Agricultural Land Sales Worksheet

Cnty No. Book Page Sale Date				School District Code											
91	202	23 1 4/28/2022			Base: 91-0074 Affiliated:						Unified:				
Location ID Sa			Number	Useabilit	y & Code#					Parcel l	Number	Made to the second			
001709000			1	4	11	GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value					4133	4	10	1	5 0	00000	1	000	0000		
Land		Imp	rovements		[otal	Date of Sale Property Classification Code									
806	,420				806,420	Status	Pro	perty T	ype	Zoning	Location	Ci	ty Size	Parcel Size	
		Irrigat	іоп Туре:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 10	
LCG		1	ACRES:	V A	LUE:		LCG			ACI	RES:		VAL	UE:	
IRRIGAT					GF	CASSLA	ND 1	G1		3.950	5,53				
	1A		33.160		151,870	1G					2.980			4,170	
	2A1		62.820		287,715	2G1									
<u>-</u>	2A		9.240		40,380	2G									
	3A1							3	G1						
	3A								3G						
	4A1							4	G1						
80	4A		12.520		52,960				4G	···					
DRYLAN	D 1D1		4.560		11,515	\$	Shelterb	elt/Tim	ber						
	1D		43.870		110,770		Accret	ion							
	2D1		40.020		101,050	Waste				· · · · · · · · · · · · · · · · · · ·					
<u>.</u>	2D		6.050		13,430				her						
3D1						AG I	AND		-	29	4.120		9	16,260	
	3D							Ro	-		4.940				
4D1			45.890		72,505			Farm S	-						
a digas erra digas diga	4D	a a what	22.910	-0-0-0-15-0-15-0-15-0-15-0-15-0-15-0-15	36,200			Iome S			-				
i de Mari								Recreat	_						
	Owellings buildings					No	n-AG		her		4.940				
Out	.canomigs					110	n-AU	1017				<u>.</u>	· · · · · · · · · · · · · · · · ·		

Assessor's Adjustment to Sale Price	ee (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adju	stment:		
WD; LAND SUBSTANTIALLY CH	ANGED WITH PIVOT AD	DED	
-			
Comments from		Comments:	
001709000			
			(Continue on back)

Nebraska Department of **REVENUE**

Real Estate Transfer Statement

r Statement FORM 521

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 04 Day 28 Yr. 2022 Mo. 12 Day 29 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Veldon W & Mary Jo Nemecek, Victoria L & Kenneth W Kroeker, Trustees	Grantee's Name (Buyer) Kevin & Lora K Toepfer and Jeffrey G Toepfer
Street or Other Mailing Address 1658 Road X	Street or Other Mailing Address 1670 Hwy 4
City State Zip Code	City State Zip Code Blue Hill NE 6893
Blue Hill NE 68930 Phone Number (402) 756-3434	Phone Number (402) 756-3636 Is the grantee a 501(c)(3) organization? Yes (402) 756-3636 If Yes, is the grantee a 509(a) foundation? Yes
Email Address n/a	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.
(A) Status (B	Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial ☑ Unimproved ☐ Multi-Family ☑ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Hom Mineral Interests-Producing Exempt
Bill of Sale Corrective Easement Le	nd Contract/Memo
	Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended us
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C	Partnership, or LLC Self Other and Grandchild Spouse Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 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 nam of the agent or title company contact.) Yes V N
18 Address of Property Rural Property Webster County, Nebraska	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 See description attached 21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	1,280,000
	nter dollar amount and attach itemized list.)
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 stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-3613
David B. Garwood Print or Type Name of Grantee or Authorized Representative	Phone Number
sign And Lawrod	Attorney Dec. 28, 2022
here Signature of Grantee of Authorized Répresentative	
Register of Deed's Use Or 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	1ly For Dept. Use Only 28 Recording Data
26 Date Deed Recorded Mo Day3 yr. 23 \$ 2890.00	BK 2023 Pa
Nehraska Denartment of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327

The South Half (S½) of Section Fifteen (15), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for highway by Deeds recorded in Book 25, page 267 and Book 33, page 241; AND EXCEPT a Tract of land described as follows: Commencing 245 feet West of the Southeast corner of the Southwest Quarter (SW¼) of said Section; Thence North on the existing property line a distance of 315 feet; thence East, parallel with the section line, a distance of 410 feet; thence North at a right angle a distance of 180 feet to the existing property line; thence East, in the existing property line and parallel with the section line, a distance of 801 feet; thence South in the existing property line a distance of 495 feet to the Section line; thence West 966 feet in the Section line to the Point of Commencing.

воок <u>адаз</u> рас	GE_
----------------------	-----

State of Nebraska 3ss.
County of Webster Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of Jan A.D., 20 33 at 9.21
o'clock A.M. Recorded in Book 2023
on Page 1-2 ACounty Clerk
1/2 00 Deputy
Ind Comp Assessor Carded
macompascasoi

MEDEACI	A DOOLS IN SECTION
NEDMADI	(A DOCUMENTARY
1 0	TARET TAN
1 3	TAMP TAX
Date	- 7 - 17
Date	L_3_a3
\$ 288A 00	2
4 2000.00	BV (XLX)

WARRANTY DEED

Veldon W. Nemecek and Mary Jo Nemecek, husband and wife; AND Victoria L. Kroeker and Kenneth W. Kroeker, Co-Trustees of the Victoria L. Kroeker Trust dated June 11, 1999. GRANTORS, whether one or more, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, convey to Kevin Toepfer and Lora K. Toepfer, husband and wife as joint tenants, an undivided one-half interest; and to Jeffrey Gerald Toepfer, an undivided one-half interest; GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) of Section Fifteen (15), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for highway by Deeds recorded in Book 25, page 267 and Book 33, page 241; AND EXCEPT a Tract of land described as follows: Commencing 245 feet West of the Southeast corner of the Southwest Quarter (SW1/4) of said Section; Thence North on the existing property line a distance of 315 feet; thence East, parallel with the section line. a distance of 410 feet; thence North at a right angle a distance of 180 feet to the existing property line; thence East, in the existing property line and parallel with the section line, a distance of 801 feet; thence South in the existing property line a distance of 495 feet to the Section line; thence West 966 feet in the Section line to the Point of Commencing.

GRANTORS covenant (jointly and severally, if more than one) with the GRANTEES that **GRANTORS:**

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

Executed December 29, 2022

Veldon W. Nemecek

Victoria J. Procker, brustee	Kennether Krocker, Trustee
Victoria L. Kroeker, Trustee	Kenneth W. Kroeker, Trustee
STATE OF NEBRASKA, COUNTY OF WEE	BSTER) ss.
The foregoing instrument was acknowl Veldon W. Nemecek and Mary Jo Nemecek, h	edged before me on December <u>99</u> , 2022, by usband and wife.
Comm. expires / 2 - 2 - 2 6 GENERAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. December 2, 2026	Notary Public Source
STATE OF ARIZONA, COUNTY OF MARIO	COPA) ss.
	edged before me on December 2nd, 2022, by Co-Trustees of the Victoria L. Kroeker Trust dated
Comm. expires 02 01 2028	Notary Public J Holland
	MARY HOLLAND Notary Public - State of Arizona MARICOPA COUNTY Commission # 596583 Expires February 1, 2025

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sale	Date	School District Code											
91	20	23	19		1/4/	/2023	Base: 9	91-(0074	074 Affiliated: Unified:								
Location ID Sale Number					Useability & Code #				Parcel Number						. 1			
0003299	900		2		4	05	GeoCde	Tw	n Rng	s	ect	Qrt	Subdiv	Ar	ea	Blk	P:	arcel
	D	ate of S	ale Assessed	Va	lue		4133			C	00	0	20040			001	00	000
Land		Imp	rovements		To	otal			Date of	Sal	e Pr	operty	Classif	icatio	n C	ode		
1	,260		57,840	0		59,100	Status	F	roperty	уре	2	Zoning	Locati	on	City	Size	Parc	el Size
Assessor Lo	cation:	BLUE	HILL (F	3H)			A) 1	B	01		C)	1	D) 1	F	3)	6	F)	1
						Residential	•						Comm	ercial				
,	Mul	tiple Im	provements:	Mult	tiple. Improv	ements. :			Multipl	e. Imp	rover	nents.:						
		Constr	uction Date:	Con	struction Dat	te: 19	60		Constru	ction	Date	:						
٠	•		Floor:	Floo	r Sq. Ft. :	9.	72		Floor S	q. Ft.	:							
		Buildin	g Cost New:	Cost	::	114,4	00		Cost:									
Single Family	Style:	101	. "	Res	idential Co	ondition: 20)		Comn	ercia	al Oc	cupan	cy Code:					-
(100) 🗆 Mo	bile Hon	ne		(10)) 🗆 W	om Out			Primar	y:		Ot	herl:	<u>.</u>	Ot	ther2:		
(101) 🗷 One	e Story			(20)) ቜ Ba	dly Worn			Commercial Construction Class:									
(102) 🗆 Tw	o Story			(30) Average					(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spl	it Level			(40) □ Good					(2) Reinforced Concrete Frame									
(104) 🛮 11/	/2 Story			(50)) 🗆 Ve	ry Good			(3) Masonry Bearing Walls									
(111) 🗆 Bi-l	Level			(60) Excellent					(4) Uood or Steel Framed Ext. Walls									
(106) □ Oth	ier								(5)									
Townhouse or	r Duplex	Style:	•	Residential Quality: 30					(6)	(6) Pole Frame								
(301) 🗆 One	e Story			(10) □ Low				Cost F	Cost Rank: Condition:					1:				
(302) 🗆 Two	o Story			(20)) 🗆 Fai	Г			(10)	□ L	ow			(10)		Worn	Out	
(307) 🗆 11/	2 Story			(30)) 🗷 Av	erage			(20)					(20)		Badly	Worn	
(308) 🗆 Spl	it Level			(40) □ Good					(30) Above Average (30) Average					ge				
(309) 🗆 21/	2 Story			(50)) 🗆 Ve:	ry Good			(40)	J H	ligh		·.· · · · ·	(40)		Good		
(304) □ One	e Story D	ouplex		(60)) 🗆 Ex	cellent								(50)		Very C		
(305) 🗆 Two	o Story I	Duplex				a comment								(60)		Excelle	ent	
Assessor's	s Adjus	stment	to Sale P	rice	(+ or -)	:												
Assessor Co				<u> </u>														
QCD; Si	ALE B	ETWEE	N PAREN	r &	CHILD													
			ATAC II															
Comments from Comments:																		
Comments from 000329900						** ******		, UIIII	HC1163.			-						
000329900													- COLOR		-			
																		_
																(Contin	nue on	back)

3299

NEBRASKA

Real Estate Transfer Statement

FORM

Good Life, Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statement	is signed and items 1-25 are accurately completed.						
	3 Date of Sale/Transfer 4 Date of Deed	15 2022					
WEBSTER - 91 ▼	Mo. 1 Day 4 Yr. 2023 Mo. 12 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) Sylvia Alber	Grantee's Name (Buyer) Toby Alber						
Street or Other Mailing Address	Street or Other Mailing Address						
170 W 7th Street	P O Box 301	Zin Coda					
City State Zip Code WY 82431	Blue Hill NE	Zip Code 68930					
Phone Number (402) 705-8757	Phone Number (402) 705-8757 Is the grantee a 501(c)(3) organiz						
Email Address n/a	Email Address n/a	Manual Ma					
7 Property Classification Number. Check one box in categories A and B. Check C if p		The state of the s					
(A) Status (B)	Property Type	(C)					
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home					
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt						
☐ IOLL ☐ Commercial ☐ Recreational							
8 Type of Deed Conservator Distribution Land	d Contract/Memo Partition Sheriff	Other					
Bill of Sale Corrective Easement Leas	se Personal Rep. Trust/Trustee						
Cemetery Death Certificate – Transfer on Death Executor Mine	eral						
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Foreclo	sure Irrevocable Trust Revocable Trust Tr	ansfer on Death					
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement ✓ Gift	Life Estate Sale Tr	ustee to Beneficiary					
☐ Buyer ☐ Seller ✔ No ☐ Court Decree ☐ Exchange ☐ Granton	77 A 400 State (1990) 1 A 400	ther (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) Ves No	12 Was real estate purchased for same use? (If I	No, state the intended use.)					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)						
	artnership, or LLC Self Oth	er					
Brothers and Sisters Grandparents an							
Ex-spouse Parents and Chi							
	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)					
\$59.100	Yes No \$	%					
	17 Was transfer through a real estate agent or a title company	? (If Yes, include the name					
Yes No	of the agent or title company contact.)	✓ No					
10 Address of Freporty	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent					
306 N Pine St	Grantee						
Blue Hill, NE 68930	Grane						
18a No address assigned 18b Vacant land	· ·						
20 Legal Description (Attach additional pages, if needed.)		(D.)					
The North Sixty (60) Feet of Lots Four (4) and Five (5), Block One (1), Busch's Subdivisio	n 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		0.00					
23 Was non-real property included in the purchase?	\$						
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0 00					
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 5a						
Under penalties of law, I declare that I have examined this statemen	t and that it is, to the best of my knowledge and belief, true, c	omplete, and					
correct, and that I am duly authorized to sign this statement.		(402) 705-8757					
Toby Alber Print of Type Name of Grantee or Authorized Representative		Phone Number					
sign Printer Type Name of Grantee of Authorized Representative	Grantee	1/4/2023					
Six the of Contrary Authorized Depresentative	itle	Date					
IIEIE							
Register of Deed's Use Onl	V	For Dept Lise Only					
26 Date Deed Recorded 127 Value of Stamp or Exempt Number	y 28 Recording Data	For Dept. Use Only					
1 4 20 85 150		For Dept. Use Only					
26 Date Deed Recorded Mo. Day 4 Yr. S Exempt 50 Nebraska Department of Revenue	28 Recording Data BK 2023, Pa 19	For Dept. Use Only Rev. Stat. §§ 76-214, 77-1327(2)					

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 the day of house. A.D., 2003, at 1:13 o'clock P M. Recorded in Book 2003 County Clerk OLL Deputy Carded Assessor_ Comp.

NEBRASKA DOCUMENTARY

Return to: Toby Alber P O Box 301 Blue Hill, NE 68930

QUITCLAIM DEED

Sylvia Alber, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, conveys to Grantee, Toby Alber, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Sixty (60) Feet of Lots Four (4) and Five (5), Block One (1), Busch's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska

Executed December 15, 2022.

Sylvia aller

COUNTY OF Big Harn

The foregoing instrument was acknowledged before me on December 15 , 2022 by Sylvia Alber, a single person.

MARLENE B PURCELL **NOTARY PUBLIC** STATE OF WYOMING COMMISSION ID: 167168 MY COMMISSION EXPIRES: 6/8/2028 Mahab rall exp 6/8/2028

Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page	Sale	Date	School District Code										
91	202	23	20	1/4/	2023	Base: 6	55-00	11	Aff	filiated: Unified:						
Location ID Sale Number Useability & Code #					Parcel Number											
0010095	00		3	4	05	GeoCde	e Twn Rng S		Se	ect Qr	t	Subdiv	Area Blk		Pa	rcel
Date of Sale Assessed Value					4487	1	9	2	1 1		00000	1	000	06	45	
Land		Imp	provements	To	otal		D	ate of	Sale	Prope	ty	Classifica	ation (Code		
1,220,	,055		127,640	1,3	347,695	Status	Pro	perty Ty	ре	Zonin	g	Location	Cit	y Size	Parce	l Size
	-	Irrigat	tion Type:	•		A) 2	B)	05		ෆ 5		D) 3	E)	0	F)	9
LCG	· ·	i	ACRES:	VAL	UE:		LCG			A	RI	ES:		VAL	UE:	
IRRIGATE	D 1A1		41.860	1	91,720	GR	ASSLA	ND 1	G1	1	49	9.870		2	09,8	320
	1A		63.610	2	91,335	1G					29	9.850	41,79			790
	2A1		20.300		92,975	2G1			56	6.050	77,115			L15		
	2A		5.230		2 G					85	5.380	87,2			265	
	3A1							30	GI	6.670			9,340			340
	3A							1	3G							
	4A1					-		4	G1			700			10,3	345
	4A								4G		(0.670			1	L90
DRYLAND	1D1		21.290		53,760	5	Shelterb	elt/Timl	oer							
	1D		20.460		51,665			Accreti	on	2.080						
	2D1		12.840		Waste				3.710			1,040			040	
	2D				<u> </u>	Other			пет							
	3D1		3.180		7,060	AG L	AND '	ТОТА	\mathbf{L}			1.080		1,1	81,2	215
	3 D							Roa	ıds	2.440				- Marie de la composition della composition dell		
	4D1						I	Farm Si	tes			L.000			13,8	
	4D		0.330		520		Н	ome Si	tes	1.000			2			000
a second du				= 16			F	Recreati	on							
Dwellings 64			64,100	Other									·-			
Outb	uildings				63,540	No	n-AG	ГОТА	$\mathbb{L}[$		4	1.440		_	38,8	340

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PR; TRANSFER INTO TRUST	
Comments from Comm	aents:
001009500 001009600 001806300 001815300	
	(Continue on back)

Good Life. Great Service.

Real Estate Transfer Statement

FORM 521

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	Ų , 23
WEBSTER - 91 ▼	Mo. 1 Day 4 Yr. 23 Mo. 1 Day	Yr. 23
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Gregory L. Simpson Pers Rep Est LaVaughn J. Simpson	Grantee's Name (Buyer) Gregory L. Simpson Trustee Simpson Family	/ Trust
Street or Other Mailing Address	Street or Other Mailing Address	, .,
1062 Road F	1062 Road F	Zia Cada
City State Zip Code NE 68970	Red Cloud State NE	Zip Code 68970
Phone Number (402) 746-2702	Phone Number Is the grantee a 501(c)(3) organization (402) 746-2702 If Yes, is the grantee a 509(a) foun	
	Email Address	dation? Tes VINO
Email Address NA	NA	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
(A) Status (B)	Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt	
☐ IOLL ☐ Commercial ☐ Recreational		
	Id Contract/Memo Partition Sheriff See Personal Rep. Trust/Trustee	Other
	eral Quit Claim Warranty	
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Foreck		nsfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift		stee to Beneficiary
		ner (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	o, state the intended use.)
✓ Yes No	Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	artnership, or LLC Self Othe	r:
☐ Brothers and Sisters ☐ Grandparents a		
Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)
\$1,797,327	Yes ✓ No \$	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name
Yes ✓ No	19 Name and Address of Person to Whom the Tax Statement Si	Control of
18 Address of Property	Grantee	louid be Sent
	Claritee	
18a 🗸 No address assigned 18b 🗌 Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
See attached		
See allached		
21 If agricultural, list total number of acres transferred in this transaction		
21 if agricultural, list total number of acres transiened in this transaction		
22 Total purchase price, including any liabilities assumed		o <mark>.</mark> 00
23 Was non-real property included in the purchase?	\$	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0100
	_	
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement	number	molete and
correct, and that I am duly authorized to sign this statement.	it and that it is, to the best of my knowledge and belief, true, co	
Gregory L. Simpson		(402) 746-2702
Print or Type Name of Grantee or Authorized Representative	Trustee Cimposis Family Trust	Phone Number
sign Dies Dim	Trustee Simpson Family Trust	5
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use On	ly	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 1 Day 5 yr. 23 \$ Exempt # 15	BKANA3 H 20	
Nebraska Department of Revenue	1-71-0-0, 7 01-	ev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	₹	

The Northeast Quarter (NE ¼) of Section Twenty-one (21), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, and

The Southeast Quarter (SE1/4) of Section Twenty-one (21), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, and

County Surveyor's Lot Two (2) in Section Eleven (11), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT A triangular-shaped parcel of land described as: All of that part of County Surveyor's Lot Two (2), lying North of the Existing Railroad Right-of-Way as the same runs generally from the Southwest to the Northeast across the said County Surveyor's Lot Two (2), all in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section Eleven (11), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, and

The Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) and Government Lots One (1) and Two (2) and County Surveyor's Lots Eleven (11) and Twelve (12), all in the Northeast Quarter (NE1/4) of Section Ten (10), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

State of Nebraska 3ss.
County of Webster 3
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 5 day
of \\dn _A.D., 20 <u>23</u> , at 10:50
o'clock a.M. Recorded in Book 2023
on Page 20-21
abben Faria County Clerk
16.00 O O Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date -5 -3
Exercit 5 by G

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

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Gregory L. Simpson, Personal Representative of the Estate of LaVaughn J. Simpson, Deceased, who was the Sole Member of Simpson Family Farms, LLC, a Nebraska limited liability company, Grantor, coveys and releases to Gregory L. Simpson, Successor Trustee of the Simpson Family Trust, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE ¼) of Section Twenty-one (21), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, and

The Southeast Quarter (SE1/4) of Section Twenty-one (21), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, and

County Surveyor's Lot Two (2) in Section Eleven (11), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT A triangular-shaped parcel of land described as: All of that part of County Surveyor's Lot Two (2), lying North of the Existing Railroad Right-of-Way as the same runs generally from the Southwest to the Northeast across the said County Surveyor's Lot Two (2), all in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section Eleven (11), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, and

The Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) and Government Lots One (1) and Two (2) and County Surveyor's Lot Eleven (11), all in the Northeast Quarter (NE1/4) of Section Ten (10), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska,

subject to easements, reservations, covenants and restrictions of record;

Grantor has determined that Grantee is the party entitled to distribution of the real estate from said estate. Grantor covenants with Grantee that Grantor has the legal power and lawful authority to convey the same.

Executed: Quuary + , 2023.

Gregory L. Simpson

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

otary Public

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

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	e :	Sa	ile Date				S	choo	l Dis	tric	t Code					
91	20	23	22		12/	6/2022	Base: 9	91-0	0002	Aff	iliate	:d:			Unif	ied:			
Location	ID	Sale	Number		Useabilit	y & Code#					Par	rcel N	vum	ıber					
0001403	300		4		4	04	GeoCde	Tw	n Rng	Se	ct	Qrt	Su	ubdiv	Area	Bik	Par	cel	
	Da	ate of S	ale Assess	sed V	alue		4371			0	0	0	10	025		007	000	00	
Land		Imp	rovemen	ts		Total	Date of Sale Property Classification Code												
	830		52,6	65		53,495	Status	I	roperty Ty	pe	Zo	ning	I	Location	Cit	ity Size Parcel Size			
Assessor Lo	cation:	RED	CLOUD	(RC)		A) 1	В	01		C)	1	D)) 1	E)	6	F) 2	2	
						Residential							Co	mmer	ial				
	Mul	tiple Im	provement	s: M	ultiple. Impr				Multiple.	Impr	roveme	ents. :							
	1	Constr	uction Dat	e: Co	nstruction I				Construc	ion I	Date:								
			Floo	r: Flo	oor Sq. Ft. :				Floor Sq.	Ft.:									
		Buildin	g Cost Ne	w: Co	st:	142,2	75		Cost:								<u>.</u>		
Single Family	Style:	101		Re	esidential	Condition: 30	0		Comme	rcia	I Occ	upano	cy C	ode:				1.	
(100) □ Mo	bile Hon	ne		(1	0) 🗆 🔻	Worn Out			Primary			Ot	her1	l:	(Other2:			
(101) 🗷 One	Story			(2	(0) 🗆 I	Badly Worn			Commercial Construction Class:										
(102) 🗆 Two	o Story			(3	(0) 🗷 A	(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame													
(103) □ Spli	it Level			(4	0) 🗆 (Good			(2)	Re	einfor	ced C	onci	rete Frai	ne				
(104) 🗆 11/	2 Story			(5	0) 🗆 🔻	Very Good			(3) □	M	asonr	у Веа	ring	Walls					
(111) □ Bi-l				(6	0) 🗆 I	Excellent			 ``					amed Ex	xt. Wal	İs			
(106) □ Oth				\perp					(5) Metal Frame and Walls										
Townhouse or		Style:				Quality: 30					ole Fra	ame							
(301) 🗆 One				→ `		ow			Cost Rank: Condition:										
(302) Two				·		air			 ` ´	Lo				`		Worn			
(307) 🗆 1 1/						Average			+		verage					Badly		_	
(308) 🗆 Spli						Good			 ` ´ 			Avera	ge			Avera	ge		
(309) 🗆 2 1/				-	<u> </u>	Very Good			(40)	H1	ıgh	· v		`		Good	71		
(304) 🗆 One				(0	(0) 🗆 H	Excellent	- 41		i					`		Very (
(305) □ Two							· · · · · · · · · · · · · · · · · · ·		7					(6	50) 🗆	Excell	eilt		
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Assessor Co																			
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<u></u>								-											
Comments f	rom	.			 -			Com	ments:										
0001403														_					
																(Conti	nue on b	ack)	

