of the Estate of Wilma M. McLain, Dec'd Street or Other Mailing Address 5505 West Pony Express Road City Ayr State NE Zip Code 68925 Phone Number N.A. Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ryan D. Meyer and Mandy K. Meyer Street or Other Mailing Address 110 S. Cherry St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-2367 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$135,000

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

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

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

18 Address of Property
**110 S. Cherry St.
 Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

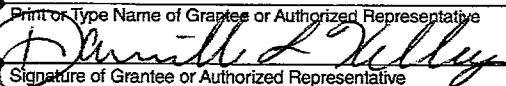
20 Legal Description (Attach additional pages, if needed.)
The East Half (E½) of Lot Eleven (11) and all of Lot Twelve (12), Block Four (4), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed	22 \$ 135,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 135,000.00

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

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

sign here Danielle L. Kelley (402) 463-4198
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Closing Dept. Manager 12-05-2022
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>7</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>303.75</u>	28 Recording Data BK 2022, Pg 3004	

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

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

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

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

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 GRANTEEES that GRANTOR:

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

Executed 11-22-22

ESTATE OF WILMA M. MCLAIN, DECEASED

By: *Vickie L. Gerloff*
Vickie L. Gerloff, Personal Representative

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 22nd day of November, 2022, before me personally appeared **Vickie L. Gerloff, Personal Representative of Estate of Wilma M. McLain, deceased.**

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

Lindsey N Haden
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	3019	12/6/2022	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001609800	332	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	26	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,287,270	21,790	1,309,060		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	167.010	233,815						
1A				1G	42.840	59,010						
2A1				2G1	122.130	146,200						
2A				2G								
3A1				3G1								
3A				3G	2.210	4,065						
4A1				4G1								
4A				4G	0.540	780						
DRYLAND 1D1				Shelterbelt/Timber								
1D	200.160	505,410		Accretion								
2D1	1.080	2,725		Waste	11.110	3,110						
2D	107.160	237,895		Other								
3D1	10.580	23,490		AG LAND TOTAL	700.850	1,273,430						
3D				Roads	9.660							
4D1	0.050	80		Farm Sites	1.000	13,840						
4D	35.980	56,850		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings		21,790		Non-AG TOTAL	10.660	13,840						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE 'S DEED	
Comments from	
Comments:	
001609800 001610100 001610400 001610900 001611001 001611300 001613000	
(Continue on back)	

Real Estate Transfer Statement

332

FORM
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 12 Day 06 Yr. 2022		Mo. 11 Day 01 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Lawrence E. Crooks (see attached for add'l grantor info)				Grantee's Name (Buyer) VAN, L.L.C., a Nebraska limited liability company			
Street or Other Mailing Address 5439 Sacramento Avenue				Street or Other Mailing Address 1204 Allen Drive			
City Richmond		State CA		City Grand Island		State NE	
Zip Code 94804				Zip Code 68803			
Phone Number (510) 525-0857				Phone Number (308) 850-5838		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address lecrooks@cs.com				Email Address tporter@exchange.bank		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
 \$2,200,000

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 VAN, L.L.C., a Nebraska limited liability company
 1204 Allen Drive
 Grand Island NE 68803

18a No address assigned 18b Vacant land

20 Legal Description
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

21 If agricultural, list total number of acres 711.51 acres

22 Total purchase price, including any liabilities assumed	22	\$ 2,200,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 2,200,000.00

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

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

sign here **Buyer**

Print or Type Name of Grantee or Authorized Representative: **VAN, L.L.C., a Nebraska limited liability company, by Anthony Porter, Manager**

Signature of Grantee or Authorized Representative: _____ Title: _____

Phone Number: **(308) 850-5838**

Date: **Dec. 5, 2022**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>7</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>4950.00</u>	28 Recording Data <u>BK2022 Pg 3019</u>

**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 }
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 09:22 o'clock AM. Recorded in Book 2022 on Pages 3019-3020

Louise Petsch County Clerk
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 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.

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 1 day of November, 2022.

The Lawrence E. Crooks Trust dated September 13, 1990

By: Lawrence E Crooks
Lawrence E. Crooks, Trustee

State of California

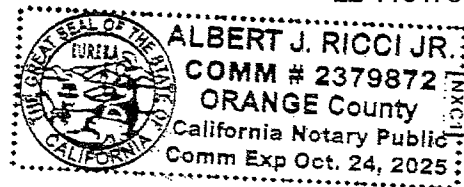
County of ORANGE

The foregoing instrument was acknowledged before me on this 1 day of November, 2022 Lawrence E. Crooks, Trustee of the Lawrence E. Crooks Trust dated September 13, 1990, who personally appeared before me, a General Notary Public for the State of California and are either personally known to me or was identified by me through satisfactory evidence.