1403 31510 **NEBRASKA**

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM

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

			ment and receipt the approvation	COM INCIDEN	L						
			nt is signed and items 1-25 are ac	ccurately completed.							
1 County Name	2 County Nu		3 Date of Sale/Transfer	4 Date of Deed	2022						
	WEBSTER - 91		Mo. 12 Day 06 Yr. 202		/Yr						
L	idress, and Telephone (Please F	irint)	6 Grantee's Name, Address, and Tel	lephone (Please Print)							
Grantor's Name (Selle Duke England	r)	•	Grantee's Name (Buyer) Anthony and Tammy Ram	iirez							
Street or Other Mailing 731 N Chestnut	Address St		Street or Other Mailing Address 13048 Bonita Vista ST								
City Red Cloud	State NE	Zip Code 68970	City Poway	State CA	Zip Code 92064						
Phone Number	•			rantee a 501(c)(3) organiz the grantee a 509(a) four							
Email Address			Email Address tony@levelrack.com								
7 Property Classifica	ation Number. Check one box in	categories A and B. Check C if	property is also a mobile home.								
(A) Status		(B)	Property Type		(C)						
	Single Family	Industrial [Mineral Interests-Nonproducing	State Assessed	Mobile Hame						
Unimproved	Multi-Family Commercial	Agricultural Recreational	Mineral Interests-Producing	Exempt							
8 Type of Deed	Conservator	— ☐ Distribution ☐ La	nd Contract/Memo Partition	Sheriff	Other						
Bill of Sale	Corrective Death Certificate – Transfer on		ase Personal Rep.	☐ Trust/Trustee							
			hand the same of t		ansier on Death						
9 Was transfer par kind exchange (i. Exchange) by buye	R.C.§ 1031 Auction	Easement Gift	Life Estate Cale		ustee to Beneficiary						
	Seller ☑ No ☐Court De	cree Exchange Granto	or Trust Partition Satisfa	action of Contract 0	her (Explain)						
	sferred in full? (If No, explain the o	ivision.)		•	lo, state the intended use.						
✓ Yes ☐	No		Yes No								
	-		tives? (If Yes, check the appropriate box	•							
∐ Yes ✓		· = · · ·	- American	· [] Oth	er						
	☐ Brothers and Sisters ☐ Ex-spouse	☐ Grandparents and Cl		and Charachild							
44 What is the gument of	narket value of the real property?			and Step-child							
\$53,495	narket value of the real property?		15 Was the mortgage assumed? (If Ye	es, state the amount and i	•						
	e divide a current parcel of land?		Yes No \$ 17 Was transfer through a real estate	agent or a title company?	/If Ver include the name						
∏Yes ☑	*		of the agent or title company conta		W No						
18 Address of Property			19 Name and Address of Person to W								
731 N. Chest	inut ST, Red Cloud,	NE 68970	Anthony Ramirez								
	•		13048 Bonita Vista St								
18a No address as	- Limit		Poway, CA 92064								
•	tach additional pages, if needed.)		•	**************************************	1						
South 25ft Lo	ot 2 and all Lot 3 Blo	ck 7 Leduc's Addition	on Red Cloud								
21 If agricultural, list tota	al number of acres transferred in ti	is transaction									
22 Total numbase no	ice, including any fiabilities as	denad		22 \$	C4 244 90						
-	erty included in the purchase?	DCGG CCC		22	61,344,29						
	(If Yes, enter dollar amount a	nd attach itemized list.) (ses i	nstructions)	23	i						
24 Adjusted purchas	e price paid for real estate (lin	e 22 minus line 23)	****	\$\$	61,344,29						
25 If this transfer is a	exempt from the documentary	etamo tav liet the exemption	tumher								
			nt and that it is, to the best of my know	ledge and belief, true, co	mplete, and						
correct, a	nd that I am duly authorized to sig ny Ramirez	n this statement.	•		(858) 602-6521						
	ype Name of Grantee or Authoriza	ed Representative		,	Phone Number 1/4/2023						
. ~	of Grantee or Authorized Repres	antativa	Title		1/4/2023 - Date						
here ' signatur	e ur cranice ur Aunurizeu nepres	cindust	; ruc								
		Register of Deed's Use On			For Dept. Use Only						
26 Date Deed Recorded	i i	np or Exempt Number	28 Recording Data								
Mo. 1 Day 5	: _{Yr.} <u>a3</u> \$ \2	950	BX 2023 Pa 6	1~)	•						

BOOK 2023PAGE 22

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 5 day of A.D., 2023, at 3:09 o'clock D.M. Recorded in Book 2023 on Page 22-26

Aloney Hacia County Clerk
34.00 V.Deputy
Ind Comp Assessor Carded

NEBRASKA ST	DOC AMP 1	UMENTAF FA X	Y
Date 1-5	23		
\$ 139.50	By	VO_	

TRUSTEE'S DEED

Sara Pelikan, Attorney at Law, 12400 Olive Blvd., Suite 555, St. Louis, MO 63141, hereinafter referred to as Grantor, as [successor] Trustee under the Trust Deed hereinafter described, for valuable consideration, hereby grants and conveys to **Anthony Ramirez and Tammy Ramirez**, a married couple, Grantee, without any covenant or warranty, expressed or implied, all of the following described real estate:

THE SOUTH ONE HALF (S 1/2) OF LOT TWO (2), AND ALL OF LOT THREE (3), BLOCK SEVEN (7), LEDUC'S ADDITION TO THE CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA

This conveyance is made pursuant to the powers conferred by a Trust Deed with power of sale recorded on September 18, 2015, in the Register of Deeds of Webster County, Nebraska as Book 15 Page 1644 wherein Duke England, A Single Person is Trustor, and Mortgage Electronic Registration Systems, Inc., solely as a nominee for Charter West National Bank, its successors and assigns is originally named Beneficiary, wherein the Trustor granted and conveyed to the Trustee, on the trust therein expressed, the property above described to secure, among other obligations, payment of the indebtedness and after the fulfillment of the conditions specified in the Trust Deed authorizing this conveyance as follows:

- (1) Breach and default were made under the terms of the Trust Deed in the particular set forth in the notice of default hereinafter referred to, which default continued until the time of the sale.
- (2) There was filed for record on September 9, 2022, in the Register of Deeds of Webster County, Nebraska as Book 2022 Page 2272 a notice of default in the Register of Deeds of Webster County, Nebraska, and of election to sell the property to satisfy the obligations secured thereby and thereafter notice of the filing of the notice of default was sent in the statutory manner to all persons entitled to a notice thereof.



- (3) That thereafter the Grantor executed its notice of Trustee's sale, stating that it, as Trustee, would sell at public auction to the highest bidder the property herein before described, fixing the time and place of the sale as **December 6**, 2022 at 10:00 a.m. at the main entrance of the Webster County Courthouse, 621 N. Cedar, Red Cloud, NE 68970 and caused copies of such notice to be published once a week for five consecutive weeks in **Red Cloud Chief**, a legal daily newspaper printed, published and of general circulation in the County of **Webster**, Nebraska, the first date of publication was October 26, 2022, and the last day of publication was November 23, 2022; notice of such Trustee sale was sent to the Trustors and all persons entitled to notice thereof in accordance with applicable law.
- (4) All applicable statutory provisions of the State of Nebraska and the United States of America and all provisions of such Trust Deed have been complied with as to acts to be performed and notices to be given.
- (5) The Trustee at the time and place of sale fixed as aforesaid, then and there sold, at public auction, to Grantee, who was the highest bidder therefore, the property herein before described for the sum of \$61,344.29.

If the United States of America holds an interest in the subject real estate by virtue of a federal tax lien, this deed is subject to a 120 day right of redemption by the United States of America under 28 U.S.C. §2410.

Dated December 29, 2022.

Sara Pelikan, NSBA# 23602 Attorney at Law, Trustee

ACKNOWLEDGMENT

STATE OF MISSOURI)	
)	SS.
COUNTY OF ST. LOUIS)	

The foregoing instrument was acknowledged before me on December 29, 2022, by Sara Pelikan, Trustee.

FILE NUMBER: ENGDUNOR

* 1 2 7 0 8 3 1 9 *

BEVERLY V. LUMLEY
NOTARY PUBLIC • NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES SEPTEMBER 24, 2025
ST. LOUIS COUNTY
COMMISSION #13402550

Proof of Publication

STATE OF KANSAS RUSSELL COUNTY

SS.

Frank Mercer of lawful age, being duly sworn upon oath states that he is Publisher of *The Red Cloud Chief*;

THAT said newspaper is a legal weekly newspaper published at Red Cloud, in Webster County, Nebraska;

THAT said newspaper is a legal newspaper under the Statutes of Nebraksa;

THAT this paper has entered as periodical class mail matter at the post office of its publication;

THAT said paper was published within said county for over fiftytwo (52) successive weeks prior to the publication of said notice;

THAT said paper has general paid circulation on a weekly basis in WEBSTER County, Nebraska, and is NOT a trade, religious or fraternal publication; and that it has at all times herein mentioned, had a bona fide circulation of over three hundred copies weekly;

THE ATTACHED was published in said newspaper, and not in a supplement, on the following dates:

1st Publication was made on the 20 day of 20 22
2nd Publication was made on the day of 20 20
3rd Publication was made on the day of day of 20, 20,
4th Publication was made on the day of
5th Publication was made on the 23 day of 20 , 20
Publication Fee s. TA. 50
Affidavit Notary s Fee S
Additional Copies@\$
Total Publication Fee \$\frac{1}{350}
(Sign) Mh

and the second s

SUBSCRIBED AND SWORN to before me this day of in the State of Kansas, County of Russel

NOTARY PUBLIC - State of Kansas SUSAN R. KRILEY My Appt. Expires 1-5-23

(Notary Public)

My commission expires

une 5,2023

(First published in *The Red Cloud Chief* Wednesday, October 26, 2022)

Bonial & Associates; PC 12400 Olive Blvd., Suite 555 St. Louis, MO 63141, Notice of Trustee's Sale

The following described property will be sold at public auction to the highest bidder on 12/06/2022, at 10:00 a.m. at the main entrance of the Webster County Courthouse, 621 N. Cedar, Red Cloud, NE 68970:

THE SOUTH ONE HALF (S 1/2) OF LOT TWO (2), AND ALL OF LOT THREE (3), BLOCK SEVEN (7), LEDUC'S ADDITION TO THE CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA

All subject to any and all: (1) real estate taxes, (2) special assessments, (3) easements, covenants, restrictions, ordinances, and resolutions of record which affect the property, and (4) unpaid water bills, (5) prior mortgages and trust deed of record and (6) ground leases of record. The purchaser is responsible for all fees or taxes. This sale is made without any warranties as to title or condition of the property.

By: Sara Pelikan, Trustee, NSBA# 23602 Bonial & Associates, P.C. 12400 Olive Blvd., Suite 555 St. Louis, MO 63141 Phone: 314-991-0255 Fax: 972-764-5752

First Publication 10/26/2022, final 11/23/2022 Published in the Red Cloud Chief BPC Filename: ENGDUNOR

THIS FIRM IS A DEBT COLLECTOR AND ANY INFORMATION WE OBTAIN FROM YOU WILL BE USED FOR THAT PURPOSE.

Publish Oct. 26 and Nov. 2, 9, 16 and 23, 2022.

ZNEZ



Name and Address of Sender	Check type of mail or service		T						9			1 ///	Journ	Lanie	IVIAII
NBS DEFAULT SERVICES, LLC 14841 DALLAS PARKWAY SUITE 300 DALLAS TX 75254	□ Adult Signature Required □ Priority Mail Express □ Adult Signature Restricted Delivery □ Registered Mail □ Certified Mail □ Return Receipt for Merchandise □ Collect on Delivery (COD) □ Signature Confirmation			fix Stam radditiona stmark w	al coples o	f this receipt). of Receipt.		BOOK 2022 PAGE 25							
	☐ Insured Mail ☐ Priority Mail	☐ Signature Confirmation Restricted Delivery													
USPS Tracking/Article Number	Addressee (Name, Street, City,	State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
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					CC water					-					
Total Number of Pieces Listed by Sender 5 Total Number of Pieces Received at Post Office	Postmaster, Per (Name of red	reiving employee)													



BOOK <u>2023</u> PAGE 26 **Shipment Confirmation Acceptance Notice**

Mailer Action

Note to Mailer: The labels and volume associated to this form online, must match the labeled packages being presented to the USPS® employee with this form.

Shipment Date:	11/14/2022
Shipped From:	
Name:	NBS DEFAULT SERVICES LLC
Address:_	14841 DALLAS PARKWAY
City:	DALLAS

ZIP+4® 75254

State: TX

Type of Mail Volume Priority Mail Express®* Priority Mail® 0 First-Class Package Service® Returns International* Other 5 5 Total

B. USPS Action

Note to RSS Clerk:

Home screen > Mailing/Shipping > More
 Select Shipment Confirm

Scan or enter the barcode/label number from PS Form 5630

Confirm the volume count message by selecting Yes or No.

5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail. Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE

9275 0901 1935 6200 0040 5586 69

^{*}Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		S	ale Date		School District Code											
91	20	23	27		1/	5/2023	Base: 9	1-0	-0002 Affiliated: Unified:										
Location	Ю	Sale	Number	Us	eabili	ty & Code #					Parcel	Number							
0001186	500		5		1		GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel				
	D	ate of S	ale Assessed	Valu	ıe		4371			00	0 0	10010		001	0000				
Land		Imp	rovements			Total	Date of Sale Property Classification Code												
···	560		33,20	5		33,765	Status	Pr	operty T	ty Size	Parcel Size								
Assessor Lo	cation:	RED	CLOUD (I	RC)			A) 1	B)	03		C) 3	D) 1	E)	6	F) 1				
						Residential						Comme	rcial						
	Mul	tiple Im	provements:	Multip	ole. Imp	rovements.:			Multiple	. Impr	ovements.								
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			Floor:	Floor	Sq. Ft.	•			Floor Sq	. Ft. :		6,336							
		Buildin	g Cost New:	Cost :					Cost:			3,385							
Single Family	Style:			Resid	dential	Condition:					Occupar	- T'	_						
(100) 🗆 Mo		ne	4	(10)		Worn Out			Primary			ther1:		Other2:					
(101) 🗆 One	e Story			(20)		Badly Worn			Commercial Construction Class: 3										
(102) 🗆 Two				(30) Average					(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame										
(103) □ Spl				(40)															
(104) 🗆 1 1/				(50)		Very Good						aring Walls		**	-				
	Level			(60)		Excellent						el Framed	Ext. W	ills					
(106) □ Oth									(5) ☐ Metal Frame and Walls (6) ☐ Pole Frame										
Townhouse or		Style:		Residential Quality:															
(301) 🗆 One				(10)															
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(304) 🗆 Two				(00)		Excellent							<u>`</u>	Excell					
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														(Cont	inue on back)				

118ip 35010 NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement



FORM

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

521

	nt is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 01 Day 05 Yr. 23 4 Date of Deed Mo. 12 Day 30 Yr. 23						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller)	Grantee's Name (Buyer)						
Roger and Paula Hammond Street or Other Mailing Address	Charles E and Barbra J Lewis Street or Other Mailing Address						
737 W 4th Ave	141 N Cherry St						
City State Zip Code Red Cloud NE 68970	The state of the s	970					
Phone Number (402) 461-6765	(400) 700 0004	✓ No ✓ No					
Email Address	Email Address						
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.						
(A) Status (E) Property Type (C)						
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile H	lome					
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt						
IOLL Commercial Recreational							
	nd Contract/Memo Partition Sheriff Other						
	ase Personal Rep. Trust/Trustee neral Quit Claim V Warranty						
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	losure Irrevocable Trust Revocable Trust Transfer on Death						
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary						
Buyer Seller No Court Decree Exchange Gran 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended						
Yes No	Yes No	use.)					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)						
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Other Other						
	and Grandchild Spouse						
Ex-spouse Parents and C							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ %						
\$46,000 16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the na						
Yes V No	of the agent or title company contact.) Yes Don Mehring	No					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent						
129 E 4th Ave Red Cloud, NE	Same as Grantee						
18a No address assigned 18b Vacant land							
20 Legal Description (Attach additional pages, if needed.)							
See attached							
21 If agricultural, list total number of acres transferred in this transaction							
22 Total purchase price, including any liabilities assumed	22 \$ 50,000,0	00					
23 Was non-real property included in the purchase? Ves No (If Yes, enter dollar amount and attach itemized list.) (see	\$ 4,000 ₁ 0)0					
500000 5000 5000 500 500 5000 5000000 5000000	\$ 42,000.0						
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	n number Int 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) 746-36 Phone Number	13					
Sign Print or Type Name of Graptee or Authorized Representative	Attorney 1/5/03)					
	Title Title						
liele	<i>r j</i>	mh.					
Register of Deed's Use O 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	nly For Dept. Use Or 28 Recording Data	шу					
1 5 23 \$ 103 50	BK 2023 to 27						
Mo Day Yr	Authorized by Neb. Rev. Stat. §§ 76-214, 77-13	327(2)					

Lots Two (2), Three (3) and the West Four feet (W4') of Lot Four (4), Block One (1), William's Addition to Red Cloud, Webster County, Nebraska

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS:

That Roger Hammond and Paula Hammond, husband and wife, (Sellers), of 737 W 4th Ave, Red Cloud, Nebraska 68970, in consideration of \$4,000.00 Dollars paid and allowed by Charles E. Lewis and Barbra J. Lewis, husband and wife (Buyer), of 141 N Cherry St, Red Cloud, NE 68970, the receipt of which is hereby acknowledged, do hereby sell, assign, transfer and deliver to the Buyer herein named, the following goods and chattels "as-is", to-wit:

(1)	All appliances on the bowling alley premises	\$2,000.00
(2)	All kitchenware on the bowling alley premises	\$1,000.00
(3)	All bowling materials on the bowling alley premises	\$1,000.00

To have and to hold the same unto the said buyer and the heirs, executors, administrators, successors and assigns of the said buyer forever.

Dated this 30 day of January, 2023.

SELLER:

SELLER:

Roger Hammond

DESCRIPTION

Paula Hammond

AMOUNT

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 30, 2023, by Roger Hammond and Paula Hammond, husband and wife.

Comm. expire

GENERAL NOTARY - State of Nebraska
KORY MCCRACKEN
My Comm. Exp. August 27, 2026

Notary Public

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of A.D., 20 a.B., at 3.48 o'clock P.M. Recorded in Book and on Page A.D. County Clerk

NEBRASKA DOCUMENTARY
STAMPIAX
Date -5-23
\$ 103.50 By Q D

JOINT TENANCY WARRANTY DEED

Roger Hammond and Paula Hammond, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Charles E. Lewis and Barbra J. Lewis, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Two (2), Three (3) and the West Four feet (W4') of Lot Four (4), Block One (1), William's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed January 30, 2023.

Roger Hammond

Paula Hammond

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

December

The foregoing instrument was acknowledged before me on January <u>30</u>, 202**3**, by Roger Hammond and Paula Hammond, husband and wife.

Comm. expires

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2026

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date				S	School District Code												
91	202	23	32	10/7	/2022	Base: 6	55-00	11	Affi	liated:			Unified:									
Location	ID	Sale	Number	Useability	& Code#	Parcel Number																
0011103	00		6	1		GeoCde	Twn	Rng	Se	ct Qrt	S	Subdiv	Area	Blk	P	arcel						
	Da	ate of S	ale Assessed	Value		4375	2	9	2:	2 1	0	0000	1	000	14	450						
Land		Imp	rovements	T	otal		Date of Sale			Propert	уC	lassifica	cation Code									
631	,585				631,585	Status	Proj	erty Ty	ре	Zoning		Location	ı City Size		Parcel Size							
	1	Irrigat	ion Type:			A) 2	B)	05		ෆ 5	:	D) 3	E)	0	F)	9						
LCG ACRES: VALUE:							LCG			AC	RES	S:		VALI	JE:							
IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1													
	1A		47.770	:	218,785				IG				-									
	2A1																					
	2A 31.350 137,000				137,000			2	2G													
	3A1 13.660 58,190				58,190			30	G1													
	3A							3	3G													
	4A1					4G1																
	4A		38.210		161,630			2	4G													
DRYLANI	IDI						Shelterbe	lt/Timb	er													
	1D		13.270		33,505			Accreti	on													
	2D1							Was	ste													
	2D		2.520		5,595			Oth														
	3D1		6.720		14,920	AG L	AND T	ГОТА	\mathbf{L}	1.		.740		6	31,	585						
	3D							Roa	.ds		3.	. 960										
	4D1						F	arm Sit	tes													
	4D		1.240		1,960			ome Sit	-													
						Recreation																
	wellings							Oth	\rightarrow	-			:									
Outl	ouildings					No	n-AG	ГОТА	\mathbb{L}	, , e e e e e	3.	. 960			Non-AG TOTAL 3.960							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
	···	
Comments from	Comments:	
001110300		
		(Continue on back)

NERRASKA

Real Estate Transfer Statement

FORM

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

Good Life, Great Service.	• To be filed with the Register of Deeds. • Re	and instructions on reverse side	521					
DEPARTMENT OF REVENUE		ment and identify the applicable item number.	<i>52</i> i					
	CONTRACTOR OF THE CONTRACTOR O	nt is signed and items 1-25 are accurately completed.						
1 County Name	2 County Number	3 Date of Sale/Transfer 4 Date of Deed 10 Day 07 Vr 2022 Mg 12 Day 30 Vr 2022						
	WEBSTER - 91	Wo Day 11.						
5 Grantor's Name, Addre Grantor's Name (Seller)	ess, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)						
Gary D and Laura		Grantee's Name (Buyer) Steven K & Diane K Gebers, Trustees, David L & She	erry Gebers, Trustees					
Street or Other Mailing Ad 1492 HWY 136		Street or Other Mailing Address 4061 Road M						
Red Cloud	State Zip Code NE 68970	City State NE Phone Number Is the grantee a 501(c)(3) organize	Zip Code 68961 ation? Yes No					
Phone Number (402) 746-3374		Phone Number Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four						
Email Address n/a		Email Address n/a						
7 Property Classificatio	n Number. Check one box in categories A and B. Check C it	property is also a mobile home.						
(A) Status	(В) Property Type	(C)					
Improved Unimproved IOLL	Single Family ☐ Industrial Multi-Family ✔ Agricultural Commercial ☐ Recreational	Mineral Interests-Producing State Assessed Mineral Interests-Producing Exempt	Mobile Home					
Bill of Sale	Corrective Easement Le	nd Contract/Memo	Other					
9 Was transfer part of kind exchange (I.R.C Exchange) by buyer or Buyer Sel	C. § 1031 Auction Easement Gift	Life Estate Sale Tru	insfer on Death istee to Beneficiary her (Explain)					
✓ Yes No		12 Was real estate purchased for same use? (If N	lo, state the intended use.)					
13 Was the transfer between Yes No		Partnership, or LLC Self Othe and Grandchild Spouse	or					
4 What is the current mar	ket value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate.)					
6 Does this conveyance of	divide a current parcel of land?	Yes No \$17 Was transfer through a real estate agent or a title company?	(If Yes, include the name					
Yes No		of the agent or title company contact.) Yes Agri-Affilia	ites No					
Rural		19 Name and Address of Person to Whom the Tax Statement S (Same as grantee)	hould be Sent					
18a V No address assig								
Northeast Qua	ch additional pages, if needed.) Inter (NE¼) of Section Twenty-two (22 Webster County, Nebraska.	2), Township Two (2) North, Range Nir	ne (9), West of					
1 If agricultural, list total n	number of acres transferred in this transaction160+-							
	e, including any liabilities assumed	22 \$	1,480,000 00					
	ty included in the purchase? If Yes, enter dollar amount and attach itemized list.) (see	instructions)	43,070 <mark>,</mark> 00					
24 Adjusted purchase p	price paid for real estate (line 22 minus line 23)		1,436,930 00					
25 If this transfer is exe	empt from the documentary stamp tax, list the exemption	number						
correct, and	r penalties of law, I declare that I have examined this stateme I that I am duly authorized to sign this statement. B) Garwood	ent and that it is, to the best of my knowledge and belief, true, co	(402) 746-3613					
	e Name of Grantee or Authorized Representative	Attorney	Phone Number Dec. 28, 2022					
	of Grantee or Authorized Representative	Title	Date					
	Register of Deed's Use O	nly	For Dept. Use Only					

_ Day 6

26 Date Deed Recorded

27 Value of Stamp or Exempt Number

28 Recording Data

- + 31,820.00000 T & L PIVOT SYSTEM
- + 21,250.00000 IRRIGATION WELL, MOTOR, GEARHEAD, ETC
- + 53,070.00000
- 10,000.00000 WELL
- + 43,070.00000 NET FOR DOC STAMPS

State of Nebraska 755 County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 6 Jan A.D., 2023, at 9/58 o'clock A. M. Recorded in Book 2023 County Clerk Y O Deputy

NEBRASKA DOCUMENTARY STAMP TAX

BOOK 223 PAGE 32

WARRANTY DEED

Gary D. Rasser and Laura L. Rasser, husband and wife, GRANTORS, in consideration of ONE MILLION FOUR HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$1,480,000.00) receipt of which is hereby acknowledged, convey to Steven K. Gebers and Diane K. Gebers, Co-Trustees of the Steven K. Gebers and Diane K. Gebers Revocable Trust dated April 24, 2013, an undivided one-half interest; and to David L. Gebers and Sherry Gebers, Co-Trustees of the David L. Gebers and Sherry Gebers Revocable Trust dated May 23, 2013, an undivided one-half interest, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Two (2) North, Range Nine (9), West of the 6th P. M., Webster County, Nebraska.

GRANTORS covenant with the GRANTEES that GRANTORS:

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

Executed December 30, 2022.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires /2-9

SENERAL NOTARY - State of Nebraska DAVID B. GARWOOD v Comm. Exp. December 2, 2029

Page 1 of 1 Pages DAVE:F:\WP\2022\GEBERASS\GEBERS.WD 12/28/22

Agricultural Land Sales Worksheet

Page P	Cnty No.	Во	ok	Page	Sale	Date	School District Code										
001613300 7 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	91	20	23	45	1/6/	/2023	Base: 91-0002 Aff					d:		Unified:			
Mathematical Part Mat	Location	ID	Sale	Number	& Code#	Parcel Number											
Land Improvements Total 32,830 117,815 150,645 same of the part of the p	0016133	300		7	1		GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	Parcel	
Note		D	ate of S	ale Assessed	Value		4243	3	10	3	3	3	00000	1	000	0000	
Itrigation Type:	Land		Im	provements	T	otal		D	ate of	Sale	Pro	perty	Classific	ation (Code		
LCG ACRES: VALUE: LCG ACRES: VALUE: IRRIGATED 1AI GRASSLAND 1GI CAL CAL <t< th=""><th>32</th><th>,830</th><th></th><th>117,815</th><th>1</th><th>L50,645</th><th>Status</th><th>Proj</th><th>erty Ty</th><th>ре</th><th>Zo</th><th>ning</th><th>Location</th><th colspan="2">n City Size</th><th>Parcel Size</th></t<>	32	,830		117,815	1	L50,645	Status	Proj	erty Ty	ре	Zo	ning	Location	n City Size		Parcel Size	
IRRIGATED 1AI GRASSLAND 1GI 1A 1G 2AI 2GI 2A 2GI 3AI 3GI 4AI 4GI 4AI 4GI 4AI 4GI 5BYLAND 1DI 5Belterbelt/Timber 1D Accretion 2DI 4AG 2DI 4AG 3DI AG 4AG 4AG 4AG 4AG <th></th> <th></th> <th>Irriga</th> <th>tion Type:</th> <th></th> <th></th> <th>A) 1</th> <th>B)</th> <th>05</th> <th></th> <th>C)</th> <th>5</th> <th>D) 3</th> <th>E)</th> <th>0</th> <th>F) 5</th>			Irriga	tion Type:			A) 1	B)	05		C)	5	D) 3	E)	0	F) 5	
1A	LCG			ACRES:	VAI	.UE:		LCG				ACR	ES:		VAL	Ú E:	
2A 2G IRRIGATE	ED 1A1					GR	ASSLA	ND 1	G1								
2A 2G 2G 3A1 3G 3G 3A2 3G 3G 4A3 4G 4G 4A4 4G 4G 4A5 5helterbelt/Timber 4G 4A6 4G 4G 4A7 4G 4G 4B7 4G 4G 4B8 4G 4G 4B1 4G 4G 4B2 4G 4G 4B3 4G 4G 4B4 4G 4G 4G 4B5 4G 4G 4G 4B6 4G 4G 4G 4G 4B7 4G 4G 4G 4G 4G 4B7 4G 4G<		1A								1G							
3A1 3G1	2A1							20	Gl								
3A 3G 3G 4A1 4G1 4G1 4A2 4G1 4G1 DRYLAND 1D1 Shelterbelt/Timber 5helterbelt/Timber 1D Accretion 4G1 2D1 Waste 4G1 2D2 Tother 4G2 3D3 AG2 AG3 4D1 Farm Sites 5G2 4D2 Farm Sites 3.510 32,830 By Home Sites 3.510 32,830 By Dwellings 117,815 Other 60		2A							2	2G							
4A1 4A1 4A2 4A3 4A4 4		3A1							30	Gl							
AA		3A								3G							
DRYLAND 1D1 Shelterbelt/Timber (a) 1D Accretion (a) 2D1 Waste (a) 2D2 Other (a) 3D1 AG LAND TOTAL (a) 3D2 Roads 0.550 4D1 Farm Sites (a) 4D2 Home Sites 3.510 32,830 Recreation Recreation (b)		4A1							40	GI							
Accretion Accr		4A							4	4G							
2D1 Waste Waste Maste M	DRYLANI	D 1D1					S	helterbe	lt/Timb	oer							
2D Other Other Mage Land Total Mage Land		1D							Accreti	on							
3DI AG LAND TOTAL Control of the part of the		2D1							Was	ste				<u> </u>			
3D Roads 0.550 4DI Farm Sites		2 D							Otl	пет						<u> </u>	
4D1 Farm Sites 4D2 Home Sites 3.510 32,830 Recreation Dwellings 117,815 Other		3D1					AG LAND TOTAL										
4D Home Sites 3.510 32,830 Recreation Recreation 117,815 Other Other		3D				_			Roa	ıds			0.550				
Recreation Dwellings 117,815 Other		4D1					Farm Sites										
Dwellings 117,815 Other		4D						Н	ome Sit	tes			3.510			32,830	
								R	ecreati	on							
Outbuildings Non-AG TOTAL 4.060 32,830	Γ	wellings			1	.17,815			Otl	ner							
	Outl	buildings					Noi	ı-AG T	ГОТА	T			4.060			32,830	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
Comments from	Comments:	
001613300		**
		1.00.100
		(Continue on back)
		PAT 96-106-99

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

	nt is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 2023 4 Date of Deed 2033 Mo. Day 6 Yr. Day 6 Yr.							
	6 Grantee's Name, Address, and Telephone (Please Print)							
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer)							
Jonathan D. Ellis and Kellyn Ellis	Austin Rose							
Street or Other Mailing Address	Street or Other Mailing Address 1341 Road 1550							
City State Zip Code Lepland DE 68981	City Red Cloud NE State NE Code 68970							
Phone Number 469-17/3	Phone Number Is the grantee a 501(c)(3) organization? Yes No							
Email Address N/a	Email Address							
7 Property Classification Number. Check one box in categories A and B. Check C								
	B) Property Type (C)							
Improved	Mineral Interests-Nonproducing State Assessed Mobile Home Exempt							
☐ IOLL ☐ ☐ Commercial ☐ Recreational								
	and Contract/Memo Partition Sheriff Otherease Personal Rep. Trust/Trustee							
	Ineral Quit Claim Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	closure Irrevocable Trust Revocable Trust Transfer on Death							
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary stor Trust Partition Satisfaction of Contract Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)							
✓ Yes No	Ves							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel								
	Partnership, or LLC Self Other Other							
	s and Grandchild Spouse							
Ex-spouse Parents and C								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ %							
\$135,000 16 Does this conveyance divide a current parcel of land?	Yes V No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name							
Yes No	of the agent or title company contact.) Yes Country Road Realty No							
18 Address of Property 1341 Road 1550 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.)								
See Attached								
21 If agricultural, list total number of acres transferred in this transaction3.59+-								
22 Total purchase price, including any liabilities assumed								
23 Was non-real property included in the purchase?	\$							
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	9							
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23) $\ldots \ldots$								
25 If this transfer is exempt from the documentary stamp tax, list the exemptio	n number							
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, complete, and							
Austin Rose	42-984-944							
Print or Type Name of Grantee or Authorized Representative	Phone Number							
sign (200	Grantee 1-6-23							
here Signature of Grantee or Authorized Representative	Title Date							
Register of Deed's Use O	Only For Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data							
Mo. 1 Day 6 Yr. 23 \$ 303.75	BK 2023, Pg 45							
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)							

A parcel of land located in the West Half of Section Thirty-three (33), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the northeast corner of the Northwest Quarter of said Section 33, thence S00°03'53"E (assumed bearing) on the East line of said Southwest Quarter, a distance of 2534.90 feet; thence S89°56'07"W, perpendicular to said East line, a distance of 31.42 feet to the point of beginning; thence S89°27'33"W, a distance of 250.01 feet; thence S00°03'53"E, parallel with said East line, a distance of 623.49 feet; thence S88°49'12"E, a distance of 250.06 feet; thence N00°03'53"W, parallel with said East line, a distance of 631.00 feet to the point of beginning.

BOOK 2023 P/	AGE US
--------------	--------

State of Nebraska ss. Entered on the numerical index and filed for record in the Clerk's office of said county this _ _ day Tan A.D., 20 23, at 11:50 o'clock A M. Recorded in Book 2003 Haring County Clerk

V Deputy Ind___Comp Assessor_ _Carded_

NEBRASKA DOCUMENTARY STAMP TAX Date 1-6-23

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

WARRANTY DEED

Jonathan D. Ellis and Kellyn Ellis, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Austin Rose, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A parcel of land located in the West Half of Section Thirty-three (33), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the northeast corner of the Northwest Quarter of said Section 33, thence S00°03'53"E (assumed bearing) on the East line of said Southwest Quarter, a distance of 2534.90 feet; thence S89°56'07"W, perpendicular to said East line, a distance of 31.42 feet to the point of beginning; thence \$89°27'33"W, a distance of 250.01 feet; thence S00°03'53"E, parallel with said East line, a distance of 623.49 feet; thence S88°49'12"E, a distance of 250.06 feet; thence N00°03'53"W, parallel with said East line, a distance of 631.00 feet to the point of beginning.

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

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

Executed January 6, 2023 STATE OF NEBRASKA COUNTY OF Webster)

The foregoing instrument was acknowledged before me on January 6, 2023 by Jonathan D. Ellis and Kellyn Ellis, husband and wife.

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

Agricultural Land Sales Worksheet

Cnty No.	Boo	ok.	Page		Sale Date	School District Code										
91	202	23	47	1,	6/2023	Base: 91-0074 Affi				iated:		Unif	Unified:			
Location ID Sale Number Useability & Code #						Parcel Number										
000804000 8 1 GeoCde Twn Rng Sec						t Qrt	Subdiv	Area	Bik	Pa	ırcel					
	Da	ate of S	ale Assessed	Value		4373			00	0	50005		017	00	000	
Land		Imp	rovements		Total		D	ate of	Sale	Property	Classific	ation (Code			
	820		1,590		2,410	Status	Pro	perty Ty	ре	Zoning	Location	City Size Pa		Parce	el Size	
		Irrigat	ion Type:			A) 1	B)	01		c) 1	D) 1	E)	8	F)	3	
LCG			ACRES:	1	ALUE:		LCG	. 19. 3		ACR	ES:	1 1	VAL	UE:		
IRRIGATE					300	GR	ASSLA	ND 10	Gl					,		
	1A							-	IG		_					
	2A1							20	Gl							
	2A							2	2G							
	3A1							30	G1							
	3A							3	3G							
	4A1							40	G1							
	4A								4G							
DRYLANI) ID1					5	Shelterb	elt/Timb	per							
	1D							Accreti	on							
	2D1							Was								
	2D							Otl	-							
	3D1			<u> </u>		AG L	AND T		_							
	3 D		***					Roa	-			<u> </u>				
·	4D1			<u>-</u>				arm Sit	-							
edulating of any constraint of the latest statement	4D		TO DESCRIPTION OF THE RESERVED		elikari Park Kalendari Karat			ome Sit	_		0.480		-		800	
	and the second						F	Lecreati	on							
	wellings							Otl								
Outl	ouildings				1,590	No	n-AG	FOTA	Ъ		0.480			3	800	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000804000	
	(Continue on back)

Real Estate Transfer Statement

Good Life. Great Service. DEPARTMENT OF REVENUE

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

• If additional space is needed, add an attachment and identify the applicable item number.

Autoconstruction and 15000000000	The deed w	ill not be recorded	d unless th	is statemen							
1 County Name		2 County Number		1	3 Date of Sale/Transfer 4 Date of Deed						
	WEBST	Manager and the second			Mo Day Yr Mo Day Yr 6 Grantee's Name, Address, and Telephone (Please Print)						
5 Grantor's Name, Ad		none (Please Print)			Grantee's Name (E		reiepnone (Pie	ease Print)	5		
Grantor's Name (Seller Kenneth Bergm					David I and I	Nicole Ellis					
Street or Other Mailing 312 4th St	g Address				Street or Other Ma 301 4th St	ailing Address	0.0	1-1-	7in Code		
City Blue Hill (Cowle	es)	State NE		Zip Code 68930	Blue Hill (Co		e grantee a 501	tate NE (a)(3) arganiza	Zip Code 68930 ation? Yes V No		
Phone Number (785) 282-4862					Phone Number (402) 746-04	159 If Yes	e grantee a 501 s, is the grantee	a 509(a) four			
Email Address					Email Address	· ·					
7 Property Classifica	ation Number Ch	ack one hov in cate	nories A and	B Check C if	property is also a	mobile home.					
(A) Status	ation Number. Cit	eck one box in cares	jones A una	9.000	Property Type				(C)		
√ Improved		nily In	dustrial		Mineral Interests	-Nonproducing	Sta	ate Assessed	Mobile Home		
Unimproved	Multi-Fam		gricultural		Mineral Interests	s-Producing	Ex	empt			
OLL	Commerci	ial R	ecreational								
8 Type of Deed	Conservator		Distrib	utionLar	nd Contract/Memo	Partition	Sherif		Other		
Bill of Sale	Corrective Death Certificat	e – Transfer on Death	Easem		ase neral	Personal Re	ep. ☐ Trust/ ✓ Warra	Trustee nty			
9 Was transfer par	rt of IRS like-	10 Type of Transfer	Distributi	ion Forecl	osure Irrevoca	ble Trust Re	evocable Trust	Tra	ansfer on Death		
kind exchange (I Exchange) by buye	.R.C. § 1031 er or seller?	Auction	Easemen	nt Gift	Life Esta	ate ✓ Sa	ıle	Tr	ustee to Beneficiary		
Buyer	Seller ✓ No	Court Decree	Exchang	e Granto	or Trust Partition		tisfaction of Cor		ther (Explain)		
11 Was ownership tran	nsferred in full? (If N No	No, explain the divisio	n.)		12 \	Was real estate p ✓ Yes	purchased for sa No	ame use? (If I	No, state the intended use.)		
13 Was the transfer be	Name of the second	if to a trustee are the	tructor and l	hanaficiany rela	atives? (If Ves. check		hox)				
Yes		Uncle to Niece or Ne			Partnership, or LLC	Self	, Don.,	Othe	er		
		rs and Sisters			and Grandchild	Spouse					
	Ex-spo			Parents and Cl	hild	Step-pa	arent and Step-o	child			
14 What is the current	market value of the	e real property?			15 Was the mortg	gage assumed?	(If Yes, state the	amount and	interest rate.)		
\$8,500					Yes				%		
16 Does this conveyan	ce divide a current	parcel of land?			17 Was transfer to	hrough a real es r title company c	toot		? (If Yes, include the name		
Yes ✓	No					2 2					
18 Address of Property	/				19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee						
322 4th St Blue Hill (Cowles). NE				Same as Gra	niee					
18a No address as		Vacant land									
20 Legal Description (A											
See Attached	, and the second person										
See Attached											
21 If agricultural, list to	tal number of acres	s transferred in this tra	ansaction		·						
22 Total purchase p	ulas laskudises	nu liabilitias sasum	ned.					22 \$	8,500,00		
22 Total purchase p 23 Was non-real pro			ieu		. ,			\$	0,500,00		
Yes ✓ N	No (If Yes, enter d	ollar amount and a	ttach itemiz	ed list.) (see	instructions)			23			
24 Adjusted purcha								24 \$	8,500 00		
25 If this transfer is	exempt from the	e documentary star	np tax, list t	the exemption	n number						
U	nder penalties of	law, I declare that I	have examine	ed this stateme	ent and that it is, to	the best of my l	knowledge and	belief, true, c	omplete, and		
Kory	J McCracke	n							(402) 746-3613		
Print or	Type Name of Gra	ntee or Authorized R	epresentative)		Attorn	201		Phone Number		
sign Attorney							_ <u> </u>				
here Signatu	ure of Grantee or A	uthorized Representa	tive		Title				į t		
		Re	gister of D	eed's Use O					For Dept. Use Only		
26 Date Deed Records		27 Value of Stamp of	or Exempt Nu	mber	28 Recording Dat	a _ ^	1.0				
Mo Day _	o_yr. 23	\$ 20.2	5		BK &	2023 Y	941	porized by Nob 1	Rev Stat & 76-214 77-1327(2)		

Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Seventeen (17), Original Town of Cowles, Webster County, Nebraska.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-0-39
\$ 20-35 By 175

JOINT TENANCY WARRANTY DEED

Kenneth Bergman, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to David I. Ellis and Nicole Ellis, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Seventeen (17), Original Town of Cowles, Webster County, Nebraska.

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

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

Executed January 6, 2023.

Kenneth Bergman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January $\cancel{\cancel{b}}$, 2023, by Kenneth Bergman, a single person.

Comm. expires

GENERAL NOTARY - State of Nebrasks
KORY MCCRACKEN
My Comm. Exp. August 27, 2028

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date		School District Code							<u> </u>					
91	20	23	52	1/9/2023		Base: 9	1-0	002	Affili	ated:	Unified:							
Location	ID	Sale Nu	mber	Use	abili	ty & Code#		gerini Sullan	Parc			Number						
0001683	300	9			1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Bik	Pa	ırcel		
	D:	ate of Sale A	Assessed	l Value			4491			00	0	10115		001	00	00		
Land		Improv	ements			Total		1	Date of	Sale F	roperty	y Classific	ation	Code				
	830	2	24,21	5		25,045	Status	Pr	operty Ty	ре	Zoning	Locatio	ntion City Size			Parcel Size		
Assessor Lo	cation:	RED CLO	OUD (I	RC)			A) 1	B)	01	(D) 1	D) 1	E)	6	6 F) 2			
						Residential		2 2 2	Commercial									
	Mul	tiple Improv	ements:	Multip	e. Imp	rovements.:			Multiple.	Improv	rements.:							
		Construction	on Date:	Constr	iction :	Date: 19	49		Construc	tion Da	te:							
			Floor:	Floor S	q. Ft.				Floor Sq.	Ft. :								
		Building Co	ost New:	Cost:		134,3	80		Cost:				,					
Single Family	Style:	101		Resid	ential	Condition: 2	0		Comme	rcial ()ccupan	cy Code:	· .		· · · · ·			
(100) 🗆 Mo	bile Hon	ne e		(10)		Worn Out			Primary	-	0	ther1:	··-	Other2:				
(101) 🗷 One	e Story			(20) 🗷 Badly Worn					Commercial Construction Class:									
(102) 🗆 Two	o Story			(30) □ Average					(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spl	it Level	·		(40) Good					(2) Reinforced Concrete Frame									
(104) 🗆 11/				(50)		Very Good			(3) Masonry Bearing Walls									
(111) 🗆 Bi-l				(60)	(60) □ Excellent				(4) Wood or Steel Framed Ext. Walls									
(106) □ Oth	ner						(5)											
Townhouse or	r Duplex	Style:				Quality: 30			(6) Pole Frame									
(301) 🗆 One		. ———		(10)		Low			Cost Ra				Condition: (10) Worn Out					
(302) 🗆 Two				· · ·		Fair			(10)				<u>` </u>					
(307) 🗆 11/						Average		(20) ☐ Average (20) ☐ Badly V										
(308) □ Spl				(40)											Average			
(309) 🗆 21/				(50)		Very Good			(40) □	ı Hıgi	1		(40) ☐ Good (50) ☐ Very Good					
(304) □ One				(60)		Excellent			<u> </u>	·				l Excel		_		
(305) 🗆 Two										-			(60) E	_ Excel	CIII			
Assessor's																		
Assessor Co	omment	s and Reas	on for A	djustr	nent:													
JTWD																		
	·mr												_					
												-						
		<u></u>				*												
Comments 1	from							Comm	nents:	-:								
000168								- vann	101103.									
								-										
														(Cont	inue on	back)		

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

9

FORM **521**

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer) Robert L. Smith, Jr. and Myra E. LaBue Smith
Anissa Castor Sauceda and Alek Sauceda Street or Other Mailing Address	Street or Other Mailing Address
705 N Cherry St	525 N Franklin St
City State Zip Code NE 68970	Red Cloud NE State NE Zip Code 68970
Phone Number (469) 595-3066	Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address n/a	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B	Property Type (C)
✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
Bill of Sale Corrective Easement Le. Cemetery Death Certificate – Transfer on Death Executor Mile	nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee neral Quit Claim Warranty
	Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.
	Partnership, or LLC Self Other
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$70,000 16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.) Yes RAI of Nebraska No
18 Address of Property 525 N Franklin 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.) Lots Four (4), Five (5) and Six (6), Block One (1), S Cloud, Webster County, Nebraska	ubdivision of Annex Lot Twelve (12), City of Red
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 70,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement. Robert L. Smith, Jr.	nt and that it is, to the best of my knowledge and belief, true, complete, and
Print or Type Name of Grantee or Authorized Representative	Phone Number Grantee 1/9/2023
here Signature of Grantee or Authorized Representative	Title Title Title Title
Register of Deed's Use Or	lly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data BK203, Pa 52
Mo Day Yr. \(\omega \omega \) \(\psi \) \(\sigma \) \(\psi \) \(\sigma \omega \) \(\psi \) \(\psi \) \(\psi \omega \o	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
lebraska Department of Revenue	7.00.01.00.00.00.00.00.00.00.00.00.00.00.

	BOOK 2013 PAGE 52
State of Nebraska Ss. County of Webster	
Entered on the numerical index and filed for record in the	
Clerk's office of said county this 1 day of Joan A.D., 20 <u>33</u> , at 1:38	
o'clock P.M. Recorded in Book 2023	
The tant a County Clerk	NEBRASKA DOCUMENTARY STAMP TAX
IndCompAssessorCarded	Date 1-9-23 \$ 157.50 By AL
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	
·	Y WARRANTY DEED
Anissa Sauceda, formerly Anissa Castor and A	
consideration of ONE DOLLAR (\$1.00) and o	
	Bue Smith, 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):	
Lot Four (4), Five (5) and Six (6), Block One (Red Cloud, Webster County, Nebraska	1), Subdivision of Annex Lot Twelve (12), City of
Grantors covenant, jointly and severally, if mor	e than one, with Grantees that Grantors
	ate and that it is free from encumbrances;
(2) have legal power and lawful author	
	real estate against the lawful claims of all persons.
Executed January 9, 2022.	
Knisco Sovendo	All S
Allissa Saucetia //	Alek Sauceda
STATE OF NEBRASKA)	
COUNTY OF WEBSTER) ss.	
The foregoing instrument was acknowle	dged before me on January ? , 2023 by
Anissa Sauceda, formerly Anissa Castor, and Ale	ek Sauceda, wife and husband.

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

Less A Probald
Notary Public

9/27/2025 My commission expires: __

Cnty No.	Book		Page		Sale Date				S	cho	ol Dis	trict (ode					
91	2023		67	1,	10/2023	Base:	Base: 65-0011 Affiliated:							Unified:				
Location ID	s	Sale Nu	mber	Useab	ility & Code#	Parcel Number											patriet. Na liet	
001212800	1212800 10 1			GeoCde	Twn	Rng	Se	ect	Qrt	Subd	liv	Area	Blk	P	arcel			
Date of Sale Assessed Value			4241	3	9	2	9	3	000	00	1	000	00 2455					
Land		[mprov	ements		Total		1)ate of	Sale	e Pr	operty	Clas:	sifica	tion (Code			
438,13	5 438,135			Status	Pro	perty T	уре	Z	oning	Loc	ation	n City Size		Parcel Size				
	Irr	igation T	Гуре:	. 1		A) 2	B)	05	·	C)	5	D)	3	E)	0	F)	9	
LCG		ACR	ES:		VALUE:		LCG				ACR	ES:			VAL	UE:		
	lA1					GF	RASSL		.G1			8.36	50			25,	705	
	1A						1G				41.460				58,045			
	2A1					2G1					3.120				4,370			
	2A								2G									
	3A1							3	G1			4.66	50			6,	520	
	3A								3G									
	4A1		*-					4	IG1									
-	4A								4G				_					
DRYLAND	lD1			_	40 710	<u> </u>	Sheltert		- 1									
·	1D		7.310		43,710		-	Accret										
	2D1		7.510 5.150		44,215 78,035				iste her									
	2D 3D1		3.310		96,150	AGI	AND		_		23	2.39	90		4	38,	135	
	3D		J.J.U		30,230	AGI	2634 112	Ro				7.00						
	4D1		2.880		4,550			Farm S		-				to Seed. The	<u>.es - 1 12 - </u>	<u> </u>	·i	
	4D		8.630		76,835			Tome S	\rightarrow									
								Recreat	-								-	
Dwell	ngs				COMPANY OF THE PROPERTY OF THE			Ot	her									
Outbuild						No	n-AG	TOTA	1 L			7.00	00					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
CORPORATE WD		
Comments from	Comments:	
001212800 001214600		
		(Continue on back)
	· · · · · · · · · · · · · · · · · · ·	PAT 96-106-99

DOCUSIGN Envelope ID: EB1E1553-3101-46CF-89A0-4D6AAAA384FF NEBRASKA- Good I if a Grad Service. To be filled with the Register of Deeds, R	ransfer Statement 10 FORM 521									
• If additional space is needed, add an attach	ment and identity the applicable item number.									
	tement 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. 1 Day 10 ff. 23 MO. Day 11.									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) Schmidt Brothers, Inc., a Nebraska corporation	Grantee's Name (Buyer) Kristin M. Greenhalgh, Trustee of the Kristin M. Greenhalgh Revocable Trust									
Street or Other Malling Address 15770 Lakeside Estates	Street or Other Mailing Address 1910 Road M									
CityStateZip CodeCreteNE68333	City State Zip Code Guide Rock NE 68942									
Telephone Number 319-541-7104	Phone Number Is the grantee a 501(c)(3) organization? Yes X No (402) 257-3788 If Yes, is the grantee a 509(a) foundation? Yes X No									
Email Address NA	Email Address NA									
7 Property Classification Number. Check one box in categories A and B. Chec	k C if property is also a mobile home.									
(A) Status	(B) Property Type (C)									
☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ Commercial ☐ Recreational	☐ Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home ☐ Mineral Interests-Producing ☐ Exempt									
8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sherriff Cther										
9 Was transfer part of IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller? Buyer Seller No Seller No Seller Seller Seller No Seller Sel										
11 Was ownership transferred in full? (If No, explain the division.) X 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 beneficia	ry relatives? (IFYes, check the appropriate box.) Corp., Partnership, or U.C. Self Other									
☐ Brothers and Sisters ☐ Grandpa	Corp., Partnership, or U.C Self Other arents and Grandchild Spouse Step-child									
14 What is the current market value of the real property? \$949,543.00	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?	17 Was transfer through a real estate agent or a title company? (If Yes, include the nam of the agent or title company contact.) Yes Hertz Farm Management No									
18 Address of Property	19 Name and Address of Person to Whom Tax Statement Should be Sent									
•••••••••••••••••••••••••••••••••••••••	Same as #6									
18a 🛛 No address assigned 18b 🔲 Vacant Land										
20 Legal Description See Attached Exhibit "A"										
21 If agricultural, list total number of acres229.39	\$ 949,543 00									
22 Total purchase price, including any liabilities assumed	22 310,0.0									
23 Was non-real property included in the purchase? 🔲 Yes 🔀 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,] 070,010,00									
25 If this transfer is exempt from the documentary stamp tax, list the exemption under penalties of law, I declare that I have examined this state	on number									
correct, and that I am duly authorized to sign this statement.	(402) 257-3788									
- Visin II Creambainh Tructoa	(402) 201-0100									

Kristin M. Greenhalph, Trustee
Printer Type Name of Grantee or Authorized Representative
Existin M. Greenhalph, Trustee sign Grantee Title Signature of Grantee of Authorized Representative here Register of Deeds' Use Only

Phone Number

For Dept. Use Only

1/10/23 Date

	26 Date Deed Recorded Mo. 1 Day 10 Yr. 23	27 Value of Stamp or Exempt Number \$ 2137.50	28 Recording Data BK 202
•	Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-	269-2008 Rav. 5-2019 G-703030	070

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

File No.: G10003070

EXHIBIT "A"

Parcel 1

The West Half of the Northwest Quarter of Section 32, Township 3 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

Parcel 2

The Southwest Quarter of Section 29, Township 3 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

Index	
Computer	
Assessor	
Carded	

Bk 2023, Pg 67

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of January A.D., 2023, at 10:47 o'clock AM. Recorded in Book 2023 on Pages 67-68

BudlepadotA

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

CORPORATE WARRANTY DEED

Schmidt Brothers, Inc., a Nebraska corporation, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Kristin M. Greenhalgh, Trustee of the Kristin M. Greenhalgh Revocable Trust, GRANTEE, hereby conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Parcel 1

The West Half of the Northwest Quarter of Section 32, Township 3 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

Parcel 2

The Southwest Quarter of Section 29, Township 3 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Dated 1-9-2023

Please Return recorded document to: Nebraska Title Company 734 N. Diers Ave Grand Island, NE 68803 Schmidt Brothers, Inc., a Nebraska corporation

Richard Schmidt, President

State of ____

S.S.