Albert J. Ricci Jr.
Notary Public

My Commission expires on 10/24/2025

22-113478-C



Residential & Commercial Sales Worksheet

Commercial

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	3021	10/1/2021	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000119100		333		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10010		002	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
245		5,725		5,970		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:				Construction Date :				Construction Date : 1900						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 474						
Building Cost New:				Cost :				Cost : 70,650						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 384 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 3						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: 20		Condition: 20				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input checked="" type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
CONTRACT														
Comments from						Comments:								
000119100														
(Continue on back)														

Real Estate Transfer Statement

333

FORM
521

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

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

1 County Name Webster		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. 10 Day 1 Yr. 2021		4 Date of Deed Mo. 4 Day 15 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Paula Hammond Street or Other Mailing Address 201 E 4th Avenue City, State, Zip Code Red Cloud NE 68970 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nancy Miller Street or Other Mailing Address 201 E 4th Avenue City, State, Zip Code Red Cloud NE 68970 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$5970

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

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

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

18 Address of Property
201 E 4th Avenue, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
South 39' Lots 1-3 Block 2 William's Addition Red Cloud

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	20000.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	5000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

sign here

Paula Hammond
 Print or Type Name of Grantor or Authorized Representative

Paula Hammond
 Signature of Grantor or Authorized Representative

Phone Number _____
 Title _____
 Date _____

Register of Deed's Use Only

26 Date Deed Recorded Mo. 12 Day 7 Yr. 22	27 Value of Stamp or Exempt Number \$ 33.75	28 Recording Data BK2022, Pg 3021	For Dept. Use Only
---	---	---	--------------------

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of Dec A.D. 2022 at 1:25 o'clock P.M. Recorded in Book 2022 on Page 3021
Paula Patch County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded

CONTRACT

Real Estate Sale

Reflections Hair Design

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-7-22
\$ 33.75 By ab

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.

Paula Hammond

Seller

Date 4-15-22

Nancy Miller

Buyer

Date 4-15-2022

Notary Leigh Goebel

Rewritten 4/15/22

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	3024	12/9/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001114700		334		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	34	3	00000	1	000	1720		
Land		Improvements		Total		Date of Sale Property Classification Code								
641,480				641,480		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A	81.730		374,325			1G							
	2A1	1.410		6,460			2G1							
	2A	21.700		94,830			2G							
	3A1						3G1							
	3A						3G							
	4A1	0.330		1,395			4G1							
	4A	30.270		128,040			4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	4.440		11,210		Accretion								
	2D1	4.630		11,690		Waste								
	2D	0.970		2,155		Other								
	3D1					AG LAND TOTAL		152.680			641,480			
	3D					Roads								
	4D1					Farm Sites								
	4D	7.200		11,375		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL								

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

(Continue on back)

1147

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

334

FORM 521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>9</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>10</u> Day <u>24</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) see Attached				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ronald Duffy and Jennifer Duffy			
Street or Other Mailing Address				Street or Other Mailing Address 2088 Road 2			
City		State		City		State	
				Guide Rock		NE	
Phone Number		Zip Code		Phone Number		Zip Code	
				402-257-7001		68942	
Email Address n/a				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1,675,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 160+-

22 Total purchase price, including any liabilities assumed	\$	1,675,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1,675,000.00

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.

Kent Duffy
Print or Type Name of Grantee or Authorized Representative

Kent Duffy
Signature of Grantee or Authorized Representative

Grantee
Title

402-257-7001
Phone Number

12/9/22
Date

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>12</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>376875</u>	28 Recording Data BK 2022, Pg 3024

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

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	3071	12/15/2022	Base: 65-0005		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001306000	335	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	12	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
349,875		349,875		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	18.830	26,360						
1A				1G	6.350	8,890						
2A1				2G1	8.570	12,000						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	42.200	106,555		Shelterbelt/Timber								
1D	74.860	189,020		Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	155.270	349,875						
3D				Roads	3.960							
4D1	4.150	6,560		Farm Sites								
4D	0.310	490		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	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)

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.

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 12 Day 15 Yr. 2022		4 Date of Deed Mo. 12 Day 12 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) see attached Exhibit "A" Street or Other Mailing Address 1820 77th Street City Lincoln State NE Zip Code 68506				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Eugene F. Hubl and Eileen M. Hubl, hw Street or Other Mailing Address 2151 Road 2400 City Lawrence State NE Zip Code 68957			
Phone Number (402) 540-7539		Phone Number (402) 756-7595		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address mbeyke@unl.edu				Email Address 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)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

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

9 Was transfer part of an IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$883,885.73

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

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

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

18 Address of Property

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Eugene F. Hubl
2151 Road 2400
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	22	\$	883,886	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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.

sign here

▶ **Amanda Reinhart**
Print or Type Name of Grantee or Authorized Representative

▶ *Amanda Reinhart*
Signature of Grantee or Authorized Representative

(402) 564-7771
Phone Number

Escrow Officer
Title

12/15/2022
Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 15 Yr. 22	27 Value of Stamp or Exempt Number \$ 1989.00	28 Recording Data BK 2022, Pg 3071

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
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

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

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

TRUSTEE'S SURVIVORSHIP 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**, GRANTOR, hereby convey to **Eugene F. Hubl and Eileen M. Hubl, husband and wife**, GRANTEES, as joint tenants with right of survivorship, and not as tenants in common, the following described real estate in Webster County, Nebraska:

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.

- GRANTOR covenants with GRANTEEES that GRANTOR:
- (1) is lawfully seized of such real estate, that it is free from encumbrances, except easements, restrictions, 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;
 - (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 December 12, 2022.

Arlene J. Svoboda Revocable Trust
Marlene K. Beyke
By: Marlene K. Beyke, Successor Trustee

Robert J. Svoboda Credit Trust
Marlene K. Beyke
By: Marlene K. Beyke, Sole Trustee

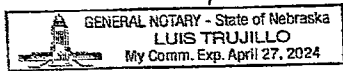
STATE OF NEBRASKA)
COUNTY OF Lincoln) ss:

The foregoing instrument was acknowledged before me this 12th 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.