County of _

The foregoing instrument was acknowledged before me this

by Richard Schmidt, President, on behalf of Schmidt Brothers, Inc., a Nebraska corporation.

Notary Public

GI0003070

GENERAL NOTARY - State of Nebraska KARLY TRUJILLO My Comm. Exp. May 26, 2023

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sale Date					School District Code										
91	20	23	69		1/10/2023			Base: 9	91-0	O002 Affiliated: Unified:										
Location	Ф	Sale	Number		Useability & Code #					Parcel N					lumber			<i>.</i>		
0001209	900		11		1			GeoCde	Twn	Rng	Sect		Qrt	Su	ubdlv	Area	BIL		Parcel	
	D	ate of S	ale Assess	ed V	alue			4371			0	0	0	10	020		00	L (0000	
Land		Imp	rovement	s		Т	otal			Date of	Date of Sale Property				Classification Code					
	645		16,4	15			17,060	Status	P	roperty Ty	perty Type Zoning				Location		City Size Parcel Size			
Assessor Lo	cation:	RED	CLOUD	(RC))			A) 1	B)	01		C)	1	D) 1	E)	6	F)	1	
							Residential							Co	ommer	cial				
	Mul	tiple Im	provements	s: Mu	ıltiple. Iı	прго	vements.:			Multiple	. Impr	oveme	ents.:							
		Constr	uction Date	e: Co	nstructio	n Da	te: 19	00		Construc	tion I	Date :								
******		. 1	Floor	r: Flo	or Sq. F	t. :	6	88		Floor Sq	. Ft. :									
		Buildin	g Cost New	7: Co	st:		79,4	20		Cost:										
Single Family	Style:	101		Re	sident	ial C	ondition: 20)		Comme	ercial	l Occi	upanc	yС	ode:					
(100) 🗆 Mo	bile Hon	ne		(1	0) 🗆	W	om Out			Primary	:		Ot	her1	1:		Other:	2:		
(101) 🗷 One	e Story			(2	0) 🗷	Ва	ıdly Worn			Comme	ercial	l Cons	struct	tion	Class:					
(102) 🗆 Two	o Story			(3	0) 🗆	A	летаge			(1)] Fi	reproc	of Stri	ıctu	ıral Stee	l Frai	ne			
(103) 🗆 Spli	it Level			(4	(40) □ Good					(2) Reinforced Concrete Frame										
(104) 🗆 1 1/	2 Story			(5	0) 🗆	Ve	ery Good			(3) Masonry Bearing Walls										
(111) □ Bi-I	Level			(6	(60) 🗆 Excellent					(4) Uood or Steel Framed Ext. Walls										
(106) 🗆 Oth	ter									(5)										
Townhouse or	Duplex	Style:		Re	sident	ial Q	uality: 20	<u> </u>		(6)] Pc	le Fra	ame	-,						
(301) 🗆 One	e Story			(1	0) 🗆	Lo	ow			Cost Ra					(ond				
(302) 🗆 Two	o Story				0) 🗷	Fa	ir			(10)							□ Wo:			
(307) 🗆 1 1/	2 Story			+-	0) 🛘		rerage					verage					□ Bad		m	
(308) □ Spli	it Level			+ `	0) 🗆		ood			(30)			Avera	ge			☐ Ave			
(309) 🗆 21/				(5			ery Good			(40) E] Hi	igh		,	`		☐ Goo			
(304) □ One				(6	0) 🗆	Ex	cellent										□ Ver		<u>d</u>	
(305) □ Two	o Story I	Duplex						· · · · · · · · · · · · · · · · · · ·		• •					: (60)	□ Exc	elient		
Assessor's	Adju	stment	t to Sale	Pric	e (+ c	or -)):													
Assessor Co	mment	s and R	leason for	Adju	ıstmer	ıt:														
QCD; Si	ATISE	ACTIC	N OF C	ONT	RACT															
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Comments f								•	COMM	iciico.								-	i	
							- t			,										
				-												<u> </u>	(Co	ntinue	on back)	

1209 Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM 521

	t 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 Select County & County Number 95	Mo. 1 Day 10 Yr. 2023 Mo. 1 Day 9 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Teresa J. Denney	Grantee's Name (Buyer) Donna J. Strickland
Street or Other Mailing Address 209 14 Hz AVE	Street or Other Mailing Address .
City Franklin NE State 68939	City Red Cloud State NE 68970
Phone Number 307-331-1953	Phone Number Is the grantee a 501(c)(3) organization? Yes No 16 9-36 - 997/ If Yes, is the grantee a 509(a) foundation? Yes No
Email Address / A	Email Address
	νη.
7 Property Classification Number. Check one box in categories A and B. Check C if (A) Status	Property Type (C)
Marian M	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
IOLL Commercial Recreational	
	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Le	
Cemetery Death Certificate – Transfer on Death Executor Min	eral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.B.C. § 1031	
kind exchange (I.R.C. § 1031 Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)
X Yes No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
Yes Aunt or Uncle to Niece or Nephew Family Corp., F	artnership, or LLC Self Other
Brothers and Sisters Grandparents	
Ex-spouse Parents and Cl	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
# 17,060 (A556550r Value) 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
Yes X No 18 Address of Property	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent
Yes X No 18 Address of Property	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Oonce J. Strickland
Yes X No	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Donna J. Strickland 605 N Elm
Yes No 18 Address of Property 605 N Elm Red Cloud, NE 18a No address assigned 18b Vacant land	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Oonce J. Strickland
Yes No 18 Address of Property 605 NEIM Red Cloud, NE 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Donna J. Strickland 605 N Elm Red Cloud, NE 68970
Yes No 18 Address of Property 605 N Elm Red Cloud, NE 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Donna J. Strickland 605 N Elm Red Cloud, NE 68970
Yes No 18 Address of Property 605 N Elm Red Cloud, NE 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Donna J. Strickland 605 N Elm Red Cloud, NE 68970 land 12 BIK I Red Cloud City, Webster County
Yes No 18 Address of Property 605 N Elm Red Cloud, NE 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Donna J. Strickland 605 N Elm Red Cloud, NE 68970
Yes No 18 Address of Property 605 N Elm Red Cloud, NE 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) 5 12 b Lot 10 and All lots I Smith and Moore's Addition 1	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Donna J. Strickland 605 N Elm Red Cloud, NE 68970 land 12 BIK I Red Cloud City, Webster County, Ne braska
□ Yes No 18 Address of Property 605 N Elm Red Cloud, NE 18a □ No address assigned 18b □ Vacant land 20 Legal Description (Attach additional pages, if needed.) 5 12 6 Lot 10 and All lots Smith and Moore's Addition 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?	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Donna J. Strickland 605 N Elm Red Cloud, NE 68970 land 12 BIK Red Cloud City, Webster County, Ne braska 22 \$ 24500 000 household \$ \$ 000000000000000000000000000000000
yes No 18 Address of Property 605 N Elm Red Cloud, NE 18a No address assigned 18b Necant land 20 Legal Description (Attach additional pages, if needed.) 5 12 6 Lot 10 and All lots I Smith and Moore's Addition 1	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Donna J. Strickland 605 N Elm Red Cloud, NE 68970 land 12 BIK Red Cloud City, Webster County, Ne braska 22 \$ 24500 000 household \$ \$ 000000000000000000000000000000000
□ Yes No 18 Address of Property 605 N Elm Red Cloud, NE 18a □ No address assigned 18b □ Vacant land 20 Legal Description (Attach additional pages, if needed.) 5 12 6 Lot 10 and All lots Smith and Moore's Addition 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?	of the agent or title company contact) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Donna J. Strickland 605 N Elm Red Cloud, NE 68970 Land 12 BIK I Red Cloud City, Webster County, Nebraska 22 \$ 24500 00 nstructions) Appliances 23 \$ 800 00
□ Yes □ No 18 Address of Property 605 NEIM Red Cloud, NE 18a □ No address assigned 18b □ Vacant land 20 Legal Description (Attach additional pages, if needed.) Shith and Mobre's Addition 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? ☑ Yes □ No (If Yes, enter dollar amount and attach itemized list.) (see including any liabilities assumed list.) 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	of the agent or title company contact) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Donna J. Strickland 605 N EIM Red Cloud, NE 68970 Land 12 BIK Red Cloud City, Webster County, Nebraska 22 \$ 24500 00 nstructions) Appliances 23 \$ 800 00 24 \$ 23,7000000
□ Yes □ No 18 Address of Property	of the agent or title company contact) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Donna J. Strickland 605 N EIM Red Cloud, NE 68970 Land 12 BIK Red Cloud City, Webster County, Nebraska 22 \$ 24500 00 nstructions) Appliances 23 800 00 24 \$ 23,700000
□ Yes □ No 18 Address of Property 605 NEIM Red Cloud, NE 18a □ No address assigned 18b □ Vacant land 20 Legal Description (Attach additional pages, if needed.) Shith and Mobre's Addition 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? ☑ Yes □ No (If Yes, enter dollar amount and attach itemized list.) (see including any liabilities assumed list.) 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	of the agent or title company contact.) Yes
Yes X No 18 Address of Property GO5 N Elm Red Cloud, NE 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) S 12 6	of the agent or title company contact.) Yes
□ Yes ■ No 18 Address of Property ### Cloud, NE 18a □ No address assigned 18b □ Vacant land 20 Legal Description (Attach additional pages, if needed.) \$\frac{1}{2} \text{b} \text{Lot} \text{10} \text{and} \text{Addition}\$ 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? \$\text{Ves} \sum \text{No} (If Yes, enter dollar amount and attach itemized list.) (see in this transfer is exempt from the documentary stamp tax, list the exemption the under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. **Printsy Type Name of Grantee or Authorized Representative** **Printsy Type Name of Grantee or Authorized Representa	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Donna J. Strickland 605 N EIM Red Cloud, NE 68970 And IZ BIK Red Cloud City, Webster County, Nebraska 22 \$ 24500 00 nestructions Applicances 23 800 00 number
Yes X No	of the agent or title company contact.) Yes
Type No No Ne Ne No Ne Ne No Ne Ne Ne No Address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Shith and Moore's Addition 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see in this transfer is exempt from the documentary stamp tax, list the exemption to the correct, and that I am duly authorized to sign this statement. Sign No acres transfer or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use On	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Donna J. Strickland 605 N EIM Red Cloud, NE 68970 Land L. BIK I Red Cloud City, Webster County, Nebraska 22 \$ 24500 00 nstructions) & P. P. Name est of my knowledge and belief, true, complete, and 509-361-9971 Phone Number 1 - (1) - 2 3 Date Title For Dept. Use Only
Yes X No	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Donna J. Strickland 605 N Eim Red Cloud, NE 68970 Land 12 BIK Red Cloud City, Webster County, Nebraska 22 \$ 24500 00 nstructions) Appliances 23 800 00 14 23,700000 number

Prepared By	State of Nebraska ss. County of Webster
Name: Teresa J. Denney	Entered on th numerical index and filed for record in th
Address: 209 14th Ave	Clerk's office of said county this 10 da
Franklin Zin Code: (State	of <u>Dan</u> A.D., 20 <u>27</u> , at 11.05 o'clock <u>P</u> M. Recorded in Book 20 5
State: NebraskaZip Code: 68939	on Page 69-70
After Recording Return To	Abbey Hacig County Cler
Name: <u>Donna J. Strickland</u> Address: 605 N Elm	IndCompAssessorCarded
Red Cloud	NEBRASKA DOCUMENTARY
State: Nebrosko Zip Code: 68939	STAMP TAX Date
	\$_54.00 By 10
•	Space Above This Line for Recorder's Use
NEBRASKA QUI	T CLAIM DEED
STATE OF NEBRASKA	
COUNTY OF Webster	
KNOW ALL MEN BY THESE PRESENTS, T	hat for and in consideration of the sum of
ventuther others and Seven hundred (\$ 23.	100 is) in hand paid to
ereso J. Denney amarried wor	man, residing at 209 14 Avenue,
County of Franklin, City of Franklin	, State of NEDFASKA
(hereinafter known as the "Grantor(s)") herek	by conveys and quitciaims to
onna J. Strickland, asingle worn County of Webster, City of Red Cloud	d State of Nehraska
(hereinafter known as the "Grantees(s)") all t	he rights, title, interest, and claim in or to
the following described real estate, situated i	n the County of Webster, Nebraska
to-wit:	
C 11 : 2/1 + 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 + 11 /12
South 12'6 Lot 10 and All	Lots I and I d
BIK I Smith and Moore's	<u>Hodition</u>
Red Cloud City, Webster	County
To have and to hold, the same together with	h all and singular the appurtenances
thereunto belonging or in anywise appertaining	ily, and an the estate, hynt, the interest,

lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

	BOOK 2023 PAGE 70
and the same of th	
Grantor's Signature	Grantor's Signature
Teresau-Denney	
Grantor's Name 209 14th Avenue	Grantor's Name
Address	Address
Franklin NE 68939	
City, State & Zip	City, State & Zip
STATE OF NEBRASKA)	
COUNTY OF NEDROSKO)	
that <u>Tevasa</u> Denney	and for said County, in said State, hereby certify whose names are signed to the foregoing
	cknowledged before me on this day that, being ent, they, executed the same voluntarily on the
day the same bears date.	on, mey, executed the same voluntarily on the
Given under my hand this q_n day of	Januanu, 2023.
	Mignelle, Kung
A GENERAL NOTARY-State of Nebraska	Notary Public
MICHELLE KAHRS My Comm. Exp. May 16, 2026	My Commission Expires: 5/10/2016
	wiy Commission Expires. 71.01 200

Cnty No.	Во	ok	Page	Sale	Date Date	School District Code								***
91	20	23	74	1/10	/2023	Base: C	1-01	23	Affil	iated:	TATE 1885 Tolke	Unif	ied:	
Location	ID I	Sale	e Number	Useability	& Code#				i.	Parcel 1	Number			
0025016	00		12	1		GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel
, San Common Com	D	ate of S	Sale Assessed	Value		4129	4	12	18	2	00000	1	000	0000
Land		Im	provements	otal		D	ate of	Sale	Propert	y Classific	ation (Code		
562	,250				562,250	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size
		Irriga	tion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 9
LCG			ACRES:	VAI	.UE:		LCG			ACI	ÆS:		VAL	UE:
IRRIGATE	D 1A1		7.270		33,295	GR	ASSLA	ND 10	G1		2.140			16,995
	1A		9.150		41,905]	ιG	1	4.890			20,845
	2A1		6.640		30,410	•		20	G1					
	2A		60.080	2	262,550			2	2G					
	3A1							30	G1					
	3A							3	3G					
	4A1							40	G1					
	4A		36.050	1	52,490			4	4G		3,76			
DRYLANI) 1D1					S	helterbe	elt/Timb	er					
	1D							Accreti	on					
	2D1							Was	ste					
· · · · · ·	2D							Oth	ıer					
	3D1					AG L	AND T	ГОТА	\mathbf{L}	14	9.980		5	62,250
	3D	:	-					Roa	ds		2.000		٠	
	4D1						F	arm Sit	es					
	4D						Н	ome Sit	es					
State of No.		Carja Veril					R	Recreation	on					
D	wellings							Oth	ег					
Outh	ouildings					Nor	ı-AG	ГОТА	\mathbf{L}		2.000			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
	·
·	
Comments from	Comments:
002501600	
	(Continue on back)



NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is peeded add an attachment and identify the applicable in the second statement and identify the second statement and identification at the second statement at the

FORM 521

• If additional space is needed, add an attach	ment and identify the applicable item number.	
	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 1 Day 10 Yr. 2023	0 _{Yr.} 2023
WEBSTER - 91	Mo. 1 Day 10 Yr. 2023 Mo. 1 Day 1 Day 1 Grantee's Name, Address, and Telephone (Please Print)	Yr
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer)	
Rodney W. Timm	Norbert C. Pokorny and Kelly J. Pokorny	
Street or Other Mailing Address 200 West J Street	Street or Other Mailing Address 657 Road S	
City State Zip Code Hastings, NE 68901	City State Bladen NE	Zip Code 68928
Phone Number (402) 462-2955	Phone Number (402) 705-6669 Is the grantee a 501(c)(3) organization of the first state of the grantee a 509(a) foundation of the grantee a 509(a) foundation of the grantee a 509(a) foundation of the grantee a 501(c)(3) organization of the grantee	
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.	
) Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt	
	nd Contract/Memo Partition Sheriff Oth	er
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		r on Death
kind exchange (I.R.C. § 1031 Auction Easement Gift Buyer Seller No Court Decree Exchange Gran		to Beneficiary Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, st	The Company of the Co
✓ Yes No	Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	atives? (If Yes, check the appropriate box.) Partnership, or LLC Self Other	
	and Grandchild Spouse	
Ex-spouse Parents and C		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest	est rate.)
\$1,097,434	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 Yo of the agent or title company contact.) ✓ Yes Agri Affiliates.	Inc No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should	d be Sent
Ag Land	Grantees	
18a 🗹 No address assigned 18b 🗹 Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
The Northwest Quarter (NW1/4) of Section Eightee	n (18), Township Four (4) North, Range T	welve (12)
West of the 6th P.M., Webster County, Nebraska		
21 If agricultural, list total number of acres transferred in this transaction	<u>151.98+-</u>	
22 Total purchase price, including any liabilities assumed		1,293,000,00
23 Was non-real property included in the purchase?	\$	195,566,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	1,097,434 ₁ 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number	Ad
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, comple	ete, and
Norbert C. Pokorny		402) 705-3669
Print or Type Name of Grantee or Authorized Representative	Grantee	hone Number 1/10/2023
here Signature of Grantee or Authorized Representative		ate
Register of Deed's Use O	niv F	or Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	,
Mo. 1 Day 10 Yr. 23 \$ 2470,50	BK2023.14 74	
Nebraska Department of Revenue	Authorized by Neb. Rev. Str	at. §§ 76-214, 77-1327(2)

State of Nebraska 3ss.	BOOK 2023 PAGE 74
County of Webster S Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of Jan A.D., 20 a.3. at 3.51 o'clock M. Recorded in Book and on Page 74	
D-® Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 1-10-23 \$ 2470 50 By 41
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	
JOINT TENANCY W	ARRANTY DEED
Rodney W. Timm, a single person, Grantor, in cor	usideration of ONE DOLLAR (\$1.00) and other
valuable consideration received from Grantees, No	orbert C. Pokorny and Kelly J. Pokorny,
husband and wife, conveys to Grantees, as joint ter	nants and not as tenants in common, the
following described real estate (as defined in Neb.	Rev. Stat. 76-201):
The Northwest Quarter of Section Eighteen (18), T West of the 6 th P.M., Webster County, Nebraska	Cownship Four (4) North, Range Twelve (12)
Grantor covenants, jointly and severally, if more th	nan one, with Grantees that Grantor:
(1) is lawfully seised of such real estate at	ad that it is free from encumbrances:
(2) has legal power and lawful authority to	•
(3) warrants and will defend title to the repersons.	
Executed , 2023.	
Rodney W. Timm	·
STATE OF NEBRASKA)	
) ss. COUNTY OF ADAMS	
The foregoing instrument was acknowledge Rodney W. Timm, a single person.	ed before me on January /O , 2023 by
≜ GENERAL NOTARY - State of Nebraska	A Maria
TERESA L THEOBALD My Comm. Exp. August 27, 2025	Notary Public

My commission expires: 8/21/2025

Cnty No.	Вос	ok	Page	Sa	le Date				S	chool Dis	trict Code											
91	202	23	88	1/1	1/2023	Base: 0	1-01	23	Aff	iliated:		Unified:							Unified:			
Location	\mathbf{D}	Sale	Number	Useabilit	y & Code#	Parcel Number																
0024102	00		13	4	05	GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	Parcel								
	Da	te of S	ale Assessed	Value		4247	3	12	2	5 4	00000	1	000	0000								
Land		Imp	provements		Total .		D	ate of	Sal	e Property	Classifica	tion (Code									
584	,080		96,730		680,810	Status	Pro	perty Ty	pe	Zoning	Location	Cit	y Size	Parcel Size								
		Irriga	tion Type:	,		A) 1	B)	05		c) 5	D) 3	E)	0	F) 9								
LCG ACRES: VALUE: LCG ACRES:						VAL	UE:															
IRRIGATE	D 1A1		<u> </u>			GR	ASSLA	ND 1	G1	1	2.300			17,220								
	1A		16.400		75,110				1G		7.100			9,940								
	2A1		8.600		39,390			20	G1	1	2.600			17,640								
	2A								2G													
	3A1		10.400		44,305			30	G1		2.000			2,800								
	3A								3G													
-	4A1		51.500		217,845			40	GI	-												
-	4A		25.100		106,175			4	4G													
DRYLAND) 1D1		<u></u>				Shelterb	elt/Timb	рег					water .								
	1D							Accreti	on													
	2D1		0.100	_	255			Was	ste		3.000			840								
	2D							Otl														
	3D1		4.400		9,770	AG L	AND '	ГОТА	$_{ m L}$		6.000		5	45,240								
	3D							Roa	+		2.000			· · · · · · · · · · · · · · · · · · ·								
	4D1		2.500		3,950		F	arm Sit	tes		1.000			13,840								
	4D	appropriate and the second	and the second control of the second second second					ome Sit	-		1.000			25,000								
70							F	Recreati	on													
	wellings				17,725			Oth	 -	·				00 040								
Outh	ouildings				79,005	No	n-AG	ГОТА	\mathbb{L}		4.000			38,840								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION; BETWEEN PARENT	& CHILD
Assessor Comments and Reason for Adjustment: DEED OF DISTRIBUTION; BETWEEN PARENT & CHILD Comments from Comments: 002410200	
002410200	
	(Continue on back)

Real Estate Transfer Statement

FORM 521

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

The deed will not be recorded unless this statement is									
1 County Name 2 County Number 3 WEBSTER - 91	Date of Sale/Transfer Mo. Olympia Day Yr. 2023	Date of Deed Mo. DL Day	// Yr. 2023						
5 Grantor's Name, Address, and Telephone (Please Print) 6	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Kila R Burgess and Lila L Rupprecht, Trustees, Doris L Kosse Living Trust	erantee's Name (Buyer) Donald S. Kosse								
	treet or Other Mailing Address 1095 HIGHWAY 281								
City State Zip Code Red Cloud NE 68970	Red Cloud	State NE	Zip Code 68970						
_ ` '	thone Number 402) 746-4363 Is the grantee a 5 If Yes, is the grant								
Email Address Ei	mail Address n/a								
7 Property Classification Number. Check one box in categories A and B. Check C if pro	operty is also a mobile home.								
	roperty Type		(C)						
		State Assessed Exempt	Mobile Home						
	Contract/Memo Partition She		Other						
Bill of Sale Corrective Easement Lease Cemetery Death Certificate – Transfer on Death Executor Minera		st/Trustee rranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosu Auction Easement Gift	ure Irrevocable Trust Revocable Trust Life Estate Sale		sfer on Death						
Buyer Seller No Court Decree Exchange Grantor Tr			er (Explain)						
11 Was ownership transferred in full? (If No, explain the division.) V Yes No No	12 Was real estate purchased for V Yes No	same use? (If No	, state the intended use.)						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relative	and the second s								
YesNoAunt or Uncle to Niece or Nephew Family Corp., Parti		Other							
☐ Brothers and Sisters ☐ Grandparents and ☐ Ex-spouse ☐ Parents and Child		o-child							
14 What is the current market value of the real property?	Was the mortgage assumed? (If Yes, state t	the amount and in	terest rate.)						
\$861,785	Yes No \$		%						
Yes No	7 Was transfer through a real estate agent or of the agent or title company contact.)	Yes	No						
	Name and Address of Person to Whom the Same as Grantee)	Tax Statement Sh	ould be Sent						
18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.) The Southeast Quarter (SE½) of Section Twenty-five	(25). Township Three (3) N	North, Ran	ge Twelve						
(12) West, of the 6th P.M., Webster County, Nebraska	a.	and a contract of the contract	3						
21 If agricultural, list total number of acres transferred in this transaction160+-		I Id							
22 Total purchase price, including any liabilities assumed		22 5	0,00						
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see insi	structions)	23	0,00						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$	ojoo						
25 If this transfer is exempt from the documentary stamp tax, list the exemption nu	umber								
Under penalties of law, I declare that I have examined this statement a correct, and that I am duly authorized to sign this statement.	and that it is, to the best of my knowledge an	d belief, true, con	plete, and						
David B. Garwood			(402) 746-3613						
Print, or Type Name of Grantee of Authorized Representative	Attorney		Phone Number						
Sign Signature of Grantee or Authorized Representative	•	A	Date						
nere \		Т	For Dept. Use Only						
Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28	B Recording Data		Tor Dept. Use Offiny						
Mo. 1 Day 12 Yr. 23 \$ Exempt # 20	BK 2023, Pa 88								
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	AL	uthorized by Neb. Re-	v. Stat. §§ 76-214, 77-1327(2)						

BOOK	<i>a0</i> 23	PAGE	88	

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of 124 A.D., 20 23 at 11:37 o'clock a.M. Recorded in Book 2023 on Page 88 County Clerk 10.00 Deputy Ind Comp Assessor Carded

TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

Kila R. Burgess and Lila L. Rupprecht, Co-Trustees of the Doris L. Kosse Living Trust Agreement dated June 27, 1991, as amended May 8, 2007, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to a Beneficiary of the Trust, convey to Donald S. Kosse, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) of Section Twenty-five (25), Township Three (3) North, Range Twelve (12) West, of the 6th P.M., Webster County, Nebraska, subject to easements and restrictions of record.

GRANTORS covenant with the GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate;
- (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.

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on January //___, 2023, by Kila R. Burgess and Lila L. Rupprecht, Co-Trustees of the Doris L. Kosse Living Trust dated June 27, 1991, as amended May 8, 2007.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. December 2, 2025

Comm. expires 13-2-2036

Cnty No.	Во	ok	Page	Sal	e Date				S	cho	ol Dis	trict (Code				
91	20	23	89	1/11	L/2023	Base: 0	01-01	23	Aff	iliate	ed:			Unif	ied:		
Location	ID	Sale	Number	Useability	& Code#					Pa	rcel l	Numb	er	1 000 985 Ation Code City Size Parcel E 0 F 9 VALUE: 7,05			
0020138	00		14	4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Sub	div	Area	Blk	P	arcel
	D	ate of S	ale Assessed V	/alue		4245	3	11	3	1	2	000	00	1	000	98	850
Land	-	Imp	rovements	1	otal		D	Date of Sale Property Classification Code									
632	,805				632,805	Status	Pro	perty Ty	уре	z	oning	Lo	cation	Cit	y Size	Par	cel Size
		Irrigati	ion Type:			A) 2	B)	05		C)	5	D)	3	E)	0	F)	9
LCG		A	CRES:	VA	LUE:		LCG				ACR	ES:			VAL	UE:	
IRRIGATE	D 1A1		38.700		177,245	GR	RASSLA	ND 1	G1			5.0	40	7,05			
	1A		4.100	·	18,780				1G								
	2A1		8.100		37,100			2	G1			0.4	00				560
	2A		47.800		208,885				2G								
	3A1		10.000		42,600			3	GI								
	3A							:	3G								
	4A1							4	G1								
	4A		23.100		97,715				4G								
DRYLANI	1D1		4.260		10,755	5	Shelterb	elt/Timl	ber								
	1D		0.500		1,265			Accreti	ion								
	2D1		4.860		12,270			Wa	ste			0.9	40				265
	2D		2.400		5,330			Oti									
	3D1		3.000		6,660	AG L	AND	ΓΟΤΑ	\mathbb{L}			7.2			6	32,	805
	3D							Roa	-			2.0	00	<u> </u>	<u> </u>	٠	- day
	4D1						F	Farm Si	tes		_						
modern in the principle of the second	4D	0.0 (000000a o - 21	4.000	St. Street State of Law St. State of	6,320		-	ome Si	-								
			1000				F	Recreati	on								
	wellings							Otl									
Outl	ouildings					No	n-AG	ΓΟΤΑ	\mathbb{L}			2.0	00				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION; BETWEEN PARENT & CHILD	
Comments from	Comments:
002013800	
	(Continue on back)

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

14

FORM **521**

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 01 Day // Yr. 2023 4 Date of Deed Mo. 01 Day //	2023
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. Ul Day Yr. 2023 Mo. Ul Day III DAY	_ Y r
Grantor's Name (Seller)	Grantee's Name (Buyer) Larry Kosse	
Kila R Burgess and Lila L Rupprecht, Trustees, Doris L Kosse Living Trust Street or Other Mailing Address.	Street or Other Mailing Address P.O. Box 74	
Street or Other Mailing Address 217 NORTH CHERRY STREET City State Zin Code		Zin Code
Red Cloud State State Zip Code 68970	Campbell State NE	Zip Code 68932
Phone Number (402) 746-4767	Phone Number (402) 746-7380 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes No
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)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
IOLL	nd Contract/Memo Partition Sheriff Other	
Bill of Sale Corrective Easement Lea		
Cemetery Death Certificate – Transfer on Death Executor Min	eral Quit Claim Warranty	
9 Was transfer part of IRS like- kind exchange (IRC \$ 1031		
kind exchange (I.R.C. § 1031 Auction Easement Gift		Beneficiary
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Ex	
✓ Yes	Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela		
	artnership, or LLC Self Other Other	
Brothers and Sisters Grandparents a Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest	rate.)
\$801,019	Yes	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, of the agent or title company contact.) Yes	, include the name
Yes V No 18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should b	, 200
Rural Webster County, Nebraska	(Same as Grantee)	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.) The Northwest Quarter (NW1/4) of Section Thirty-one	(31) Township Three (3) North Range F	leven
(11) West, of the 6th P.M., Webster County, Nebras	ska, subject to easements and restrictions	of record.
(11) 11001, 21 110 2111 11111, 111111 11111 11111	•	
21 If agricultural, list total number of acres transferred in this transaction 160+-	·	
T. I.	22 \$	0.00
22 Total purchase price, including any liabilities assumed	\$	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		000
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 20	
Under penalties of law, I declare that I have examined this statement	nt and that it is, to the best of my knowledge and belief, true, complete	, and
correct, and that I am duly authorized to sign this statement. David B. Garwood	(40	02) 746-3613
Print or Type Name of Grantee or Authorized Representative	1.000	one Number
sign was survoor	Attorney	-11-25
here Signature of Grantee or Authorized Representative	Title Date	e
Register of Deed's Use On	,	Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data BKana3, Pa 89	
Mo. 1 Day 12 Yr. 25 \$ TXEMP # 20	DRADAS, G & Authorized by Neb. Rev. Stat.	§§ 76-214, 77-1327(2)

State of Nebraska Ss.
County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this day of A.D., 2033, at 140 o'clock A.D., 2033, at 140 o'clock A.D., 2033 on Page County Clerk Low County Clerk



TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

Kila R. Burgess and Lila L. Rupprecht, Co-Trustees of the Doris L. Kosse Living Trust Agreement dated June 27, 1991, as amended May 8, 2007, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to a Beneficiary of the Trust, convey to Larry J. Kosse, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW½) of Section Thirty-one (31), Township Three (3) North, Range Eleven (11) West, of the 6th P.M., Webster County, Nebraska, subject to easements and restrictions of record.

GRANTORS covenant with the GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate:
- (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 January ______, 2023.

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on January // , 2023, by Kila R. Burgess and Lila L. Rupprecht, Co-Trustees of the Doris L. Kosse Living Trust dated June 27, 1991, as amended May 8, 2007.

A SENERAL NOTARY - State of Nebraska
DAVID B. GARTWOOD
My Comm. Exp. December 2, 2026

Comm. expires 12-3-2006

Cnty No.	Boo	ok	Page	Sa	le Date				Scl	ool Dis	ol District Code							
91	202	23	90	1/1	1/2023	Base: 9	91-00	02	Affili	ated:		Unif	ĩed:					
Location	ID	Sale	Number	Useabilit	y & Code #					Parcel I	vumber							
0022081	.00		15	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel				
	Da	ate of S	ale Assessed	Value		4493	1	12	14	0	00000	1	000	0000				
Land		Imp	orovements		Total	Date of Sale Property Classification Code												
494	,200				494,200	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size				
		Irrigation Type:				A) 2	B)	05	(c) 5	D) 3	E)	0	F) 10				
LCG ACRES: VALUE:					ALUE:		LCG			ACF	ES:	**************************************	VAL	UE:				
IRRIGATE	D 1A1		· · · · · · · · · · · · · · · · · · ·			GR	ASSLA	ND 1	G1	e	2.000	86,800						
	1A								1G									
	2A1					2G1			G1	9	2.000		28,800					
	2A		1.455-01						2G		4.000			5,600				
	3A1							3	G1		3.000		2	42,200				
	3A								3G	2	2.000			30,800				
	4A1								G1									
	4A								4G									
DRYLANI							Shelterbe			· ·	2000							
	1D							Accreti										
	2D1							Wa Otl										
	2D 3D1					AGI	AND '			35	3.000		4	94,200				
<u> </u>	3D1 3D					AUL	ALIU.	Roa			5.000		_	,				
	4D1						F	arm Si				-						
	4D			<u> </u>	· · · · · · · · · · · · · · · · · · ·			ome Si										
								Recreati	-									
)wellings	Locality and State (State (Sta	nger - Colon agrego a trendga et i gar a Colon agres	American (1972) 2071 2074 2075	and the second s			Otl	ner									
	ouildings		- Allihum sjar			No	n-AG	ГОТА	Γ		5.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION; BETWEEN PARENT & CHIL	D
Comments from	Comments:
002208100	
	(Continue on back)

Real Estate Transfer Statement

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statement	t is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 01 Day 1 Yr. 2023 4 Date of Deed Mo. 01 Day 1 Yr. 2023							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Kila R Burgess and Lila L Rupprecht, Trustees, Doris L Kosse Living Trust								
Street or Other Mailing Address 217 NORTH CHERRY STREET	Street or Other Mailing Address 217 NORTH CHERRY STREET							
Red Cloud State Zip Code 68970	Red Cloud NE	Zip Code 68970						
Phone Number (402) 746-4767	Phone Number (402) 746-4767 Is the grantee a 501(c)(3) organize if Yes, is the grantee a 509(a) found							
Email Address n/a	Email Address n/a							
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.							
	Property Type	(C)						
☐ Improved ☐ Single Family ☐ Industrial ☑ Unimproved ☐ Multi-Family ☑ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home						
8 Type of Deed Conservator Distribution Land Sale Corrective Easement Lead Cemetery Death Certificate – Transfer on Death Executor Min		Other						
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Grante 11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Tru	unsfer on Death ustee to Beneficiary ner (Explain) o, state the intended use.)						
✓ Yes	Yes							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	tives? (If Yes, check the appropriate box.) Partnership, or LLC Self Othe	ır						
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ci								
	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate)						
14 What is the current market value of the real property? \$625,570	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? of the agent or title company contact.) Yes	(If Yes, include the name						
Rural Webster County, Nebraska	19 Name and Address of Person to Whom the Tax Statement St (Same as Grantee)	hould be Sent						
18a No address assigned 18b Vacant land								
The Southeast Quarter (SE½); and the South Half of the Nor Northwest Quarter (SE½NW½); and the West Half of the Nor Township One (1) North, Range Twelve (12) West, of the 6th	thwest Quarter (W½NW¼) ; all in Section Fo	Quarter of the ourteen (14),						
21 If agricultural, list total number of acres transferred in this transaction								
22 Total purchase price, including any liabilities assumed		0.00						
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see it	nstructions)	0,00						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0 00						
25 If this transfer is exempt from the documentary stamp tax, list the exemption number								
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement. David B. Garwood	nt and that it is, to the best of my knowledge and belief, true, co	mplete, and (402) 746-3613						
sign Print or Type Name of Grantee or Authorized Representative	Attorney	Phone Number						
	Title	Date						
Register of Deed's Use Or	ily	For Dept. Use Only						
26 Date Deed Recorded Mo. Day 12 Yr. 23 S Exempt H 20 BK2023 £ 90								
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019		ev. Stat. §§ 76-214, 77-1327(2)						

воок <u>аоаЗ</u>	PAGE 90	
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State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 12 day
of 121 A.D., 2023, at 11.42
o'clock 1 M. Recorded in Book 2023
on Page 10
County Clerk
10.00 Deputy
Ind Comp Assessor Carded



TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

Kila R. Burgess and Lila L. Rupprecht, Co-Trustees of the Doris L. Kosse Living Trust Agreement dated June 27, 1991, as amended May 8, 2007, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to a Beneficiary of the Trust, convey to Kila R. Burgess, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼); and the South Half of the Northeast Quarter (S½NE¼); and the Southeast Quarter of the Northwest Quarter (SE¼NW¼); and the West Half of the Northwest Quarter (W½NW¼); all in Section Fourteen (14), Township One (1) North, Range Twelve (12) West, of the 6th P.M., in Webster County, Nebraska, subject to easements and restrictions of record.

GRANTORS covenant with the GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate;
- (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 January // , 2023.

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on January //___, 2023, by Kila R. Burgess and Lila L. Rupprecht, Co-Trustees of the Doris L. Kosse Living Trust dated June 27, 1991, as amended May 8, 2007.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. December 2, 2026

Comm. expires 12-2-2026

Cnty No.	Book	Page	Sal	e Date			s	School District Code								
91 :	2023	91	1/11	./2023	se: 01-0123 Affiliated: Unified						nified:					
Location ID	S	ale Number	Useability	& Code#					Parcel Number							
002011500 16 4 05			05	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area Blk Parcel					
	Date of	f Sale Assessed	Value		4245	3	11	2	1	0	00000	1	000	0000		
Land	L	mprovements	T	otal		I	ate of	Sale	Pro	perty	Classifica	tion (Code			
331,80	0			331,800	Status	Pro	perty Ty	ре	Zo	ning	Location	Cit	y Size	Parcel Size		
	Irri	gation Type:	1		A) 2	B)	05	•	C)	5	D) 3	E)	0	F) 10		
LCG		ACRES:	VAl	LUE:		LCG				ACR	ES:		VAL	Ű E :		
IRRIGATED 1	IA1				GI	RASSLA	AND 1	G1		20	1.000		2	81,400		
	1A							1G								
2	2A1						20	Gl	32.000			44,80				
	2A				2G		2G	4.000			5,600					
3	BA1						30	G1								
	3A					-		3G								
2	1A1						40	G1								
	4A							4G								
DRYLAND I	D1					Shelterb	elt/Timb	per								
	1D						Accreti	on								
2	D1			-			Wa	_								
	2D				Other											
	BD1				AG LAND TOTAL		-	1.00					31,800			
	3D				Roads		-+			3.000			<u>,</u>			
	ID1				Farm Sites		+	<u> </u>		-						
***	4D		The state of the s				Iome Si Recreati	-								
								-		_	_					
Dwelli Outbuildi					Other Non-AG TOTAL					3.000						
Outoullat	1189	<u> </u>			110	u-AG	IVIA	<u> </u>			3.000					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
DEED OF DISTRIBUTION; BETWEEN PARENT & CHILD		
Comments from Com	ments:	
002011500		
		1.00**
		(Continue on back)

Real Estate Transfer Statement

FORM 521

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

The deed will not be recorded unless this statement	is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number : WEBSTER - 91	3 Date of Sale/Transfer Mo. 01 Day 17. 2023 4 Date of Deed Mo. 01 Day								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Kila R Burgess and Lila L Rupprecht, Trustees, Doris L Kosse Living Trust	Grantee's Name (Buyer)								
Street or Other Mailing Address 217 NORTH CHERRY STREET	Street or Other Mailing Address 2336 Road T								
City Red Cloud NE Zip Code 68970	City Campbell NE	Zip Code 68932							
Phone Number (402) 746-4767	Phone Number (402) 746-0557 Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four								
Email Address N/a	Email Address N/a								
7 Property Classification Number. Check one box in categories A and B. Check C if p	roperty is also a mobile home.								
	Property Type	(C)							
Improved Single Family Industrial ✓ Unimproved Multi-Family ✓ Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home							
8 Type of Deed Conservator V Distribution Land Bill of Sale Corrective Easement Lease Cemetery Death Certificate – Transfer on Death Executor Miner	e Personal Rep. Trust/Trustee	Other							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Grantor 11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Trust Partition Satisfaction of Contract Oth 12 Was real estate purchased for same use? (If N	ansfer on Death ustee to Beneficiary her (Explain) lo, state the intended use.)							
✓ Yes									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relative. Yes No Aunt or Uncle to Niece or Nephew Family Corp., Par		er							
☐ Brothers and Sisters ☐ Grandparents and									
Ex-spouse Parents and Child	d Step-parent and Step-child								
14 What is the current market value of the real property? \$420,000	Was the mortgage assumed? (If Yes, state the amount and in Yes No \$	nterest rate.)%							
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	7 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name							
	Name and Address of Person to Whom the Tax Statement SI (Same as Grantee)	hould be Sent							
18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.) The Southwest Quarter (SW½) and West Half of the Southeast Quarter (W½SE¼) of Section Twenty-one (21), Township Three (3) North, Range Eleven (11) West, of the 6th P.M., Webster County, Nebraska, subject to easements and restrictions of record.									
21 If agricultural, list total number of acres transferred in this transaction240+-	·								
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 in:	structions)	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 n	umber 20								
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. David B, Garwood		mplete, and (402) 746-3613							
Print or Type Name of Grantee of Authorized Representative		Phone Number							
sign with sweet	Attorney	1-11-23							
here Signature of Grantee or Authorized Representative Tit	.le	Date							
Register of Deed's Use Only		For Dept. Use Only							
26 Date Deed Recorded Mo. Day 12 Yr. 23 27 Value of Stamp or Exempt Number 2	8 Recording Data BK2023, Rg 91								
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)							

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of 30. A.D., 2023, at 11:44 o'clock 4 M. Recorded in Book 2023 on Page 9 County Clerk 10. \$\infty\$ County Clerk 10. \$\infty\$ Assessor Carded



TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

Kila R. Burgess and Lila L. Rupprecht, Co-Trustees of the Doris L. Kosse Living Trust Agreement dated June 27, 1991, as amended May 8, 2007, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to a Beneficiary of the Trust, convey to Lila L. Rupprecht, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW $\frac{1}{4}$) and West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty-one (21), Township Three (3) North, Range Eleven (11) West, of the 6th P.M., Webster County, Nebraska, subject to easements and restrictions of record.

GRANTORS covenant with the GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate;
- (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 January ________, 2023.

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

Liea R. Burgess, Trustee Lila L. Ruppy

The foregoing instrument was acknowledged before me on January ______, 2023, by Kila R. Burgess and Lila L. Rupprecht, Co-Trustees of the Doris L. Kosse Living Trust dated June 27, 1991, as amended May 8, 2007.

A GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. December 2, 2026

Comm. expires <u>ろつフーフの3ん</u>

Cnty No. Book Page	Sai	e Date		11.595		S	School District Code							
91 2023 92	1/11/2023		Base: 01-0123 A			Affi	liated:	ied:						
Location ID Sale Number	Useability	Useability & Code #		Parcel Number										
002409900 17	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Агеа	Blk	Parcel			
Date of Sale Assessed	Value		4247	3	12	24	1 2	00000	1	000	0000			
Land Improvements	Т	otal		D	ate of	Sale	Property	Classifica	ation (Code				
221,200		221,200	Status	Prop	erty Ty	pe	Zoning	Location	Cit	y Size	Parcel Size			
Irrigation Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 9			
LCG ACRES:	VA	LUE:		LCG			ACR	ES:		VAL	UE:			
IRRIGATED 1A1			GR	ASSLA	ND 10	31	7.	5.000		1	05,000			
1A					1	G	7	8.000	109,200					
2A1			2G1			G1		5.000	7,000					
2A	Ţ,		2G			2G					•			
3A1			3G1			31								
3A					3	3G								
4A1				4G1										
4A					Z	lG								
DRYLAND 1D1			5	helterbe	lt/Timb	er								
1D		:			Accretic	on								
2D1					Was	te								
2D					Oth	er				Alexandra -				
3D1			AG LAND TOTAL			\mathbf{L}		8.000		2	21,200			
3D					Roa	ds	:	2.000						
4D1			Farm Sites			es								
4D				H	ome Sit	es								
				Recreation										
Dwellings					Oth	er								
Outbuildings			Noi	ı-AG T	ГОТА	$\mathbb{L}igg $		2.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION; BETWEEN PARENT & CHILD	
Comments from Comm	nents:
002409900	
	(Continue on back)

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

17

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. 2 County Number 3 Date of Sale/Transfer 1 County Name 4 Date of Deed 01 01 WEBSTER - 91 Day ____ Mo. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kila R Burgess and Lila L Rupprecht, Trustees, Doris L Kosse Living Trust Street or Other Mailing Address 652 Road 2100 Street of Other Mailing Address STREET Zip Code 68942 Zip Code 68970 Red Cloud State NE State NE City Guide Rock Is the grantee a 501(c)(3) organization? Phone Number (402) 746-4767 Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercia **✓** Distribution Land Contract/Memo 8 Type of Deed Conservator Partition Sheriff Other Lease Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was transfer part of IRS like-✓ Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Easement Life Estate Trustee to Beneficiary Seller V No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) No ✓ Yes ☐ No ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Family Corp., Partnership, or LLC Self Other Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Spouse Brothers and Sisters 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.) \$280,000 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ No Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property
Rural Webster County, Nebraska (Same as Grantee) 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The Northwest Quarter (NW1/4) of Section Twenty-four (24), in Township Three (3) North, of Range Twelve (12) West, of the 6th P.M., in Webster County, Nebraska, subject to easements and restrictions of record. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 22 0.00 23 Was non-real property included in the purchase? 0,00 Yes V 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 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David B. Garwood Print or Type Name of Grantee or Authorized Representative Attorney Title Signature of Grantee of Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

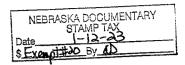
BOOK <u>2033</u>	PAGE	92
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State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this \(\) \(

Assessor

Comp



TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

Kila R. Burgess and Lila L. Rupprecht, Co-Trustees of the Doris L. Kosse Living Trust Agreement dated June 27, 1991, as amended May 8, 2007, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to a Beneficiary of the Trust, convey to Ronda K. Petsch, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW¼) of Section Twenty-four (24), in Township Three (3) North, of Range Twelve (12) West, of the 6th P.M., in Webster County, Nebraska, subject to easements and restrictions of record.

GRANTORS covenant with the GRANTEE that GRANTORS:

Carded__

- (1) are lawfully seized of such real estate;
- (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 January // , 2023.

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on January _______, 2023, by Kila R. Burgess and Lila L. Rupprecht, Co-Trustees of the Doris L. Kosse Living Trust dated June 27, 1991, as amended May 8, 2007.

GENERAL NOTARY - State of Nebrasica DAVID B. GARWOOD My Comm. Exp. December 2, 2026

Comm. expires / 1,-,2-2000

Cnty No.	Boo	ok	Page Sale Date School District Co															
91	202	23	93	1/1:	1/2023	Base:	ase: 01-0123 Affiliated:						Unified:					
Location ID Sale Number Useability & Code #			y & Code #	Parcel Number														
002013700 18 4 05				05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel					
Date of Sale Assessed Value		4245	3	11	31	1	00000	1	000	9845								
Land	l e	Imp	rovements	1	l'otal		D	ate of	Sale]	ropert	y Classifi	cation (Code					
641	,190				641,190	Status	Pro	perty Ty	уре	Zoning	Locatio	n City Size		Parcel Siz				
		Irrigat	ion Type:	1		A) 2	B)	05		c) 5	D) 3	E)	0	F) 9				
LCG		A	ACRES:	VA	LUE:		LCG			ACI	RES:		VAL	UE:				
IRRIGATI			27.200		124,575	GF	RASSLA	ND 1	G1				·					
	1A		55.600		254,650				1G									
	2A1							2	G1									
2A			0.500		2,185			:	2G									
	3A1							34	G1									
	3A								3G									
	4A1		7.700		32,570			4	G1									
	4A		40.000		169,200				4G									
DRYLAN.	D IDI		5.300		13,385	:	Shelterb	elt/Timl	ber	-								
1D		11.650			29,415		Accretion		Accretion		Accretion		Accretion			ļ		
	2D1						Waste				1.010			285				
	2D		3.900		8,660	Other			156 46				41 100					
	3D1		0.900		2,000	AG LAND TOTAL			156.460		•		41,190					
	3D		1 700		2 605	Roads		_	4.000			·	·.					
	4D1		1.700		2,685 1,580	Farm Sites Home Sites												
	4D	* 47.4	1.000		1,380	,0												
,	N-0211:					w	E		-	<u></u> -				<u>-</u>				
						No	n-AG '				4.000							
	Owellings buildings					No	n-AG	Recreati Otl FOTA	her	-	4.000			-1-				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION; BETWEEN PARENT & CHILD	
Comments from Comm	nents:
002013700	
	(Continue on back)

FORM Real Estate Transfer Statement To be filed with the Register of Deeds.
 Read instructions on reverse side. DEPARTMENT OF REVENUE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2023 01 WEBSTER - 91 Day . Mo. -5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)
Kila R Burgess and Lila L Rupprecht, Trustees, Doris L Kosse Living Trust Grantee's Name (Buyer) Kenneth P. "Phil" Kosse Street or Other Mailing Address 4600 Old Jackson Hwy, Apt 1101 Street or Other Mailing Address 217 NORTH CHERRY STREET Zip Code 68970 Red Cloud State NE Wichita Falls Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number (402) 746-4767 Phone Number (940) 781-6507 Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational **✓** Distribution 8 Type of Deed Conservator Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was transfer part of IRS like-✓ Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Auction Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Seller No Satisfaction of Contract Court Decree Exchange **Grantor Trust** Partition Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Family Corp., Partnership, or LLC Other Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$811,633 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ No Yes V No 18 Address of F Name and Address of Person to Whom the Tax Statement Should be Sent Rural Webster County, Nebraska (Same as Grantee) 18a No address assigned

20 Legal Description (Attach additional pages if peeded) The Northeast Quarter (NE1/4) of Section Thirty-one (31), Township Three (3) North, Range Eleven (11) West, of the 6th P.M., Webster County, Nebraska, subject to easements and restrictions of record.