Luis Trujillo
Notary Public

My Commission Expires:

April 27th, 2024



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	3072	12/12/2022	Base: 65-0005	Affiliated:		Unified:					
Location ID	Sale Number	Useability & Code #		Parcel Number								
001316900	336	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	14	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
306,495		306,495		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED	1A1			GRASSLAND	1G1	41.330	57,865					
	1A				1G	0.080	110					
	2A1				2G1	22.250	31,150					
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1	4.630	11,690	Shelterbelt/Timber								
	1D	61.700	155,795	Accretion								
	2D1			Waste								
	2D	13.780	30,590	Other								
	3D1			AG LAND TOTAL		155.980	306,495					
	3D			Roads		3.980						
	4D1	5.100	8,060	Farm Sites								
	4D	7.110	11,235	Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings			Non-AG TOTAL		3.980						

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

(Continue on back)

3169

Real Estate Transfer Statement

336

- 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 Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 12 Day 12 Yr. 2022		4 Date of Deed Mo. 12 Day 12 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) see attached Exhibit "A" Street or Other Mailing Address 1820 77th Street City Lincoln State NE Zip Code 68506 Phone Number (402) 540-7539 Email Address mbeyke@unl.edu				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robert E. Kucera and Victoria M. Kucera, hw Street or Other Mailing Address 2109 Road Z City Lawrence State NE Zip Code 68957 Phone Number (402) 756-3343 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address 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)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

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

9 Was transfer part of 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 Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

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

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

14 What is the current market value of the real property?
\$623,844.00

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

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

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

18 Address of Property

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Robert E. Kucera and Victoria M. Kucera
2109 Road Z
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 _____ 160 acres.

22 Total purchase price, including any liabilities assumed	22	\$	623,844	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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.

sign here

▶ **Amanda Reinhart**
Print or Type Name of Grantee or Authorized Representative (402) 564-7771
Phone Number
Amanda Reinhart
Signature of Grantee or Authorized Representative Escrow Officer
Title 12/15/2022
Date

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 15 Yr. 22	27 Value of Stamp or Exempt Number \$ 1404.00	28 Recording Data BK 2022, pg 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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/15/22
\$1404.00 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 03:34 o'clock PM. Recorded in Book 2022 on Page 3072

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

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

TRUSTEE'S SURVIVORSHIP 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**, GRANTOR, hereby convey to **Robert E. Kucera and Victoria M. Kucera, husband and wife**, GRANTEES, as joint tenants with right of survivorship, and not as tenants in common, the following described real estate in Webster County, Nebraska:

All Interest In and To:
NW1/4 of Section 14, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

subject to easements and restrictions of record.

- GRANTOR covenants with GRANTEES that GRANTOR:
- (1) is lawfully seized of such real estate, that it is free from encumbrances, except easements, restrictions, 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;
 - (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 December 12, 2022.

Arlene J. Svoboda Revocable Trust

Marlene K. Beyke
By: Marlene K. Beyke, Successor Trustee

Robert J. Svoboda Credit Trust

Marlene K. Beyke
By: Marlene K. Beyke, Sole Trustee

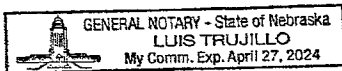
STATE OF NEBRASKA)
COUNTY OF Lincoln) SS:

The foregoing instrument was acknowledged before me this 12th 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.**

Luis Trujillo
Notary Public

My Commission Expires:

April 27th, 2024



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2022	3077	12/15/2022	Base: 65-0005		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001301300		337	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	2	0	00000	1	000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
308,270				308,270		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9				
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:			
IRRIGATED	1A1					GRASSLAND	1G1	34.940		48,920			
	1A						1G	1.280		1,790			
	2A1						2G1	20.700		28,975			
	2A						2G						
	3A1						3G1						
	3A						3G						
	4A1						4G1						
	4A						4G						
DRYLAND	1D1					Shelterbelt/Timber							
	1D	50.290		126,985		Accretion							
	2D1					Waste							
	2D	36.100		80,145		Other							
	3D1	5.190		11,520	AG LAND TOTAL			154.790		308,270			
	3D					Roads		1.930					
	4D1					Farm Sites							
	4D	6.290		9,935		Home Sites							
						Recreation							
	Dwellings					Other							
	Outbuildings				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)

Real Estate Transfer Statement 337

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.

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 12 Day 15 Yr. 2022	4 Date of Deed Mo. 12 Day 12 Yr. 2022
---------------------------------	------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) see Exhibit "A" Street or Other Mailing Address 1820 77th Street City Lincoln State NE Zip Code 68506 Phone Number (402) 540-7539 Email Address mbeyke@unl.edu		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jordan J. Overturf Street or Other Mailing Address 30531 Road R City Edgar State NE Zip Code 68935 Phone Number (402) 224-0420 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address jordan-overturf@hotmail.com	
---	--	--	--

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

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

8 Type of Deed

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

9 Was transfer part of an IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$564,192.00

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

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

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

18 Address of Property

19 Name and Address of Person to Whom Tax Statement Should be Sent
Jordan J. Overturf
30531 Road R
Edgar, NE 68935

18a No address assigned 18b Vacant Land

20 Legal Description
see attached Exhibit "B"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	564,192	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	564,192	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____				

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

sign here

► **Amanda Reinhart**
 Print or Type Name of Grantee or Authorized Representative

Amanda Reinhart
 Signature of Grantee or Authorized Representative

Escrow Officer
 Title

(402) 564-7771
 Phone Number

12/15/2022
 Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 16 Yr. 22	27 Value of Stamp or Exempt Number \$ 1271.25	28 Recording Data BK 2022-11 3077

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 }
County of Webster } ss.