22 Total purchase price, including any liabilities assumed	22	\$ o	00
23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$ O _l	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ oj	00
25. If this transfer is exempt from the documentary stamp tax, list the exemption number			

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

David B. Garwood Print or Type Name of Grantee or Authorized Representative

18b Vacant land

(402) 746-3613 Phone Number

sign here Signature of Grantee or Authorized Representative

Attorney

For Dept. Use Only

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

. Day 12

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

Title

State of Nebraska ss.



TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

Kila R. Burgess and Lila L. Rupprecht, Co-Trustees of the Doris L. Kosse Living Trust Agreement dated June 27, 1991, as amended May 8, 2007, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to a Beneficiary of the Trust, convey to Kenneth P. "Phil" Kosse, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE¼) of Section Thirty-one (31), Township Three (3) North, Range Eleven (11) West, of the 6th P.M., Webster County, Nebraska, subject to easements and restrictions of record.

GRANTORS covenant with the GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate;
- (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 January // , 2023.

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on January ________, 2023, by Kila R. Burgess and Lila L. Rupprecht, Co-Trustees of the Doris L. Kosse Living Trust dated June 27, 1991, as amended May 8, 2007.

GENERAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. December 2, 2026

Comm. expires 12-2-3036

Cnty No. B	ook	Page	Sa	le Date	School District Code									
91 2	023	94	1/1	2/2023	Base: 01-0123 Affiliated:					Unified:				
Location ID	Sale	Number	Useabilit	y & Code#	# Parcel Number									
002007000		19	1		GeoCde	Twn	Rng	Se	ect ()rt	Subdiv	Area	Blk	Parcel
	Date of S	ale Assessed	Value		4245	3	11	3	3	0 00000 1 000 0000			0000	
Land	Imj	provements		Fotal	Date of Sale Property Classification C				Code					
411,365				411,365	Status Property Type Zoning Location City S			y Size	Parcel Size					
	Irrigat	tion Type:	•		A) 2	B)	05		C)	5	D) 3	E)	9	F) 10
LCG		ACRES:	VA	LUE:		LCG				ACR	ES:		VAL	UE:
IRRIGATED 1.4	.1				GI	RASSL	AND 1	G1			158,550			
1	A							1G		4	9.480			69,270
2 <i>A</i>	.1						2	G1		11	2.130		1	56,980
2	A							2G						
3.4	.1						3	GI		1	8.480			25,870
3	A							3G						
4.4	.1						4	Gl						
4	A							4G			<u> </u>			
DRYLAND 1	01					Shelterb	elt/Tim	ber						
1	D						Accreti	ion					,	**
21)1			·			Wa	ste			2.480		<u>.</u> .	695
2	D						Oti							
3E)1				AG I	AND	TOTA	L		29	5.820		4	11,365
3	D						Roa	ads			7.270			·
4D	01						Farm Si	ites						
4						I	Iome Si	tes						
		7.5					Recreati	ion						
Dwelling	gs						Otl							
Outbuilding	gs			· · · · · · · · · · · · · · · · · · ·	No	n-AG	TOTA	\mathbf{L}			7.270		-1 -11	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
Comments from	Comments:	
002007000		
		(Continue on back)
		D. T. CO. 400.00



NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

FORM

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

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.		
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 1 Day 12 Yr. 2023 4 Date of Deed Mo. 1 Day 1	12 2023	
WEBSTER - 91	Mo Day Yr Mo Day 6 Grantee's Name, Address, and Telephone (Please Print)	Yr	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)			
Daniel K. VanBoening	Grantee's Name (Buyer) Rodney W. Timm		
Street or Other Mailing Address 2239 Road 1400	Street or Other Mailing Address 200 West J Street	7.01	
City State Zip Code NE 68930		Zip Code 68901	
Phone Number (402) 756-2468	Phone Number (402) 462-2966 Is the grantee a 501(c)(3) organization of the street of the street (402) 462-2966 Is the grantee a 509(a) foundation of the street of the str		
Email Address N/a	Email Address n/a		
7 Property Classification Number. Check one box in categories A and B. Check C			
(A) Status (E	i) Property Type	(C)	
☐ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home	
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt		
☐ IOLL ☐ Commercial ☐ Recreational			
		ther	
	ease Personal Rep. Trust/Trustee ineral Quit Claim Warranty		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	closure Irrevocable Trust Revocable Trust Trans	fer on Death	
Exchange) by buyer or seller?		ee to Beneficiary	
Buyer Seller No Court Decree Exchange Gran 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other 12 Was real estate purchased for same use? (If No,	r (Explain) state the intended use.)	
✓ Yes No	Yes		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel			
	Partnership, or LLC Self Other_		
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C	and Grandchild Spouse child Step-parent and Step-child		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and inte	erest rate.)	
\$1,228,000	☐ Yes	%	
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If	Yes, include the name	
Yes V No	of the agent or title company contact.) Yes Agri Affiliate.	Inc No	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Short	uld be Sent	
Ag Land	Grantee		
18a 🗸 No address assigned 18b 🗸 Vacant land			
20 Legal Description (Attach additional pages, if needed.)			
See Attached			
21 If agricultural, list total number of acres transferred in this transaction307+			
	\$	1 000 000 00	
22 Total purchase price, including any liabilities assumed		1,228,000,00	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see			
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		1,228,000,00	
25 If this transfer is exempt from the documentary stamp tax, list the exemptio	n number .		
Under penalties of law, I declare that I have examined this statem	ent and that it is, to the best of my knowledge and belief, true, comp	olete, and	
correct, and that I am duly authorized to sign this statement. Rodney W. Timm		(402) 462-2966	
Print of Type Name of Grantee or Authorized Representative		Phone Number	
sign Rolly (v) Grantee 1/			
here Signature of Grantee or Authorized Representative	Title	Date	
Register of Deed's Use O	nly	For Dept. Use Only	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data		
Mo. 1 Day 12 Yr. 23 \$ 2763.00	15 x 2023, tg 94		
Nebraska Department of Revenue	Authorized by Neb. Rev.	Stat. §§ 76-214, 77-1327(2)	

The South Half (S1/2) of Section Three (3), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southwest Quarter (SW1/4) of said Section Three (3), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of said Southwest Quarter (SW1/4); thence S90°00'00"W (assumed bearing) along the South line said Southwest Quarter (SW1/4) a distance of 96.49 feet to the place of beginning; thence S90°00'00"W along said South line a distance of 815.68 feet; thence N00°00'00"E perpendicular to said South line a distance of 654.22 feet; thence N89°32'28"E a distance of 852.39 feet; thence S03°10'35"W a distance of 662.07 feet to the place of beginning, subject to county road right of way on the south.

NEBRASKA DOCUMENTARY STAMP TAX

State of Nebraska Sss. County of Webster Sss. Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of 10.00 A.D., 20.23, at 3.45 o'clock Am. Recorded in Book 20.3 on Page 44 County Clerk 10.40 County Clerk 10.40 Deputy
Clerk's office of said county this 12 day of 141 A.D., 2023, at 3:45 o'clock 2M. Recorded in Book 2023 on Page 444 County Clerk
of Jan A.D., 2023, at 3:45 o'clock P.M. Recorded in Book 2023 on Page 94 Ohrea Harria, County Clerk
o'clock P.M. Recorded in Book 2023 on Page 14 County Clerk
on Page 94 County Clerk
on Page 94 County Clerk
10.400
10.400
IndCompAssessorCarded
dCompAssessorCarded
Return to:
Southern Title, LLC
P O Box 221

Red Cloud, NE 68970

WARRANTY DEED

Daniel K. VanBoening, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Rodney W. Timm, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S1/2) of Section Three (3), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southwest Quarter (SW1/4) of said Section Three (3), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of said Southwest Quarter (SW1/4); thence S90°00'00"W (assumed bearing) along the South line said Southwest Quarter (SW1/4) a distance of 96.49 feet to the place of beginning; thence S90°00'00"W along said South line a distance of 815.68 feet; thence N00°00'00"E perpendicular to said South line a distance of 654.22 feet; thence N89°32'28"E a distance of 852.39 feet; thence S03°10'35"W a distance of 662.07 feet to the place of beginning, subject to county road right of way on the south.

Grantor covenants, jointly and severally, 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 Arwary (2, 2023.

Daniel K. VanBoening

STATE OF NEBRASKA)

SS.

COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on January (2, 2023 by Daniel K. VanBoening, a single person.

Notary Public

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

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sale	e Date	School District Code										
91	202	23	123	1/6,	/2023	Base: 9	1-00	02	Aff	filiated: Unified:						
Location ID Sale Number Useability & Code #						Parcel Number										
00140380)1		20	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Blk Parcel		
	D	ate of S	ale Assessed	Value		4489	1	10	8	3 1	00000	1	000	00	000	
Land		Imp	provements	T	otal		D	ate of	Sale	Propert	y Classific	ation (Code			
301,8	885		155,800		457,685	Status	Pro	perty Ty	рe	Zoning	g Location City Size		y Size	Parc	el Size	
		Irrigat	ion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F)	9	
LCG		A	ACRES:	VAI	LUE:		LCG	1		ACI	RES:		VAL	UE:		
IRRIGATED	1A1				, , ,	GR	ASSLA	ND 10	G1		9.440	9,8			895	
	1A		0.350		1,605	1G					0.830	23			235	
	2A1					2G1					4.000	5,6			600	
	2A		3.040		13,285	2G				3.840				5,	375	
	3A1		6.710		28,585	3G1					4.260 5,9					
	3A							3	3G	3						
	4A1							40	G1				10,	660		
	4A							4	1G		0			525		
DRYLAND	1D1		26.550		67,040	S	Shelterbe	elt/Timb	er	. 						
	1D		31.210		78,805			Accreti	on							
	2D1							Was	ste		1,78			785		
	2D							Oth	ег	<u></u>				W		
	3D1		4.720		10,480	AG L	AND '	ГОТА	\mathbf{L}	12	28.530		2	63,	045	
	3D							Roa	ds		3.000					
	4D1						F	Farm Sit	es		1.000		13,840			
	4D		14.690		23,205		Н	ome Sit	es		1.000			25,	000	
							F	Recreation	on							
Dw	ellings			1	L47,160			Oth								
Outbu	ildings				8,640	Noi	ı-AG	ГОТА	\mathbf{L}	·	5.000			38,	840	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:				
Assessor Comments and Reason for Adjustment:					
DEED OF DISTRIBUTION BY PR; BETWEEN PARENT & CHI	LD				
Comments from Comm	nents:				
001403801 001404501 001808201 001810100					
	(Continue on back)				

NEBRASKA

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM 521

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 Mo. 1 Day 6 Yr. 2023 4 Date of Deed Mo. 1 Day 6 Yr. 2023					
WEBSTER - 91						
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)					
Grantor's Name (Seller) Torrey M. Vap & Mistie R. Day, Co -Personal Representative of the Estate of Cheryl R. Vap	see attached					
Street or Other Mailing Address 121 Ridge Road	Street or Other Mailing Address					
City State Zip Code Post TX 79356	City State Zip Code					
Phone Number (806) 543-2074	Phone Number Is the grantee a 501(c)(3) organization? Yes No No					
Email Address n/a	Email Address n/a					
7 Property Classification Number. Check one box in categories A and B. Check C if (A) Status SEE ATTACHED (B)						
(A) Status	Property Type (C)					
✓ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt					
IOLL Commercial Recreational	Milleral interests-roducing Exempt					
	d Contract/Memo Partition Sheriff Other_					
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea	se Personal Rep. Trust/Trustee					
Cemetery Death Certificate – Transfer on Death Executor Min	eral Quit Claim Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	sure Irrevocable Trust Revocable Trust Transfer on Death					
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary					
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)					
Ves No	Yes No					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)					
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pa	artnership, or LLC Self Other					
Brothers and Sisters Grandparents a	nd Grandchild Spouse					
Ex-spouse Parents and Ch	_ ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '					
• • •	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)					
SEE ATTACHED 16 Does this conveyance divide a current parcel of land?	Yes No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name					
Yes No	of the agent or title company contact.)					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent					
	Mistie R. Day					
	121 Ridge Rd.					
18a No address assigned 18b Vacant land	Post, TX 79356					
20 Legal Description (Attach additional pages, if needed.)						
SEE ATTACHED						
21 If agricultural, list total number of acres transferred in this transaction SEE ATTACH	ED					
	 \$					
22 Total purchase price, including any liabilities assumed						
23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)					
, ,	\$ 0.00					
21. (a) 2000 paro paro paro paro (mo 2000)						
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 statemer correct, and that I am duly authorized to sign this statement.	and that it is, to the best of my knowledge and belief, true, complete, and					
Nicholas D. Meysenburg	(402) 934-4770					
Print or Type Name of Grantee or Authorized Representative	Phone Number					
sign ////(.s /) ///	Authorized Representative 1/16/2023					
here Signature of Grantee or Authorized Representative	Title Date					
Register of Deed's Use On	ly For Dept. Use Only					
	28 Recording Data					
Mo. 1 Day 17 yr. 23 \$ Exempt #15	BK2023 fg 123					
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)					

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

Parcel	PID	Box 6 Grantee's Name Address & Telephone	Box 7(A) Status	Box 7(B) Property Type	Box 14 Current Market Value	Box 18 Address of Property	Box 20 Legal Description	Box 21 Acres
1	001808201	(1) Mistie R. Day 121 Ridge Rd. Post, TX 79356 (806) 543-2074 (2) Torrey M. Vap 12311 Windswept Ave. Riverview, FL 33569 (813) 951-0698 (3) Jeffrey D. Vap 2010 Clark St. Aurora, NE 68818 n/a	Unimproved	Agricultural	\$10,110	n/a	See Attached Exhibit A	
2	001404501 & 001403801	Same as above	Unimproved	Agricultural	\$234,235	n/a	See Attached Exhibit A	111.81
3	810100	Same as above	Improved	Agricultural	\$105,420	1189 Rd Cd, Rd Coud, NE 68970	See Attached Exhibit A	

Exhibit A

A tract of land located in the Southeast Quarter (SE1/4) of Section Twenty-three (23), Township One (1) North, Range Eleven (11) West of the Sixth P.M.. Webster County, Nebraska more particularly described as follows: Commencing at the Northeast Corner said Southeast Quarter (SE1/4): thence N89°22'58"W (assumed bearing) along the north line of said Southeast Quarter (SE1/4) a distance of 53.30 feet to the west line of U.S. Highway 281 as described in Deed recorded In Book 29 Page 231, which is the true Place of Beginning; thence continuing N89°22'58"W along said North line a distance of 1394.32 feet; thence S00°00'02"E parallel with the east line said southeast Quarter (SE1/4) a distance of 40.00 feet; thence S04°08'58"E a distance of 319.88 feet; thence SS2°14'29"E a distance of 292.54 feet; thence 569°34'12"E a distance of 267.29 feet; thence SS9°15'59"E a distance of 230.85 feet; thence S70°06'03"E a distance of 279.93 feet; thence 574°13'36"E a distance of 141.65 feet: thence N43°16'39"E a distance of 229.37 feet; thence 589°08'45"E a distance of 135.05 feet to the west line of U.S. Highway 281; thence N00°04'36"W along said west line a distance of 223.06 feet; thence N08°35'25"W along said west line a distance of 202.20 feet; thence N00°06'55"W along said west line a distance of 100.00 feet; thence N09°23'13"E along said west line a distance of 182.70 feet to the place of Beginning, containing 21.18 acres of which 1.28 acres contained in the north 40.00 feet is being used as a public road. EXCEPT a tract now owned by Grantees contained within the above tract and described a follows: Beginning at a point 53.3 feet West of the Quarter Section Corner between Section 23 and Section 24 in said Township 1, Range 11, and on the North boundary of said Southeast Quarter of Section 23; thence West 717.0 feet along the North boundary of said Southeast Quarter; thence South 90° for a distance of 620.6 feet; thence East 90° for a distance of 717.8 feet, more or less, to a point on the West right of way boundary of U.S. Highway 281; thence Northerly along the West right-of-way boundary of U.S. Highway 281 for a distance of 625.3 feet, more or less, to the point of beginning, containing 9.97 Acres, more or less.

A parcel of land located in the East Half of the Northeast Quarter (E½NE½) of Section Eight (8) and the West Half of the Northwest Quarter (W1/2NW1/4) of Section Nine (9), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being described as follows: Referring to the Southeast comer of the West Half of the Northwest Quarter of Section 9; thence N00°08'3 I "W (assumed bearing) on the East line of said West Half of the Northwest Quarter, a distance of 14.86 feet to the North right of way line of River Road as traveled through said Section 9, and the point of beginning; thence N00°08'31"W continuing on said East line, a distance of 2622.23 feet to the Northeast comer of said West Half of the Northwest Quarter; thence S89°37'52"W on the North line of said West Half of the Northwest Quarter, a distance of 1320.95 feet to the Northeast comer of the East Half of the Northeast Quarter of Section 8; thence N89°26'59"W on the North line of said East Half of the Northeast Quarter, a distance of 1311.00 feet to the Northwest comer of said East Half of the Northeast Quarter; thence S00°04'50"E on the West line of said East Half of the Northeast Quarter, a distance of 1454.24 feet; thence S73°48'25"E, a distance of 727.99 feet; thence S69°35'58"E, a distance of 654.86 feet to the East line of said East Half of the Northeast Quarter; thence S84°58'08"E, a distance of 1266.99 feet; thence S00°08'31"E, parallel with the East line of said West Half of the Northwest Quarter, a distance of 630.36 feet to the North right of way line of said River Road; thence

N89°41'38"E on said North right of way line, a distance of 59.72 feet to the point of beginning.

A tract of land located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Twenty-three (23), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at a point 53.3 feet West of the Quarter Section Comer between Section 23 and Section 24 in said Township 1, Range 11, and on the North boundary of said Southeast Quarter of Section 23: thence West 717.0 feet along the North boundary of said southeast Quarter; thence South 90° for a distance of 620.6 feet; thence East 90° for a distance of 717.8 feet, more or less, to a point on the West right-of-way boundary of U.S. Highway #281; thence Northerly along the West right-of-way boundary of U.S. Highway #281 for a distance of 625.3 feet, more or less, to the point of beginning, containing 9.97 acres, more or less, EXCEPT a County Road 40 feet in width running Fast & West and lying all along the North side of the above described tract, said County Road taking 0.66 acres more or less, of the above described tract.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 01/17/23 \$ Ex015 By AS Bk 2023, Pg 123

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of January A.D., 2023, at 09:18 o'clock AM. Recorded in Book 2023 on Pages 123-127

Birdharde

County Clerk

Fee: \$34.00 By: AS Deputy Electronically Recorded

PLEASE RETURN TO: Nicholas D. Meysenburg, Dvorak Law Group, LLC, 515 W. 3rd Street, Hastings, NE 68901

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Mistie R. Day and Torrey V. Vap, Co-Personal Representatives of the Estate of Cheryl R. Vap, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, in proceedings shown as Case No. PR 21-29 of that Court, (collectively, "Grantors"), convey and release to Mistie R. Day, Torrey M. Vap, and Jeffrey D. Vap, as tenants in common (collectively, "Grantees"), the real estate (as defined in Neb. Rev. Stat. § 76-201) legally described as set forth on Exhibit A, attached hereto and incorporated herein by this reference, subject to all easements, reservations, covenants, restrictions and matters of record (collectively, the "Property").

Grantors have determined that Grantees are the persons entitled to distribution of the real estate from said estate. Grantors covenant with Grantees that Grantors have legal power and lawful authority to convey and release the same.

Transaction is exempt from documentary stamp tax pursuant to NEB. REV. STAT. §76-902(15).

[Remainder of page left intentionally blank; signature page follows.]

Executed this $\underline{0}$ day of January, 2023.	By: Mistie R. Day, Co-Personal Representative of the Estate of Cheryl R. Vap, Deceased
	By:
STATE OF TEXAS)) ss. COUNTY OF (AALZA)	
The foregoing Deed of Distribution by Person day of January, 2023, by Mistie R. Day, Co Vap. TAMMY JOHNSON BLAND NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 01/20/24 NOTARY ID 1184675-5	nal Representative was acknowledged before me on Personal Representative of the Estate of Cheryl R. Motary Public 1
STATE OF FLORIDA)) ss. COUNTY OF)	
The foregoing Deed of Distribution by Persor the day of January, 2023, by Torrey M. Vap, CoVap.	nal Representative was acknowledged before me on o-Personal Representative of the Estate of Cheryl R.
	Notary Public

Executed this 6 day of January, 2023.	
	By: Mistie R. Day, Co-Personal Representative of the Estate of Cheryl R. Vap, Deceased By: Torrey M. Vap, Co-Personal Representative of the Estate of Cheryl R. Vap, Deceased
STATE OF TEXAS)) ss. COUNTY OF)	
The foregoing Deed of Distribution by Personathe day of January, 2023, by Mistie R. Day, Co-Vap.	al Representative was acknowledged before me on Personal Representative of the Estate of Cheryl R.
	Notary Public
country of Hilsborugh) ss.	
The foregoing Deed of Distribution by Person the day of January, 2023, by Torrey M. Vap, Co Vap.	al Representative was acknowledged before me on -Personal Representative of the Estate of Cheryl R.
TERESA ALBA Commission#HH 276844	Deces all Notary Public

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Agricultural Land Sales Worksheet

		Page	Sale	Date						School District Code							
91 20	23	135	1/13	/2023	Base: 9	Base: 91-0074 Affiliated:						Unified:					
Location ID Sale Number Useability & Code #			Parcel Number														
001717101		21	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdi	v	Area Blk Parcel				
Ι	ate of S	ale Assessed	Value		0000	4	10	3	0	0	0000	0	1	000	0000		
Land	Imp	rovements	To	otal		D	ate of	Sal	e Pro	perty	Class	ifica	tion (Code			
320,320			3	320,320	Status	Pro	perty T	ype	Zoning Lo		Loca	Location		ocation		y Size	Parcel Size
4 1	Irrigat	ion Type:			A) 2	B)	05		C)	5	D)	3	E)	0	F) 10		
LCG	·	ACRES:	VAL	UE:		LCG				ACR	ES:			VAL	UE:		
IRRIGATED 1A	1				GR	ASSLA	ND 1	G1	7.360			0	10,:				
1.4	7							1G	2.480				1,1!				
2A	I.				2G1				4.540			6,355					
2.8	7				2G			2G									
3A	l				3G1			G1	0.120			0	3				
3.4	Δ	••••						3G									
4A	l	a					4	GI							690		
4.4	1							4G			1.63	<u> </u>			455		
DRYLAND 1D	[22.580		57,015	5	Shelterb	elt/Tim	ber									
11		40.290	1	01,730			Accret	ion									
2D	l l	2.000		5,050	-		Wa	ste				_					
21		0.040		90				her									
3D:	-	34.890		77,455	AG LAND TOTAL			\perp	156.450					3	20,320		
31					Roads						3.98	0					
4D		31.280		49,420]	Farm Si	tes				\downarrow					
41)	6.770	ELECTRON SERVICES	10,695			lome Si	-+				\dashv					
						I	Recreati	ion				_					
Dwelling				**			Otl					_					
Outbuilding	5				No	n-AG	ТОТА	Γ			3.98	0					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001717101	
	(Continue on back)

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

FORM

Octobridat de sercione		fod veloce this stateme					t		
1 County Name	ne deed will not be record 2 County Number	ieo uniess this stateme	ant is signed and 3 Date of Sale/Tra	f Deed					
Webster	91		1	ay 13	Yr. 23	Mo (Day /	10 4123	3
5 Grantor's Name, Address, a		6 Grantee's Nam				e Print)		=	
Grantor's Name (Seller)		<u>-</u>	Grantee's Name (Buver)				e t	
Anthony J. Bohaty and Carm	en M. Bohaty		Derek Schmidt			Amber	Cooper	Schmidt	
Street or Other Mailing Address 1618 Rd O - 1150			Street or Other Ma 1319 Markay D	-	s				
City York	State NE	Zip Code 68467	City Juniata	·		State NE		Zip Code 68955	
Phone Number			Phone Number			a 501(c)(3) org		Yes Y	
Email Address Email Address									110
abohaty@southernpd.net 7 Property Classification Number	er. Check one box in catego	orles A and B. Check C i	f property is also a	mobile hor	ne.				
(A) Status			3) Property Type					(C)	
☑ Unimproved ☐ Mi	ıltı-Family 🔯 A	ndustnal Agricultural Recreational	Mineral Interes Mineral Interes	•	_	State Ass	sessed	☐ Mabile Ha	me
8 Type of Deed Conser	rve	Easement L	and Contract/Memo	Perso	onal Rep	Sherriff Trust/Trustee Warranty	Oth	er	
9 Was transfer part of an IRS like kind exchange (IRC § 1031 Exchange) by buryer or seller?	Certificate - Transfer on Death 10 Type of Transfer Auction Court Decree	Distribution Fore	eclosure Irrev	ocable Trust Estate	Revocab		Truste	er on Death e to Beneficiary (Explain)	
11 Was ownership transferred in fe	ull? (If No, explain the division	n.)	12	Was real es	state purchase	d for same use	? (If No. state	the intended use	3)
13 Was the transfer between relati	upe or fito a trustee, are the	toistor and beneficiary rela	etives? (If Yes, che						
	Aunt or Uncle to Niece or N Brothers and Sisters	lephew 🔲 Family Corp.	, Partnership, or LL(s and Grandchild	C Sel	Į.	_	Other		-
14 What is the current market value	Ex-spouse le of the real property?		15 Was the mo	rtgage assu	med? (If Yes,		nt and interes	st 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									
Yes No			19 Name and A		pany contact.)				
18 Address of Property Land in Webster County Red Cloud, NE 68970			Derek Schmi 1319 Markay Juniata, NE	dt DR					
18a No address assigned	18b Vacant Land								
20 Legal Description (Attach additional The Southwest Quarter (SW	onal pages, if needed) 1/4) of Section Thirty (3	0), Township Four (4)	North, Range T	en (10) W	est of the 6	th P.M., Web	ster Coun	ty, Nebraska	
21 If agricultural, list total number of	of acres	·				T Te		000 :==	
22 Total purchase price, includ	ling any liabilities assum	ed		د مرسولت بسید و مرسوب در در		22 5		802,150	JU
23 Was non-real property inclu ☐ Yes ☒ No (If Yes, en	ided in the nurchase?		instructions)			23			
24 Adjusted purchase price pa	id for real estate (line 22	minus line 23)	***			24 \$	<u> </u>	802,150)0
25 If this transfer is exempt from the documentary stamp tax, list the exemption number									
Under penaltic correct, and that I	es of law, I declare that I hav am duly authorized to sign th	e examined this statement is statement.	and that it is, to the	e pest or my	knowledge an	o bener, true, c	ompiete, and		
Derek Schmidt Print or Type Name of Grantee or Authorized Representative Phone Number									
sign Serel	a land		Grantee				1/13	863	
here Signature of Gran	ntee of Authorized Represen	tative	Title				Date		
		Register of Deed	is' Use Only				For	Dept. Use Onl	у
26 Date Deed Recorded	27 Value of Star	np or Exempt Number	28 Recording Dat	027	135)			
Mahaska Denartment of Revenue		10	- 110	5)	Authorized by	y Neb Rev Sta	at §§ 76-214. 77-13	.27 (2)
Form No 96-269-2008 10-2020 Rev Sup	Grantee-	-Retain a copy of this o	locument for you	ir records.					

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 01/17/23 \$1806.75 By AS Bk 2023, Pg 135

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of January A.D., 2023, at 03:38 o'clock PM. Recorded in Book 2023 on Pages 135-136

Just Lyseth A

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

AFTER RECORDING RETURN TO:

Scott Abstract Company 220 North Dewey North Platte, NE 69101 67634-

WARRANTY DEED

Anthony J. Bohaty and Carmen M. Bohaty, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Stephen Schmidt and Amber Cooper Schmidt, husband and wife, as joint tenants and not as tenants in common, as to an undivided 1/2 interest and Derek Schmidt, as tenants in common as to an undivided 1/2 interest, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

The Southwest Quarter (SW1/4) of Section Thirty (30), Township Four (4) North, Range Ten (10) 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, 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:	January	0	 , 2023

Carmon M Boha Carmen M. Bohaty

STATE OF Nebrasky)

COUNTY OF Seward

The foregoing instrument was acknowledged before me this ______ day of _______, 2023 by Anthony J. Bohaty and Carmen M. Bohaty, husband and wife

GENERAL NOTARY - State of Nebraska LAURA AH WIEMER My Comm. Exp. June 16, 2026

My Commission Expires:

File No. 67634-

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date		1		S	cho	ol Dis	trict Code	:			
91	20	23	148	12/2	1/2022	Base: S	1-00	02	Aff	filiate	ed:		Unif	Unified:		
Location	ID	Sale	Number	Useability	& Code#	Parcel Number								-		
0023140	000		22	4	05	GeoCde	GeoCde Twn Rng Sect Qrt S					Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		4369	4369 2 12 34 4 00000						000	0000		
Land		[m]	provements Total			Date of Sale Property Classific					ation (tion Code				
2	,140				2,140	Status	Pro	perty Ty	pe	Z	oning	Location	City Size		Parcel Size	
		Irriga	tion Type:	•		A) 2	B)	01		C)	5	D) 3	E)	0	F) 5	
LCG			ACRES:	VA	LUE:		LCG				ACR	ES:		VAL	UE:	
IRRIGATE	D IAI					GR	ASSLA	ND 10	G1							
	1A							1	G			2.890			2,140	
	2A1							20	G1							
	2A					2G										
	3A1					3G1			3 1							
•	3A							3	3G							
	4A1							40	31							
	4A	ļ							IG							
DRYLANI	D 1D1					S	Shelterbe	elt/Timb	ег							
	1D							Accretic	on							
	2D1							Was	ite							
	2D							Oth								
_	3D1	<u> </u>				AG L	AND T	ГОТА	\mathbf{L}			2.890			2,140	
	3 D	<u> </u>						Roa	ds			0.240				
	4D1						F	arm Sit	es							
C North March B. Control of the Control Williams	4D	NI WARRAGE SE SE						ome Sit	-							
							R	Lecreation	on							
	wellings		·	•••				Oth								
Outl		Noi	ı-AG	ГОТА	L			0.240								
Assessor's	Assessor's Adjustment to Sale Price (+ or -): Total Recapture Value:															

Assessor's A	djustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comn	nents and Reason for Adjustment:			
PERSONAL	REP DEED			
		-		_
		e e		
Comments fron	1	Com	ments:	
002314000)			***
				(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.

FORM 521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 12 Day 21 Yr. 2022 Mo. 12 Day 21 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) See Attachment A	Grantee's Name (Buyer) Darin Stringer
Street or Other Mailing Address	Street or Other Mailing Address 7503-M Ashby Lane
City State Zip Code	City State Zip Code Alexandria VA 22315
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No
Email Address	If Yes, is the grantee a 509(a) foundation? Yes No Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	<u> </u>
	Property Type (C)
Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
IOLL Commercial Recreational	Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea	se Personal Rep. Trust/Trustee
Cemetery Death Certificate – Transfer on Death Executor Min	eral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	
Exchange) by buyer or seller? Auction Easement Gift Buyer Seller No Court Decree Exchange Granto	Life Estate Sale Trustee to Beneficiary r Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
☐ Yes	Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
Yes	artnership, or LLC Self Other nd Grandchild Spouse
Ex-spouse Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$2,140	☐ Yes
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
☐ Yes 🗸 No	of the agent or title company contact.) Yes 📝 No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Darin Stringer 7503-M Ashby Lane
18a ✓ No address assigned 18b Vacant land	Alexandria, VA 22315
20 Legal Description (Attach additional pages, if needed.)	Alexandra, VV 22515
see Attachment B	
21 If agricultural, list total number of acres transferred in this transaction	·
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number
Under penalties of law, I declare that I have examined this statemen	t 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.	N(407-746-65
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign	HTS/WM 1/20/23
here Signature of Grantee or Authorized Representative	Title Dafe
Register of Deed's Use Onl	-
00 00 01 01	28 Recording Data
Mo. 1 Day 20 Yr. 23 \$ 6.75	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
lebraska Department of Revenue	Authorized by Neb. Rev. Stat. 99 76-214, 77-1327(2)

Attachment A

SHEILA M. WILSON, Personal Representative of the Estate of KENNETH C. BURWELL 240 W. 12th St. Minden, NE 68959 308-830-3288

Attachment B

An undivided one-half (1/2) interest in:

Lot Two (2) in the Southeast Quarter (SE1/4) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska also known as a tract situated in Section Thirty-four (34), Township Two (2) North, Range Twelve (12), described as: Commencing in the east line of said section at a point seventy six rods south of the northeast corner of the southeast quarter thereof, running thence west, twenty-four rods; thence south twenty rods; thence east, twenty-four rods; thence south twenty rods; thence east twenty-four rods; thence north, in the least line of said section twenty rods, to the place of beginning, being a part of the east half of the Southeast Quarter of said section, all in Webster County, Nebraska.

BOOK 1	2023 PAG
State of Nebraska 3ss. County of Webster 3ss.	ZUZY. J FAC
Entered on the	
numerical index and filed for record in the Clerk's office of said county this	
of Jan A.D., 20 23, at 1100	•
o'clock O M. Recorded in Book 2023 NEBRASKA DOC	IMENTARY
Malar Maria Carrier Clark	X X
10.00 10 Deputy \$ 6.75 By	3 Ko
IndCompAssessorCarded	
Return to: PERSONAL REPRESENTATIVE'S DEED	
Downing, Alexander & Wood	
PO Box 185 Superior, NE 68978	
SHEILA M. WILSON, Personal Representative of the Estate of KENNY	ETH C.
BURWELL, deceased, GRANTOR in consideration of One Dollar (\$1.00) and	other
valuable consideration received from GRANTEE, DARIN STRINGER, conve-	ys to
GRANTEE, the following described real estate (as defined in Neb. Stat. § 76-20	01):
An undivided one-half (1/2) interest in:	
Lot Two (2) in the Southeast Quarter (SE1/4) of Section Thirty-four (34), Town	ship Two
(2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska	also
known as a tract situated in Section Thirty-four (34), Township Two (2) North,	Range
Twelve (12), described as: Commencing in the east line of said section at a point six rods south of the northeast corner of the southeast quarter thereof, running the	t seventy
twenty-four rods; thence south twenty rods; thence east, twenty-four rods; thence	e south
twenty rods; thence east twenty-four rods; thence north, in the least line of said s	section
twenty rods, to the place of beginning, being a part of the east half of the Southe	ast Quarter
of said section, all in Webster County, Nebraska.	
GRANTOR covenants (jointly and severally, if more than one) with GRANTE	E that
GRANTOR:	z diai
 is lawfully seized of such real estate and that it is free from encumbrance easements of use and of record and restrictions; 	s except
easements of use and of record and restrictions;	
2) has legal power and lawful authority to convey the same;	
2)	C 11
 warrants and will defend title to the real estate against the lawful claims of persons. 	ot all
Executed December 7, 2022.	
ESTATE OF KENNETH C. BURWELL, DEC	TE A CITED
	LASED
BY: Sheila M. Wilhon	
SHEILA M. WILSON, PERSONAL REPRESE	NTATIVE
STATE OF NEBRASKA)	
COUNTY OF Hourney	
COUNTY OF Heyrney)	
On the α day of Necessary, 2022, before me the foregoing in	strument
was acknowledged, by SHEILA M. WILSON, Personal Representative of the Es	tate of
KENNETH C. BURWELL. Witness my hand and seal the day and year first above written.	

GENERAL NOTARY - State of Nebraska
RANDALL L. ALEXANDER
My Comm. Exp. August 18, 2025

ah11.28.22/kp12.14.22/ah12.15

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok Pa	ige	Sa		School District Code										
91	20:	23 1	59	1/2	Base: 9	91-0	0002 Affiliated: Unified:									
Location	ID	Sale Numb	er	Useability	/ & Code #				Number	lumber						
0001285	500	23		4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Ar	ea	Blk	Parcel	
	Date of Sale Assess					4371			0	0 0	1002			014	0000	
Land		Improvem	nts	1	otal			Date of	Sale	Propert	y Classii	icatio	n C	Code		
1	,030	9	265		10,295	Status	P	roperty Ty	operty Type Zon		Locat	Location City Size		Parcel Size		
Assessor Lo	cation:	RED CLOUI	(RC	E)		A) 1	B)	01		C) 1	D) 1	. 1	Ξ)	6	F) 2	
					Residential						Comm	ercial				
	Mul	tiple Improvem	nts: N	Aultiple. Impro	vements.:			Multiple.	Impr	overnents.						
		Construction I	ate:	Construction D	ate: 19	10		Construc	tion I	Date:						
		F	oor: F	loor Sq. Ft. :	8	16		Floor Sq.	Ft. :							
		Building Cost I	lew:	Cost:	73,1	45		Cost:			•					
Single Family	Style:	101	F	Residential (Condition: 20	0		Comme	rcia	Occupar	ıcy Code:					
(100) 🗆 Mol	bile Hom	10	((10) 🗆 W	om Out			Primary: Other1: Other2:								
(101) 🗷 One	e Story			(20) 🗷 B	adly Worn			Commercial Construction Class:								
(102) 🗆 Two	Story		((30) 🗆 A	(1)	l Fi	reproof St	ructural St	eel Fra	ame						
(103) 🗆 Spli	it Level		((40) □ Good					l Re	inforced (Concrete I	rame				
(104) 🗆 1 1/2	2 Story		((50) 🗆 V	ery Good			(3) □	M	asonry Be	aring Wal	s				
(111) 🗆 Bi-I	Level		((60) 🗆 E:	kcellent			(4) □	I W	ood or Ste	el Frame	Ext.	Wall	s		
(106) □ Oth	er			3.00 (1.00 (M	etal Frame	and Wall	3				
Townhouse or	Duplex	Style:	J.	Residential (Quality: 20			(6) □	l Pc	le Frame						
(301) □ One	Story		((10) 🗆 L	ow			Cost Ra	nk:			Con	litio	n:	<u> </u>	
(302) 🗆 Two	Story		((20) 🗷 Fa	ir			(10) □	Lo	w		(10)		Worn	Out	
(307) 🗆 1 1/3	2 Story		((30) 🗆 A	verage					rerage		(20)		Badly		
(308) 🗆 Spli	t Level		((40) 🗆 G	ood			(30) Above Average (30) Average							ge	
(309) 🗆 21/			((50) 🗆 V	ery Good			(40)	Hi	gh		(40)		Good		
(304) 🗆 One	Story D	ruplex	((60) 🗆 E:	ccellent	 				·	<u> </u>	(50)		Very (Зооd	
(305) 🗆 Two	Story D)uplex					-					(60)		Excell	ent	
Assessor's	Adjus	stment to Sa	le Pri	ce (+ or -):					····						
		s and Reason 1														
WD; BET	CWEEN	PARENT &	CHII	LD	-											
<u>-</u> .				· _												
																
											_					
Comments f	rom				- <u></u> .	1	ີ ₋ ດmກ	nents:								
0001285						`		_~11.007*								
		144														
						7722 77										
														(Conti	nue on back)	

NEBRASKA Good Life, Great Service

Real Estate Transfer Statement

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

· If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Day __26 WEBSTER - 91 Yr. Mo 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Raymond and Eleanor Burgess Grantee's Name (Buyer) Marty R. Burgess Street or Other Mailing Address 905 N Locust Street Street or Other Mailing Address 841 N Seward Street Zip Code 68970 Zip Code 68970 City Red Cloud State Red Cloud Is the grantee a 501(c)(3) organization? Phone Number (402) 746-2651 Phone Number (402) 746-3608 If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt | IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Trust/Trustee Corrective Easement Lease Personal Rep Quit Claim Cemetery Death Certificate - Transfer on Death Executor Mineral ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Life Estate ✓ Sale Trustee to Beneficiary Auction Easement ☐ Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) V Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) V No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 905 N Elm Street (Same as Grantee) Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Fourteen (14), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 10.295!00 23 Was non-real property included in the purchase? 00 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . 23 10,295,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David B. Garwood Phone Number Print or Type Name of Grantee of Attorney Jan. 26, 2023 Date Signature of Grantee or Authorized Representative Title

Day al

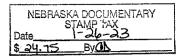
26 Date Deed Recorded

For Dept. Use Only

28 Recording Data BKa0a3

Register of Deed's Use Only

27 Value of Stamp or Exempt Number



WARRANTY DEED

Raymond Burgess and Eleanor Burgess, husband and wife, GRANTORS, in consideration of TEN THOUSAND TWO HUNDRED NINETY-FIVE AND NO/100 DOLLARS (\$10,295.00) receipt of which is hereby acknowledged, convey to Marty R. Burgess, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Fourteen (14), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
 - (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 January 36, 2023.

Raymond Burgess

Eleanor Burgess

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 26, 2023, by Raymond Burgess and Eleanor Burgess, husband and wife.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. December 2, 2026

Comm. expires 13 - 3 - 3 - 3 - 5 - 5

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale	Date		, par	School District Code									
91	20	23	176	1/20/2023 Base: 91-0				1-0	O002 Affiliated: Unified:										
Location	DO	Sale	Number	τ	Jseabil	ity	& Code#			Par			arcel]	cel Number				ļ	
0001314	100		24		4		05	GeoCde	Twn	Rn	g :	Sect	Qrt		Subdiv	Area	Blk	P	arcel
	D:	ate of S	ale Assessed	l Va	Value 4371							00	0	1	.0020		018	00	000
Land		Imp	rovements			To	tal)	Date of Sale Property Classification Code									
1	,385		204,125	5		2	05,510	Status	Pı	roperty	Туре	2	Zoning		Location	on City Size P			el Size
Assessor Lo	cation:	RED	CLOUD (F	RC)				A) 1	B)	0:	L	C)	1		D) 1	E)	6	F)	2
						1.50	Residential							C	commer	cial	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
	Mul	tiple Im	provements:	Mul	tiple. Im	prov	ements.:			Multip	le. Im	prove	ments.:						
		Constr	uction Date:	Con	struction	ı Dat	e: 19	92		Consti	uction	n Date	:						
			Floor:	Floc	or Sq. Ft.	:	1,6	61		Floor	Sq. Ft	:::							
		Buildin	g Cost New:	Cos	t:		269,7	90		Cost:									
Single Family	Style:	101		Res	identia	l Co	ndition: 4)		Com	nerc	ial O	ccupan	icy (Code:				·
(100) 🗆 Mo	bile Hon	ne		(10) 🗆	Wo	om Out			Prima	ry:		0	the	r1:		Other2:		
(101) 🗷 One	e Story			(20) 🗆	Bac	lly Worn			Com	nerc	ial Co	nstru	tio	n Class:			- 1	
(102) 🗆 Two	o Story			(30) 🗆	Av	erage			(1)		Firepr	oof St	ruct	ural Steel	Frame	3		
(103) 🗆 Spl	it Level			(40) H	Go	od			(2)		Reinf	orced (Con	crete Fra	me		_	
(104) 🗆 1 1/	2 Story			(50) 🗆	Ve	y Good			(3)		Maso	nry Be	arin	ıg Walls				
(111) □ Bi-l	Level			(60) 🗆	Exc	ellent			(4)	□ '	Wood	l or Ste	el F	Framed E	xt. Wa	lls		
(106) 🗆 Oth	ner	******								(5)		Metal	Frame	and	d Walls				
Townhouse or	r Duplex	Style:		Res	identia	l Q	iality: 30			(6)		Pole I	rame						.,
(301) 🗆 One	e Story			(10) 🗆	Lo	N			Cost	Rank	: :			C	onditi	on:	1 -	
(302) 🗆 Two	o Story			(20) 🗆	Fai	r			(10)		Low			(1		Worn		
(307) 🗆 11/	2 Story			(30) 🗷	Av	erage			(20)		Avera					Badly		l
(308) □ Spli	it Level			(40) 🗆	Go				(30)		Abov	e Avera	age	(3		Avera	ge	
(309) 🗆 21/	2 Story			(50) 🗆	Ver	y Good			(40)		High			(4	,	Good		
(304) 🗆 One	e Story D	ouplex		(60) 🗆	Exc	ellent					****			(:		Very (
(305) 🗆 Two	o Story I	Ouplex													((50) 🗆	Excell	ent	
Assessor's	s Adju	stment	to Sale P	rice	e (+ o	r -)													
Assessor Co	mment	s and R	eason for A	dju	stment	:													
QCD; T	RANSF	ER IN	TO REVO	CAE	LE I	'RU	ST												
						<u>. </u>													
0001314								•	_omn	ents:									
000131																			
						•													
									_								(Conti	nue or	back)

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement



FORM **521**

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2023 2023 WEBSTER - 91 Day . Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael D. & Barbara A. Kenny ^{Grantee's} Name (Buyer) Michael D. & Barbara A. Kenny, Trustees Street or Other Mailing Address 340 W 11th Street or Other Mailing Address 340 W. 11th City Red Cloud Red Cloud State Zip Code 68970 State NE 68970 Phone Number (402) 746-4225 Is the grantee a 501(c)(3) organization? Phone Number (402) 746-4225 Yes If Yes, is the grantee a 509(a) foundation? **Email Address** Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved √ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial 8 Type of Deed Distribution Conservator Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral ✓ Quit Claim Executor Warranty Was transfer part of IRS like-10 Type of Transfer Irrevocable Trust ✓ Revocable Trust Distribution Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Buyer Satisfaction of Contract Other (Explain) ☐ Seller ✓ No Court Decree Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$155,705 √ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ✓ No No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 340 W 11th Michael & Barbara Kenny, Trustees Red Cloud, NE 68970 340 W. 11th 18a No address assigned Red Cloud, NE 68970 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Eighteen (18), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 0.00 23 Was non-real property included in the purchase? 0,00 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that Ip Print or Type Name of Gra sign Trustee Signature of Grantee or here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number

State of Nebraska 3 _{SS} .	
County of Webster Entered on the numerical index and filed for record in the	
Clark's office of said county this 30 day	
of Jan A.D., 20 a 3, at 10:52 o'clock am. Recorded in Book and 3	
on Page 176-177	provide Biol Hardine V mining accompanies of Agrandus Science Advances and Agrandus
abheuteren County Clerk	NEBRASKA DOCUMENTARY STAMP FAX
Ind _CompAssessorCarded	Date 1-30-23
	\$ FLEMOTTY BY OD

QUITCLAIM DEED

MICHAEL D. KENNY and BARBARA A. KENNY, husband and wife, Grantors, in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration received from Grantees, MICHAEL D. KENNY and BARBARA A. KENNY, Trustees of the MICHAEL D. KENNY and BARBARA A. KENNY REVOCABLE TRUST dated January 19, 2023, quitclaims and conveys to Grantee, the following-described real estate (as defined in Neb. Rev. Stat. § 76-201):

> Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Eighteen (18), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

Commonly known as 340 W. 11th, Red Cloud, Nebraska. Subject to easements and restrictions of record.

To have and to hold unto the Grantee forever, so that neither the Grantors, nor any person in its name or behalf shall or will hereafter claim or demand any right, title or interest in or to the Property conveyed hereby, or any part thereof, but that they and every one of them shall, by these presents, be excluded and forever barred.

EXECUTED this **20** day of January, 2023.

GRANTOR:

GRANTOR:

STATE OF NEBRASKA)	
)	SS.
COUNTY OF DOUGLAS)	

The foregoing instrument was acknowledged before me this 20 day of January, 2023, by MICHAEL D. KENNY and BARBARA A. KENNY, husband and wife.

GENERAL NOTARY - State of Nebraska MICHAEL J. MATUKEWICZ My Comm. Exp. July 11, 2024

Return To: LIAKOS & MATUKEWICZ LLC 8701 W. Dodge Road, Suite 408 Omaha, NE 68114

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date		Ţ.		S	chool Dis	trict Cod	е			4		
91	20	23	178	1/20	/2023	Base: 9	1-00	02	Affi	liated:		Uni	Unified:				
Location	ID	Sale	Number	Useability	& Code#	Parcel Number											
001914	500		25	4	05	GeoCde	e Twn Rng Sect Qrt Subdiv						Bik	Pa	ırcel		
	D	ate of S	ale Assessed	Value		4371	2	11	3.	5 0	00000	000 9005					
Land		Im	provements	Date of Sale Property Classification Code													
16	,085	60,620 76,705				Status	Proj	perty Ty	pe	Zoning	Locatio	n Ci	y Size	Parce	el Size		
		Irriga	tion Type:	A) 1 B) 01 C) 5 D)					D) 2	E)	0	F)	5				
LCG			ACRES:	VAI	LUE:		LCG			ACI	ES:		VAL	UE:			
IRRIGATE	ED IAI					GR	ASSLA	ND 10	G1								
	1A							1	lG								
	2A1		**					20	G1								
	2A					2G			2G								
	3A1							30	G1								
	3A							67	3G								
	4A1							40	31								
	4A							۷	4G			ļ .					
DRYLANI) 1D1					S	helterbe	lt/Timb	er								
	1D						-	Accretic	on								
	2D1							Was	ste								
	2 D							Oth				<u> </u>					
	3D1					AG L	AND T	ГОТА	\mathbf{L}						·		
	3D							Roa	ds		0.130	ļ.					
	4D1						F	arm Sit	es		1.000			13,8			
	4D						Н	ome Sit	es		0.720			3,1	120		
\$ - C + P 1		\$5.00 kg		A second			R	Lecreation	on								
	wellings					Other											
Outl	buildings				60,620	Noi	ı-AG T	ГОТА	\mathbb{L}		1.850			16,9	960		
	***			and the state of t			1 -					. /1					

Assessor's Adjustment to Sale	Price (+ or -):	Total Reca	pture Value:
Assessor Comments and Reason for	· Adjustment:		
QCD; TRANSFER INTO REV	VOCABLE TRUST		
	A 444-11		
Comments from		Comments:	
001914500			
			(Continue on back)

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

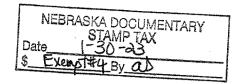


FORM 521

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

	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. D Day 20 Yr. 2023 4 Date of Deed Mo. D Day 20 Yr. 2023
WEBSTER - 91	Mo. Ol Day 20 Yr. 2023 Mo. Ol Day 20 Yr. 2023 6 Grantee's Name, Address, and Telephone (Please Print)
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer)
Michael & Barbara Kenny Street or Other Mailing Address	Michael D. Kenny & Barbara A. Kenny, Trustees Street or Other Mailing Address
_340 W 11th	340 W 11th
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970
Phone Number (402) 746-4225	Phone Number Is the grantee a 501(c)(3) organization? Yes VNo
Email Address	(402) 746-4225 If Yes, is the grantee a 509(a) foundation? Yes The Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a makila hama
	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
IOLL Commercial Recreational	
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea	ad Contract/Memo Partition Sheriff Other
Cemetery Death Certificate – Transfer on Death Executor Min	CONTROL OF
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust Transfer on Death
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
	artnership, or LLC Self Other
Brothers and Sisters Grandparents a Ex-spouse Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$70,675	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.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Michael & Barbara Kenny
	340 W 11th
18a No address assigned 18b Vacant land	Red Cloud, NE 68970
20 Legal Description (Attach additional pages, if needed.)	Occidental Manufacture (OCA/A NCA/A) of Occident
County Surveyor's Lot Twenty-five (25), in the Southeast C Thirty-five (35), Township Two (2) North, Range Eleven (17	
Thirty-live (33), Township Two (2) North, Nange Eleven (1	1), West of the other livit, Webster County, Nebrasika.
21 If agricultural, list total number of acres transferred in this transaction	·
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 4
Under penalties of law, I declare that I have examined this statemen	and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that lam duly authorized to sign this statement.	40,393-1402
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign	######################################
here Signature of Grantee Mattholized Representative	Title Date
Register of Deed's Use On	
1 20 23 65, 4+11	28 Recording Data RV 2023 P. 178
Mo. 1 Day 30 Yr. 3 PEXEMPT H	BK 2023 to 18 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	

State of Nebraska s	ss.
State of Nebraska s County of Webster	Entered on the
numerical index and f	iled for record in the
Clerk's office of salu	20 23 at 10:54
of A.D.,	orded in Book 2013
or Page 178-17	
on page The	County Clerk
16.00	O (1) Deputy
IndCompAs	sessorCarded



QUITCLAIM DEED

MICHAEL KENNY and BARBARA KENNY, husband and wife, Grantors, in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration received from Grantees, MICHAEL D. KENNY and BARBARA A. KENNY, Trustees of the MICHAEL D. KENNY and BARBARA A. KENNY REVOCABLE TRUST dated January 20, 2023, quitclaims and conveys to Grantee, the following-described real estate (as defined in Neb. Rev. Stat. § 76-201):

County Surveyor's Lot Twenty-five (25), in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

Subject to easements and restrictions of record.