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

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

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:
- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions, 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;
 - (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 December 12, 2022.

Arlene J. Svoboda Revocable Trust

Marlene Beyke
By: Marlene K. Beyke, Successor

Robert J. Svoboda Credit Trust

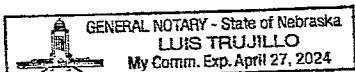
Marlene Beyke
By: Marlene K. Beyke, Sole Trustee

STATE OF NEBRASKA)
COUNTY OF Lancaster) ss:

The foregoing instrument was acknowledged before me this 12th 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.**

Luis Trujillo
Notary Public

My Commission Expires: April 27th, 2024



Real Estate Transfer Statement

338

FORM 521

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

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

1 County Name, 2 County Number (WEBSTER - 91), 3 Date of Sale/Transfer (Mo. 12 Day 14 Yr. 2022), 4 Date of Deed (Mo. 12 Day 16 Yr. 2022), 5 Grantor's Name, Address, and Telephone (James Thom, PR of Estate of Jean E Thom), 6 Grantee's Name, Address, and Telephone (TBLC, Ltd., a Nebraska Limited Partnership), 7 Property Classification Number, 8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives, 14 What is the current market value of the real property? (\$30,000), 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property (239 High Street, Guide Rock NE 68942), 19 Name and Address of Person to Whom the Tax Statement Should be Sent (TBLC, Ltd., PO Box 1047, Hastings NE 68902-1047), 20 Legal Description (The South Half (S/2) of Lot Two (2), 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), 21 If agricultural, list total number of acres transferred in this transaction.

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status: Improved, Unimproved, TOLL. (B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt. (C) Mobile Home.

8 Type of Deed: Conservator, Bill of Sale, Cemetery, Corrective, Death Certificate - Transfer on Death, Distribution, Easement, Executor, Land Contract/Memo, Lease, Mineral, Partition, Personal Rep., Quit Claim, Sheriff, Trust/Trustee, Warranty, Other. 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer, Seller, No. 10 Type of Transfer: Distribution, Auction, Court Decree, Easement, Exchange, Foreclosure, Gift, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other (Explain).

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

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

14 What is the current market value of the real property? \$30,000. 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes, No.

16 Does this conveyance divide a current parcel of land? Yes, No. 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes, No.

18 Address of Property (239 High Street, Guide Rock NE 68942). 19 Name and Address of Person to Whom the Tax Statement Should be Sent (TBLC, Ltd., PO Box 1047, Hastings NE 68902-1047). 18a No address assigned, 18b Vacant land.

20 Legal Description (Attach additional pages, if needed.) The South Half (S/2) of Lot Two (2), 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.

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

Table with 2 columns: Item Number, Amount. 22 Total purchase price, including any liabilities assumed: \$ 0.00. 23 Was non-real property included in the purchase? Yes, No (If Yes, enter dollar amount and attach itemized list.) (see instructions): \$ 0.00. 24 Adjusted purchase price paid for real estate (line 22 minus line 23): \$ 0.00.

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15.

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David H Fisher, Attorney. Print or Type Name of Grantee or Authorized Representative. Signature of Grantee or Authorized Representative. Title: ESTATE ATTORNEY. Date: 12-16-2023.

Register of Deed's Use Only. 26 Date Deed Recorded (Mo. 12 Day 19 Yr. 22). 27 Value of Stamp or Exempt Number (\$ Exempt # 15). 28 Recording Data (BK2022, Pg 3093). For Dept. Use Only.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/19/22
\$ Ex015 By AS

Bk 2022, Pg 3093

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 19 day of December A.D., 2022, at 01:03 o'clock PM. Recorded in Book 2022 on Page 3093

Lorise Petsch 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

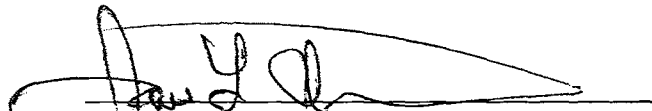
JAMES L. THOM, Personal Representative of the Estate of Jean E. Thom, Deceased, pursuant to appointment by the County Court of Adams County, Nebraska, GRANTOR, conveys and releases to **TBLC, Ltd., a Nebraska Limited Partnership**, GRANTEE, the following described real estate (as defined in *Neb. Rev.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

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.

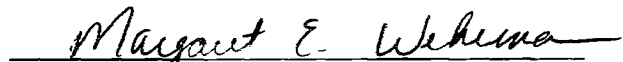
EXECUTED: December 16, 2022.



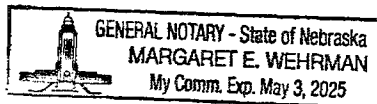
JAMES L. THOM, Personal Representative
of the Estate of Jean E. Thom, Deceased.

STATE OF NEBRASKA)
) ss:
COUNTY OF Clay)

The foregoing instrument was acknowledged before me on December 16, 2022, by JAMES L. THOM, Personal Representative of the Estate of Jean E. Thom, Deceased.



Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	3094	12/15/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001718801		339		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	36	1	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
188,775				188,775		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	62.950		158,950		Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D	4.270		9,480		Other								
	3D1	0.660		1,465		AG LAND TOTAL		79.830			188,775			
	3D					Roads		0.990						
	4D1					Farm Sites								
	4D	11.950		18,880		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		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)

Real Estate Transfer Statement

339

FORM
521

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>15</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>12</u> Day <u>15</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mariel J. Krueger, Trustee; Mariel J. Krueger Revocable Trust Street or Other Mailing Address PO Box 351 City Blue Hill State NE Zip Code 68930 Phone Number NA Email Address dwiebe@charter-title.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Karen S. Schultz Street or Other Mailing Address 41 Sonja Drive City Doniphan, NE State NE Zip Code 68832 Phone Number 308-379-3349 Email Address dwiebe@charter-title.net			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$80,000.00

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

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

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

18 Address of Property
 , NE

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Karen S. Schultz
Same as No. 6

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 _____

22 Total purchase price, including any liabilities assumed	22	\$	80,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	80,000	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.

▶ Karen S. Schultz
 Print or Type Name of Grantee or Authorized Representative

308-379-3349
 Phone Number

sign
here

▶ *Karen S. Schultz*
 Signature of Grantee or Authorized Representative
 Karen S. Schultz

Grantee or Authorized Representative
 Title

December 15 2022
 Date

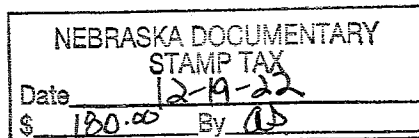
Register of Deeds' Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>12</u> Day <u>19</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>180.00</u>	28 Recording Data BK 2022, 6 3094
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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 19 day of Dec A.D., 20 22, at 3:42 o'clock PM. Recorded in Book 2022 on Page 3094-3095
Louise Petock County Clerk
16.00 US Deputy
Ind Comp Assessor Carded



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 ½ NE ¼) 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.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	3103	12/16/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001906800		340		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	13	2	00000	1	000	8460
Land		Improvements		Total		Date of Sale Property Classification Code								
566,585				566,585		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	3.800		17,405		GRASSLAND	1G1	0.020		30				
	1A	1.590		7,280			1G	4.780		6,690				
	2A1						2G1	7.230		10,120				
	2A	53.090		232,000			2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A	63.520		268,690			4G	9.120		9,120				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	4.720		11,920		Accretion								
	2D1					Waste								
	2D	0.090		200		Other								
	3D1					AG LAND TOTAL		149.940		566,585				
	3D					Roads		1.890						
	4D1					Farm Sites								
	4D	1.980		3,130		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		1.890						

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

Real Estate Transfer Statement

340

FORM
521

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 12 Day 16 Yr. 2022		4 Date of Deed Mo. 12 Day 13 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kirby Kay Smith, Trustee of the Kirby Kay Smith Family Trust Agreement				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			
Street or Other Mailing Address 3493 West Guenther Road				Street or Other Mailing Address PO Box 1128			
City Grand Island		State NE		Zip Code 68803		City Hastings	
State NE		Zip Code 68902-		Phone Number 402-463-6215		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Phone Number 308-380-0242		Is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Email Address dwiebe@charter-title.net			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1,143,252.00

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

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

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

18 Address of Property
 , NE

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Gottsch Enterprises, LLC, a Nebraska limited liability company
PO Box 1128
Hastings, NE 68902-1128

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 _____

22 Total purchase price, including any liabilities assumed	22	\$	1,203,252	00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	60,000	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,143,252	00

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

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

sign here

<input checked="" type="checkbox"/> Gottsch Enterprises, LLC, a Nebraska limited liability company Print or Type Name of Grantee or Authorized Representative	402-462-6215 Phone Number
<input checked="" type="checkbox"/> <i>Jeremiah Reiken</i> Signature of Grantee or Authorized Representative	December 16, 2022 Date
Jeremiah Reiken Title	

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 19 Yr. 22	27 Value of Stamp or Exempt Number \$ 2574.⁰⁰	28 Recording Data BK2022, Pg 3123

FILE#: 2268253

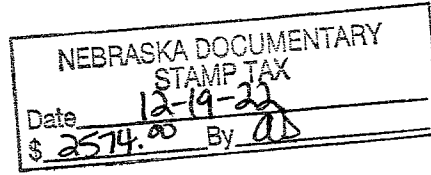
PERSONAL PROPERTY LIST:

- 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

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 Dec A.D., 2022, at 3:57 o'clock P.M. Recorded in Book 2022 on Page P 3103-3104
Debbie Petch County Clerk
16.50 Deputy
 Ind Comp Assessor Carded



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.

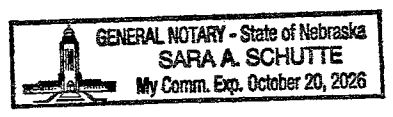
DATED this 13th day of December, 2022.

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

By: Kirby Kay Smith
Trustee
 Kirby Kay Smith, Trustee

STATE OF NEBRASKA)
) ss:
COUNTY OF Adams)

On this 13th day of December, 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.



Sara A. Schutte
Notary Public *Sara A. Schutte*

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	3105	12/19/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000148300		341		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,920		78,140		80,060		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1958				Construction Date :						
Floor:				Floor Sq. Ft. : 1,800				Floor Sq. Ft. :						
Building Cost New:				Cost : 223,490				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTWD														
Comments from						Comments:								
000148300														
(Continue on back)														

1483
38510

Real Estate Transfer Statement

341

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 12 Day 19 Yr. 2022	4 Date of Deed Mo. 12 Day 13 Yr. 2022
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Steven Terry and Mary Terry Street or Other Mailing Address 10095 Rafferty Ave City Englewood State FL Zip Code 34224 Phone Number (402) 705-3451 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Alek Saucedo and Anissa Saucedo Street or Other Mailing Address 705 N Cherry Street City Red Cloud State NE Zip Code 68970 Phone Number (469) 595-3066 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a	
---	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
705 NCherry St
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	185,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	185,000.00

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

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

Teresa Theobald (402) 746-2246
Phone Number

Print or Type Name of Grantee or Authorized Representative

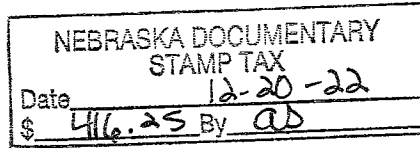
Signature of Grantee or Authorized Representative *Teresa Theobald* Closing Agent
Title

12/19/2022
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 20 Yr. 22	27 Value of Stamp or Exempt Number \$ 416.25	28 Recording Data BK 2022, Pg 3105	

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 20 day of Dec A.D., 2022, at 9:54 o'clock A.M. Recorded in Book 2022 on Page 3105-3106
Louise Petach County Clerk
16.00 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 Saucedo and Anissa Saucedo, 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
Steven Terry

Mary Terry
Mary Terry

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	3129	12/8/2022	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000106200		342		15		GeoCde	Twon	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		011	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,385		80,245		81,630		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1881				Construction Date :						
Floor:				Floor Sq. Ft. : 1,917				Floor Sq. Ft. :						
Building Cost New:				Cost : 188,930				Cost :						
Single Family Style: 104				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
SPECIAL WD														
Fore Closer														
Comments from					Comments:									
000106200														
(Continue on back)														

Real Estate Transfer Statement

342

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>8</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>12</u> Day <u>8</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) U.S. Bank National Association Street or Other Mailing Address 9380 Excelsior Blvd City Hopkins State MN Zip Code 55343				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Curtis Jensen and Tammy Jensen Street or Other Mailing Address 1264 Hwy 136 City Red Cloud State NE Zip Code 68970			
Phone Number (800) 524-1474				Phone Number (402) 525-9904		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address				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)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$87,500.00

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

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

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

18 Address of Property
706 N Seward St, Red Cloud, NE 68970

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

22 Total purchase price, including any liabilities assumed	22	\$	58,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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 or Type Name of Grantee or Authorized Representative Phone Number

Efrain Montalvo Settlement Agent 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 Mo. <u>12</u> Day <u>21</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>130.50</u>	28 Recording Data <u>BK 2022 Pg 3129</u>

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 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:

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

Dated this 08 day of December, 2022.

Grantor: U.S. Bank National Association

BY: Michael W. Rock

Printed Name & Title: Michael W. Rock, Officer

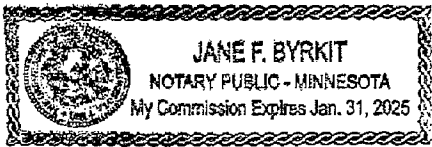
STATE OF Minnesota)

ss

COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 08 day of December, 2022, by means of [] physical presence or [] online notarization, by Michael W. Rock as Officer of U.S. Bank National Association, a national association on behalf of the national association.

NOTARY RUBBER STAMP/SEAL



Jane F. Byrkit
NOTARY PUBLIC

Title or Rank

Serial Number, if any

My Commission Expires: 01/31/2025

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	3141	12/21/2022	Base: 91-0074	Affiliated:	Unified:						
Location ID	Sale Number	Useability & Code #		Parcel Number								
001718200	343	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	34	4	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
473,865		473,865		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED	1A1			GRASSLAND	1G1	8.840	12,375					
	1A				1G	43.550	60,970					
	2A1				2G1	12.650	17,710					
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1	10.430	26,335	Shelterbelt/Timber								
	1D	75.040	189,480	Accretion								
	2D1			Waste		4.900	1,370					
	2D	63.390	140,725	Other								
	3D1			AG LAND TOTAL		234.560	473,865					
	3D			Roads		4.980						
	4D1			Farm Sites								
	4D	15.760	24,900	Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings			Non-AG TOTAL		4.980						

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

(Continue on back)

Real Estate Transfer Statement 343

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>21</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>12</u> Day <u>6</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Norman W. Witte and Penny J. Witte	
Street or Other Mailing Address		Street or Other Mailing Address PO Box 291	
City	State	City	State
		Blue Hill	NE
Phone Number	Zip Code	Phone Number	Zip Code
		402-469-0367	68930
Email Address n/a		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1,022,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 220 +/-

22 Total purchase price, including any liabilities assumed	22	\$	1,022,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,022,000.00

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.

Norman W. Witte 402-469-0367

Print or Type Name of Grantee or Authorized Representative Phone Number

Norman W. Witte 12/21/2022

Signature of Grantee or Authorized Representative Date

Grantee

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>21</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>2299.50</u>	28 Recording Data <u>BL 2022 Ag 341</u>	

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 Orchard

190 Amhurst Court
Valparaiso, IN 46385
219-707-7044

Janet Petersen
1115 Kingswood Drive
Rapid City, SD 57702
605-391-2152

Pamela Schimke
19212 N 40th St
Phoenix AZ 85050
602-909-1768

Melinda Grandstaff
N/A

402-699-5109

State of Nebraska }
County of Webster } ss.

BOOK 2022 PAGE 3141

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 21 day
of Dec A.D., 2022, at 3:00
o'clock P M. Recorded in Book 2022
on Page 3141-3145
Louise Patsch County Clerk
34.00 LD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>12-21-22</u>
\$ <u>2299.50</u>	By <u>LD</u>

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

JOINT TENANCY WARRANTY DEED

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):

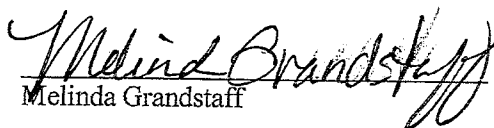
The West Half of the Northeast Quarter (W1/2NE1/4) of Section Thirty-five (35), and the Southeast Quarter (SE1/4) of Section Thirty-four (34), in Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

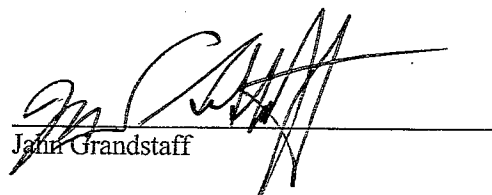
Non-homestead property.

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.

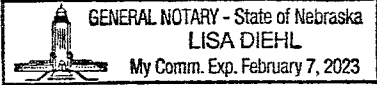
Executed December 7, , 2022.


Melinda Grandstaff


Jahn Grandstaff

STATE OF NEBRASKA)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me on December 7th, 2022
by Melinda Grandstaff and Jahn Grandstaff, wife and husband.



Lisa Diehl
Notary Public

My commission expires: 2-7-2023

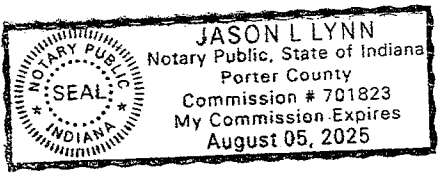
Peggy Orchard
Peggy Orchard

STATE OF Indiana)
COUNTY OF Porter) ss.

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

Jason L. Lynn
Notary Public Jason L. Lynn

My commission expires: 8-5-2025



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	3146	12/23/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001711500		344		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	16	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
194,805				194,805		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	36.120		91,205		Accretion								
	2D1					Waste								
	2D	25.620		56,880		Other								
	3D1					AG LAND TOTAL		91.310		194,805				
	3D					Roads		3.010						
	4D1					Farm Sites								
	4D	29.570		46,720		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		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)

Real Estate Transfer Statement

344

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>23</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>12</u> Day <u>19</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) BP&S Farms, LLC Street or Other Mailing Address 8857 Himark Lane City Lincoln State NE Zip Code 68526 Phone Number n/a Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nicole P Jordening Street or Other Mailing Address 310 S Hickory City Blue Hill State NE Zip Code 68930 Phone Number 402-468-0144 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$408,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

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

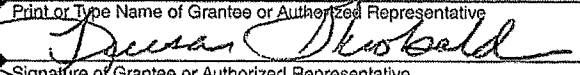
See Attached

21 If agricultural, list total number of acres transferred in this transaction 90+

22 Total purchase price, including any liabilities assumed	22	\$	408,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	408,000.00

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

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

Teresa Theobald (402) 746-2246
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Closing Agent
 Signature of Grantee or Authorized Representative Title Date
 _____ Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>23</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>918.00</u>	28 Recording Data <u>BK 2022, Pg 3144</u>	

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	3149	12/23/2022	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001713200	345	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	21	1	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
337,735	125,520	463,255		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	0.560	785						
1A				1G	0.990	1,385						
2A1				2G1	4.080	5,710						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	0.700	1,770		Accretion								
2D1				Waste								
2D	0.140	310		Other								
3D1				AG LAND TOTAL	6.510	10,025						
3D				Roads	0.910							
4D1	0.040	65		Farm Sites	1.000	13,840						
4D				Home Sites	1.000	25,000						
				Recreation								
Dwellings		79,680		Other								
Outbuildings		45,840		Non-AG TOTAL	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)

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. **345**

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 12 Day 23 Yr. 2022		4 Date of Deed Mo. 12 Day 13 Yr. 2022	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jesske Farms, L.L.C., a Nebraska limited liability company Street or Other Mailing Address 6749 Old Dominion Road City Lincoln State NE Zip Code 68516 Telephone Number (402) 643-0333 Email Address jud.jesske@fcsamerica.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Garrett Sharp and Maci Rae Sharp Street or Other Mailing Address 2193 Highway 281 City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-8131 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address 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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

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

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No
 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self
 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?
\$375,000.00

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **Mach1 Realty** No

18 Address of Property
**2193 Highway 281
Blue Hill, NE 68930**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Garrett Sharp
2193 Highway 281
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 _____

22 Total purchase price, including any liabilities assumed	22	\$	375,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	375,000	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____				

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

sign here

Garrett Sharp
Print or Type Name of Grantee or Authorized Representative (402) 469-8131
Phone Number

Garrett Sharp
Signature of Grantee or Authorized Representative
Grantee Title
Date 12-23-2022

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 23 Yr. 2022	27 Value of Stamp or Exempt Number \$ 843.75	28 Recording Data BK 2022, Pg 3149	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/23/22
\$ 843.75 By AH

Bk 2022, Pg 3149

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 11:46 o'clock AM. Recorded in Book 2022 on Pages 3149-3150

Lorise Petsch County Clerk
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, hereby 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 a distance of 365.00 feet to the point of beginning.

GRANTOR covenant with GRANTEES that GRANTOR:

- (1) 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: *Judson J. Jesske*
Judson J. Jesske, Managing Member

STATE OF Nebraska

COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 13 day of December 2022
by Judson J. Jesske, Managing Member of Jesske Farms, L.L.C., a Nebraska limited liability company.

Jill M Kissler
Notary Public

GI0003139

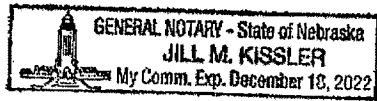


EXHIBIT "A"

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

Cnty No.	Book	Page	Sale Date	School District Code								
91	2022	3173	12/23/2022	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000621700	346	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40030		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
680,555	12,905	693,460		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 1	D) 1	E) 7	F) 5			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	9.770	13,680						
1A				1G	35.620	49,175						
2A1				2G1	1.150	1,610						
2A				2G								
3A1				3G1	2.280	3,190						
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	14.000	35,350		Shelterbelt/Timber								
1D	97.490	246,165		Accretion								
2D1	9.000	22,725		Waste		2.230	625					
2D	70.400	156,290		Other								
3D1	19.150	42,515		AG LAND TOTAL		321.130	666,190					
3D				Roads		11.520						
4D1				Farm Sites		1.000	13,840					
4D	60.040	94,865		Home Sites		2.340	525					
				Recreation								
Dwellings		12,605		Other								
Outbuildings		300		Non-AG TOTAL		14.860	14,365					

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)	

Real Estate Transfer Statement

346

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 12 Day 23 Yr. 2022
4 Date of Deed Mo. 12 Day 23 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print)
6 Grantee's Name, Address, and Telephone (Please Print)

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

8 Type of Deed
Conservator
Bill of Sale
Cemetery
Corrective
Death Certificate - Transfer on Death

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
10 Type of Transfer
Distribution
Foreclosure
Irrevocable Trust
Revocable Trust
Transfer on Death
Trustee to Beneficiary

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

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

14 What is the current market value of the real property?
\$1,200,000
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property
Ag Land
19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee
18a No address assigned
18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction
4

Table with 2 columns: Item number and Amount. Row 22: Total purchase price, including any liabilities assumed. Row 23: Was non-real property included in the purchase? Row 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.

Craig S. James, Trustee
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title
Grantee
Date
(402) 310-7743
Phone Number
12/23/2022

sign here

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

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.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	3174	12/23/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001004400		347		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4487	1	9	9	0	00000	1	000	0280
Land		Improvements		Total		Date of Sale Property Classification Code								
680,030		300		680,330		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 7			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	9.770		13,680				
	1A						1G	35.620		49,175				
	2A1						2G1	1.150		1,610				
	2A						2G							
	3A1						3G1	2.280		3,190				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	14.000		35,350		Shelterbelt/Timber								
	1D	97.490		246,165		Accretion								
	2D1	9.000		22,725		Waste	2.230			625				
	2D	70.400		156,290		Other								
	3D1	19.150		42,515		AG LAND TOTAL	321.130			666,190				
	3D					Roads	11.520							
	4D1					Farm Sites	1.000			13,840				
	4D	60.040		94,865		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			300		Non-AG TOTAL	12.520			13,840				

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)

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 12 Day 23 Yr. 2022 4 Date of Deed Mo. 12 Day 23 Yr. 2022

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Craig S. James, Trustee Jack R Petsch 632 Salside Drive 858 Hwy 78 Lincoln NE 68528 Guide Rock NE 68942

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

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

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

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

14 What is the current market value of the real property? \$1,200,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

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

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

21 If agricultural, list total number of acres transferred in this transaction 330 +/-

22 Total purchase price, including any liabilities assumed \$ 1,200,000.00 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions)

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 1,200,000.00

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.

Jack R Petch

(402) 984-1400

sign here

Print or Type Name of Grantee or Authorized Representative

Phone Number

Signature of Grantee or Authorized Representative

Grantee

12/23/2022

Title

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 12 Day 23 Yr. 2022 27 Value of Stamp or Exempt Number \$ 2,700.00 28 Recording Data BK, 2022, Pg 3174

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.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2022	3233	12/29/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000318504		348		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20035		007	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,255		131,480		134,735		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1976				Construction Date :						
Floor:				Floor Sq. Ft. : 1,248				Floor Sq. Ft. :						
Building Cost New:				Cost : 200,455				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000318504														
(Continue on back)														

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>29</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>12</u> Day <u>28</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Blue Hill United Methodist Church Street or Other Mailing Address 302 S Webster St City Blue Hill State NE Zip Code 68930 Phone Number 402-984-3689 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chace Milton Lutz Street or Other Mailing Address 305 S Webster St City Blue Hill State NE Zip Code 68930 Phone Number 402-705-3108 Email Address n/a			
Is the grantee a 501 (c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$150,000

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

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

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

18 Address of Property
**305 S Webster
 Blue Hill, NE 68930**

18a No address assigned 18b Vacant land

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

20 Legal Description (Attach additional pages, if needed.)
The North Half (N1/2) of Lot Ten, 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

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

22 Total purchase price, including any liabilities assumed	\$	150,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	150,000.00

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

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

sign here Print or Type Name of Grantee or Authorized Representative
Chace Milton Lutz 402-705-3108
 Signature of Grantee or Authorized Representative Grantee
 Title Phone Number
12/29/2022
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>29</u> Yr. <u>22</u>	27 Value of Stamp or Exempt Number \$ <u>337.50</u>	28 Recording Data <u>BL 2022, Pg 3233</u>

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of Dec A.D., 2022, at 2:10 o'clock P M. Recorded in Book 2022 on Page 3233
Louise Petch County Clerk
10:00 VO Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-29-22
\$ 337.50 By VO

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

Evart Barton TRUSTEE CHAIRMAN
BY: Evart Barton, Trustee Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

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

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

Bridget Daehling
Notary Public