To have and to hold unto the Grantee forever, so that neither the Grantors, nor any person in its name or behalf shall or will hereafter claim or demand any right, title or interest in or to the Property conveyed hereby, or any part thereof, but that they and every one of them shall, by these presents, be excluded and forever barred.

EXECUTED this 20th day of January, 2023.

GRANTOR:

MICHAEL KENNY

GRANTOR:

RARBARA KENNY

STATE OF NEBRASKA)
)	SS.
COUNTY OF DOUGLAS))

The foregoing instrument was acknowledged before me this **20** day of January, 2023, by MICHAEL KENNY and BARBARA KENNY, husband and wife.

GENERAL NOTARY - State of Nebraska MICHAEL J. MATUKEWICZ My Comm. Exp. July 11, 2024 NOTARY PUBLIC

Return To: LIAKOS & MATUKEWICZ LLC 8701 W. Dodge Road, Suite 408 Omaha, NE 68114

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sale Date		School District Code												
91	20	23	180		1/20/2023			Base: 9	1-0	-0002 Affiliated: Unified:									
Location	D	Sale	Number	1	Useabi	& Code#		Parcel Numb					nber	iber					
0001335	500		26		4		05	GeoCde	Twn	Rn		Sect	Qrt	S	Subdiv	Area	Blk	P	ırcel
	D	ate of Sa	ale Assesse	ed Va	ilue			4371				00	0	10	0020		021	00	00
Land	and Improvements Total				otal	Date of Sale Property Classification Code													
	725		32,63	35			33,360	Status	Pr	operty Type Zoning				Location	City Size Parc		el Size		
Assessor Lo	cation:	RED	CLOUD ((RC)				A) 1	B)	0.		(7)	1	Ι	D) 1	E)	6	F)	1
					·		Residential							C	ommer	cial			
	Mul	tiple Imp	provements	: Mu	ltiple. Im	prov	rements.:			Multip	e. Im	iprovei	ments.:						
		Constr	uction Date	Con	nstruction	ı Dat	.e: 19	00		Construction Date :									
			Floor	Flo	or Sq. Ft	. :	1,2	64		Floor Sq. Ft. :									
		Buildin	g Cost New	Cos	st:		106,0	20		Cost:									
Single Family	Style:	101		Re	sidentia	ıl Co	ondition: 2	5		Commercial Occupancy Code:									
(100) 🗆 Mo	bile Hon	ne		(10	0) 🗆	Wo	orn Out			Primary: Other1: Other2:									
(101) 🗷 One	e Story			(20	0) 🗷	Ba	dly Wom			Commercial Construction Class:									
(102) 🗆 Two	o Story			(30	0) 因	Av	erage			(1)		Firepr	oof Str	uctu	ural Stee	Frame	;		
(103) □ Spli	it Level			(40	0) 🗆	Go	od			(2)		Reinf	orced C	one	crete Fra	me			
(104) 🗆 1 1/	2 Story			(50	0) 🗆	Ve	ry Good			(3) Masonry Bearing Walls									
·	Level			(60	0) 🗆	Ex	cellent			(4) Uwood or Steel Framed Ext. Walls									
(106) 🗆 Oth		,						- 1					Frame	and	Walls				
Townhouse or		Style:					uality: 20			``-f			Frame			:			
(301) 🗆 One				+	0) 🗆	Lo				Cost		<u> </u>				onditi			
(302) 🗆 Two					0) 🗷	Fai				, ,							Worn		
(307) 🗆 1 1/				(30	-		erage					Avera					Badly		
(308) 🗆 Spli		- · · · · ·		+	0) 🗆	Go							e Avera	ge			Avera	ge	
(309) 🗆 21/					0) 🗆		ry Good			(40)		High	0.0		·····		Good		
(304) □ One				(60	0) 🗆	Ex	cellent						-			•	Very (
(305) 🗆 Two	o Story I	Duplex													((50) [□]	Excell	ent	
Assessor's							:												
Assessor Co																			
QCD; TI	RANSF	ER IN	TO REVO	CAI	BLE I	'RU	ST												
Comments f	rom	.	· · · · · · · · · · · · · · · · · · ·					(Comm	nents:							<u>.</u>		
000133500																			
																	(Conti	nue on	back)

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

26

FORM **521**

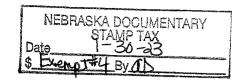
• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number.

	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	20 7-72
WEBSTER - 91		y 20 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Michael & Barbara Kenny	Michael D. & Barbara A. Kenny, Trustees	
Street or Other Mailing Address 340 W 11th	Street or Other Mailing Address 340 W. 11th	
City State Zip Code Red Cloud NE 68970	Red Cloud NE	Zip Code 68970
Phone Number (402) 746-4225	Phone Number Is the grantee a 501(c)(3) organize (402) 746-4225 If Yes, is the grantee a 509(a) four	
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.	
) Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forec		ransfer on Death
kind exchange (I.R.C. § 1031 Auction Easement Gift		ustee to Beneficiary
☐ Buyer ☐ Seller ☑ No ☐ Court Decree ☐ Exchange ☐ Grant	or Trust Partition Satisfaction of Contract O	ther (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.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
	Partnership, or LLC Self Oth	er
	and Grandchild Spouse	
Ex-spouse Parents and C		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
\$26,745	☐ Yes	%
16 Does this conveyance divide a current parcel of land? Yes ✓ No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	
	Michael & Barbara Kenny, Trustees	
	340 W. 11th	
18a No address assigned 18b Vacant land	Red Cloud, NE 68970	
20 Legal Description (Attach additional pages, if needed.)		
The South four feet (S 4') of Lot Nineteen (19) and all		
(22), Block Twenty-one (21), Smith & Moore's Addition	nto Red Cloud, Webster County, Nebra	ska.
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed		0,00
23 Was non-real property included in the purchase?	\$	0,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number _4	
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, c	2
Michael D. Kanny Michael J. Matr Kenice	2	_ 402 393-1460 Phone Number
Print or Type Name of Grantee or Authorized Representative	All	
sign	TTII/ney for Trustee	01-20.2023
here Signature of Grayltee or Authorized Representative	Title	Date
Register of Deed's Use Or		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 1 Day 30 Yr. 23 \$ Exempt # 4	DK 2025, 14 180	Dev. Class SE 76 Odd. 77 4007(2)
Nebraska Department of Revenue	Authorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska County of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of 100 A.D., 20 33, at 10'. So o'clock A.M. Recorded in Book 2033 on Page 180-181

Observation County Clerk Deputy Ind Comp Assessor Carded



QUITCLAIM DEED

MICHAEL KENNY and BARBARA KENNY, husband and wife, Grantors, in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration received from Grantees, MICHAEL D. KENNY and BARBARA A. KENNY, Trustees of the MICHAEL D. KENNY and BARBARA A. KENNY REVOCABLE TRUST dated January 20, 2023, quitclaims and conveys to Grantee, the following-described real estate (as defined in Neb. Rev. Stat. § 76-201):

The South four feet (S 4') of Lot Nineteen (19) and all of Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Twenty-one (21), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

Subject to easements and restrictions of record.

To have and to hold unto the Grantee forever, so that neither the Grantors, nor any person in its name or behalf shall or will hereafter claim or demand any right, title or interest in or to the Property conveyed hereby, or any part thereof, but that they and every one of them shall, by these presents, be excluded and forever barred.

EXECUTED this 20th day of January, 2023.

GRANTOR:

GRANTOR:

1

STATE OF NEBRASKA)	
)	SS.
COUNTY OF DOUGLAS)	

The foregoing instrument was acknowledged before me this 2 day of January, 2023, by MICHAEL KENNY and BARBARA KENNY, husband and wife.

GENERAL NOTARY - State of Nebraska MICHAEL J. MATUKEWICZ My Comm. Exp. July 11, 2024

NOTARY PUBLI

Return To: LIAKOS & MATUKEWICZ LLC 8701 W. Dodge Road, Suite 408 Omaha, NE 68114

Cnty No.	Во	ok	Page	e Sale Date				School District Code															
91	20	23	182		1/	20	/2023	Base: 9	1-	0002	2	Affil	liated	:			Unif	ied:					
Location	ID	Sale	Number	Į	Jseabi	lity	& Code#						Parc	el N	Tumbe	•							
0001333	300		27		4		05	GeoCde	Tv	vn E	Rng	Sec	t C)rt	Subdi	7	Area	Blk	P	arcel			
	D	ate of S	ale Assesse	d Va	lue			4371				00		0	1002	0		021	00	000			
Land		Imp	orovements			Te	otal			Date	of S	ale]	Prop	erty	Class	ficat	ion (Code					
1	,030		2,33	5			3,365	Status		Proper	ty Ty	ре	Zon	ing	Loca	tion City Size			Parc	el Size			
Assessor Lo	cation:	RED	CLOUD (RC)				A) 1		3) (01 C) 1 D)						E)	6	F)	2			
							Residential								Comn	ierci	al						
	Mul	tiple Im	provements:							Multiple. Improvements. :													
		Constr	uction Date:								Construction Date :												
, , , , , , , , , , , , , , , , , , , ,			Floor:	Floor Sq. Ft. : 904							Floor Sq. Ft. :												
		Buildin	g Cost New:								Cost:												
Single Family	Style:	101										Commercial Occupancy Code:											
(100) 🗆 Mo	bile Hon	ne		(10) 🗷	Wo	om Out			Primary: Other1: Other2:													
(101) 🗷 One	e Story			(20) 🗆	Bac	dly Worn			Commercial Construction Class:													
(102) 🗆 Two	o Story			(30	·	Av	егаде			(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame													
(103) 🗆 Spli	it Level			(40) 🗆	Go	od			(2)							e						
(104) 🗆 1 1/	2 Story			(50) U Very Good) [Ma:	sonry	Bea	ring Wa	lls							
(111) 🗆 Bi-I	Level			(60) Excellent							-				l Frame		t. Wall	s					
(106) □ Oth	ет		.,			(5)					and Wa	ls											
Townhouse or	r Duplex	Style:		Res	identi	al Q	(6)			e Fran	ne				,,,								
(301) 🗆 One				<u> </u>) 🗆	Lo					t Ra			-			nditio						
(302) Two				(20		Fai				 ` '	(10) □ Low							Worn					
(307) 🗆 1 1/				(30			erage			_) 🗆					(20		Badly		L i			
(308) □ Spli				(40		Go				_								Averag	ge	-			
(309) 🗆 2 1/				(50) U Very Good						(40	(40)												
(304) □ One				(60) Excellent						(50) ☐ Very Go (60) ☐ Excellen													
(305) 🗆 Two	o Story I	Duplex											· · ·			(60) <u> </u>	Excell	ent				
Assessor's							:																
Assessor Co																							
QCD; TI	RANSF	ER IN	TO REVO	CAE	BLE :	rru	ST																
																							
						-									_ .								
Comments f	rom								'om	ments	s:			_									
0001333							, UII			-													
			<u></u>															(Conti	nue on	back)			

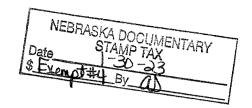
NEBRASKA Good Life. Great Service.

FORM

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. DEPARTMENT OF REVENUE

	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. Day 20 Yr. 2023 4 Date of Deed Mo. Day 20 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Michael D. & Barbara A. Kenny	Grantee's Name (Buyer) Michael D. & Barbara A. Kenny, Trustees
Street or Other Mailing Address 340 W 11th	Street or Other Mailing Address 340 W. 11th
Red Cloud State Zip Code NE 68970	City State Zip Code NE 68970
Phone Number (402) 746-4225	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 746-4225 If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B)	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? / Auction Easement Gift	osure Irrevocable Trust Revocable Trust Transfer on Death
	Life Estate Sale Trustee to Beneficiary
Buyer Seller Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	rTrust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)
√ Yes	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., F Brothers and Sisters Grandparents a	artnership, or LLC Self Other
Ex-spouse Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$3,365	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.) YesNo
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Michael & Barbara Kenny, Trustees
	340 W. 11th
18a No address assigned 18b Vacant land	Red Cloud, NE 68970
20 Legal Description (Attach additional pages, if needed.)) Plack Twenty and (21) Smith & Magra's Addition
Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), block twenty-one (21), Smilli & Moore's Addition
to Red Cloud, Webster County, Nebraska.	
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$ 0.00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	<u>nstructions</u>)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 4
correct, and that I am duly authorized to sign this statement.	at and that it is, to the best of my knowledge and belief, true, complete, and
Print or Type Name of Grance or Authorized Peprodentative	Phone Number
Sign Print or Type Name of Grantee or Authorized Reprodentative	Attorney for Trustee 452393-1460 Phone Number 1 - 20 - 20 23
	Title Date
nere " (/ /	
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	ly For Dept. Use Only 28 Recording Data
Mo. 1 Day 30 Yr. 23 \$ Exercit #4	BK 2023 Pa 182
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)



QUITCLAIM DEED

MICHAEL D. KENNY and BARBARA A. KENNY, husband and wife, Grantors, in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration received from Grantees, MICHAEL D. KENNY and BARBARA A. KENNY, Trustees of the MICHAEL D. KENNY and BARBARA A. KENNY REVOCABLE TRUST dated January 20, 2023, quitclaims and conveys to Grantee, the following-described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Twenty-one (21), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

Subject to easements and restrictions of record.

To have and to hold unto the Grantee forever, so that neither the Grantors, nor any person in its name or behalf shall or will hereafter claim or demand any right, title or interest in or to the Property conveyed hereby, or any part thereof, but that they and every one of them shall, by these presents, be excluded and forever barred.

EXECUTED this 20th day of January, 2023.

GRANTOR:

MICHAEL D. KENN

GRANTOR:

BARBARA A. KENN'

Cnty No.	Bo	ok	Page		Sal	School District Code														
91	20:	23	184		1/20	/2023	Base: 9	1-0	1-0002 Affiliated: Unified:											
Location	ID	Sale	Number	U	seability	& Code#					Par	rcel N	vuml	ber						
0001381	L00		28		4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Sul	odiv	Area	Blk	P	arcel		
	Da	ate of S	ale Assessed	Val	lue		4371			0	0	0	100	025		001	00	000		
Land		Imp	rovements		Т	otal]	Date of	Sale	Pro	perty	Cla	ssifica	tion (Code				
	585		6,710	0		7,295	Status	Pı	operty T	ype	Zo	oning	Le	ocation	Cit	y Size	Parc	el Size		
Assessor Lo	cation:	RED	CLOUD (F	RC)			A) 1	B)	01		C)	1	D)	1	E)	6	F)	1		
					i Vit	Residential							Cor	nmerc	ial					
	Mul	tiple Im _l	provements:	Mult	iple. Impro	/ements.:			Multiple. Improvements. :											
		Constr	uction Date:	Cons	struction Da	Construction Date :														
			Floor:	Floor	r Sq. Ft. :	Floor Sq. Ft. :														
		Buildin	g Cost New:	Cost		Cost:														
Single Family	Style:	•		Res	idential C	ondition:			Commercial Occupancy Code:											
(100) 🗆 Mo	bile Hon	ie		(10)) 🗆 W	Primary: Other1: Other2:														
(101) 🗆 One	e Story			(20)) 🛮 Ba	dly Worn	,		Commercial Construction Class: (1) □ Fireproof Structural Steel Frame											
	o Story			(30))	rerage														
	it Level			• •		ood														
(104) 🗆 11/						ry Good					гу Веа									
(111) □ Bi-J				(60)) 🗆 Ex							med Ex	ct. Wal	ls						
(106) □ Oth						······/intiples-is				rame	and V	Valls								
Townhouse or		Style:			idential Q		(6) □ Pole Frame													
(301) 🗆 One				·)		Cost Rank: Condition:							· · · · · · · · · · · · · · · · · · ·						
(302) Two				(20)					(10)						<u> </u>	Worn				
(307) 🗆 1 1/				(30)		rerage			(20) ☐ Average							Badly				
(308) 🗆 Spli				(40)		ood		(30) Above Average						•		Averag	ge			
(309) 🗆 21/				(50)		ry Good		(40) □ High								Good Very (
(304) □ One				(60)) 🗆 Ех	cellent										Excelle				
(305) 🗆 Two								_						(0	0) Ц	EXCEN	311t			
Assessor's):										aiau				
Assessor Co																				
QCD; T	RANSF	ER IN	TO REVO	CAB.	LE TRU	JST														
						18.7.9														
Comments f	from						(Comm	nents:	* 100			(Amount)			***				
.000138															···					
									-							(Conti	nue on	hack)		
																COURT	nue OH	valle		

NEBRASKA Good Life. Great Service.

Nebraska Department of Revenue

Real Estate Transfer Statement

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



FORM **521**

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

DEPARTMENT OF REVENUE · If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfe 4 Date of Deed Mo. WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) ^{Grantee's} Name (Buyer) Michael D. & Barbara A. Kenny, Trustees Grantor's Name (Seller) Michael & Barbara Kenny Street or Other Mailing Address 340 W 11th Street or Other Mailing Address 340 W. 11th State City Red Cloud Zip Code Red Cloud 68970 NE 68970 Phone Number (402) 746-4225 Phone Number (402) 746-4225 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved √ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral ✓ Quit Claim Warranty 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 Life Estate Sale Auction Easement Gift Trustee to Beneficiary Seller No Buyer Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Spouse Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) √ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No Wo 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 441 West 5th Ave. Michael & Barbara Kenny, Trustees Red Cloud, NE 68970 340 W. 11th Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The West Fifty feet of the South One Hundred-fifty feet (W50'S150') of Block Four (4), LeDuc's Addition to Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 0.00 23 Was non-real property included in the purchase? 0,00 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) **25** If this transfer is exempt from the documentary stamp tax, list the exemption number $\underline{4}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this stateme Print or Type Name of Grantee or Authoriz sign Signature of Grantee of Aut here Register of Deed's Use Only For Dept. Use Only 28 Recording Data 26 Date Deed Recorded 27 Value of Stamp or Exempt Number

State of Nebraska County of Webster	}ss. Entered on the
Clerk's office of sa	
o'clock_AM. R on Page_184-1	ecorded in Book a Secondary Clerk
6.00	U Deputy

Assessor___

Ind__Comp

BOOK <u>2023</u> PAGE 184

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-30-23
SEXCOPT 4 By

QUITCLAIM DEED

MICHAEL D. KENNY and BARBARA A. KENNY, husband and wife, Grantors, in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration received from Grantees, MICHAEL D. KENNY and BARBARA A. KENNY, Trustees of the MICHAEL D. KENNY and BARBARA A. KENNY REVOCABLE TRUST dated January 20, 2023, quitclaims and conveys to Grantee, the following-described real estate (as defined in Neb. Rev. Stat. § 76-201):

The West Fifty feet of the South One Hundred-fifty feet (W50'S150') of Block Four (4), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

Subject to easements and restrictions of record.

To have and to hold unto the Grantee forever, so that neither the Grantors, nor any person in its name or behalf shall or will hereafter claim or demand any right, title or interest in or to the Property conveyed hereby, or any part thereof, but that they and every one of them shall, by these presents, be excluded and forever barred.

EXECUTED this 20th day of January, 2023.

GRANTOR:

GRANTOR:

MICHAEL D KENNY

BARBARA A. KENNY

Cnty No.	Bo	ok	Page	ge Sale Date				School District Code														
91	20:	23	186		1/20	/2023	Base: 9	1-	000	2	Affil	ated:			Unified:							
Location	ID	Sale	Number	τ	Jseability	& Code#						Parcel	Νι	umber								
0001334	101		29		4	05	GeoCde	Tw	nn I	Rng	Sect	Qrt		Subdiv	Агеа	Blk	P	arcel				
	Da	ate of S	ale Assesse	d Va	lue		0000				00	0		00000		000	00	000				
Land		Imp	provements		Te	otal			Date	e of S	ale I	roper	ty (Classification Code								
2	,780		16,42	5		19,205	Status	1	Proper	ty Ty	pe	Zoning	;	Location	Ci	y Size	Parc	el Size				
Assessor Lo	cation:	RED	CLOUD (RC)		-	A) 1	E	3)	03	(3		D) 1	E)	6	F)	2				
					1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Residential	······································						Ý	Commer	cial							
	Mul	tiple Im	provements:	Mul	tiple. Improv	ements.:			Multiple. Improvements. :													
		Constr	uction Date:	e: Construction Date :							Construction Date: 1998											
			Floor:	Floor Sq. Ft. :							Floor Sq. Ft. : 4,032											
	<u> </u>	Buildin	g Cost New:								Cost: 93,865											
Single Family				+	sidential C				Commercial Occupancy Code:													
(100) □ Mo		ne		<u> </u>)	Primary: 390 Other1: Other2: Commercial Construction Class: 5																
(101) 🗆 One				<u> </u>		dly Worn										······						
(102) Two				(30		erage			 (1) □ Fireproof Structural Steel Frame (2) □ Reinforced Concrete Frame 													
(103) 🗆 Spli				l `)	od ry Good		+						me								
(104) 🗆 1 1/				<u> </u>		(4)					ng Walls		11									
(111) Bi-I				(60) Excellent										Framed E	xt. wa	шѕ						
(106) Oth		Ctulor		Por	idential O	nalitu.	(5) ★ Metal Frame and Walls (6) □ Pole Frame															
(301) ☐ One		. Style:			sidential Q) □ Lo		Cost Rank: 20 Condition: 30									,						
(302) Two		*********		1) □ Fai	(10		Low				(10) Wom Out										
(307) 🗆 11/						erage			(20		Ave						l.					
 :	t Level)				(30	-		ve Ave	rage	`	(20) ☐ Badly Worn (30) ★ Average							
(309) 🗆 2 1/						ry Good			(40		High					Good						
(304) □ One		uplex				cellent								(:	50) 🗆	Very (Good					
(305) 🗆 Two														(4	50) 🗆	Excell	ent					
Assessor's	Adjus	stment	t to Sale P	rice	e (+ or -)	•		-														
Assessor Co																						
			TO REVO			ST																
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										.												
																(Conti	nue or	back)				

NEBRASKA Good Life. Great Service.

FORM 521

Real Estate Transfer Statement

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. D1 Day 20 Yr. 2023 4 Date of Deed Mo. D1 Day 70 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buver)
Michael & Barbara Kenny Street or Other Mailing Address	Michael D. & Barbara A. Kenny, Trustees Street or Other Mailing Address
340 W 11th	340 W. 11th
Red Cloud State Zip Code NE 68970	Red Cloud State Zip Code NE 68970
Phone Number (402) 746-4225	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 746-4225 If Yes, is the grantee a 509(a) foundation? Yes No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B)	Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Exempt
	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	The state of the s
Cemetery Death Certificate – Transfer on Death Executor Mir	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) Yes No No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
	Partnership, or LLC
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$19.205	☐ Yes
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Michael & Barbara Kenny, Trustees
	340 W. 11th Red Cloud, NE 68970
18a [] No address assigned 18b	Red Cloud, INE 00970
Lots One (1), Two (2) and Three (3), Block Twenty-oracle Cloud, Webster County, Nebraska.	one (21), Smith & Moore's Addition to the City of
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?	\$ 0,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
Under penalties of law, I declare that I have examined this statement correct, and that I ari duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and
Print or Type Name of Grantee or Authorized Representative	402 393 - 140 Phone Number 11.2 0-201
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On	ly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Repording Data
Mo. 1 Day 30 Yr. 23 \$ Exempt #4	BKa023, 14 186
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska
County of Webster

Intered on the

numerical index and filed for record in the

Clerk's office of said county this 30 day

of Tan A.D., 20 33, at 11 03

o'clock A.M. Recorded in Book 303

on Page 186-187

County Clerk

Local Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date F 30 - 23
\$ Exerct 4 By (1)

QUITCLAIM DEED

MICHAEL KENNY and BARBARA KENNY, husband and wife, Grantors, in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration received from Grantees, MICHAEL D. KENNY and BARBARA A. KENNY, Trustees of the MICHAEL D. KENNY and BARBARA A. KENNY REVOCABLE TRUST dated January 20, 2023, quitclaims and conveys to Grantees, the following-described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lots One (1), Two (2) and Three (3), Block Twenty-one (21), Smith & Moore's Addition to the City of Red Cloud, Webster County, Nebraska.

Subject to easements and restrictions of record.

To have and to hold unto the Grantees forever, so that neither the Grantors, nor any person in its name or behalf shall or will hereafter claim or demand any right, title or interest in or to the Property conveyed hereby, or any part thereof, but that they and every one of them shall, by these presents, be excluded and forever barred.

EXECUTED this 20th day of January, 2023.

GRANTOR:

GRANTOR:

MICHAEL KENNY

BARBARA KENNY

STATE OF NEBRASKA)	
)	SS.
COUNTY OF DOUGLAS)	

The foregoing instrument was acknowledged before me this <u>2°</u> day of January, 2023, by MICHAEL KENNY and BARBARA KENNY, husband and wife.



Return To:

LIAKOS & MATUKEWICZ LLC 8701 W. Dodge Road, Suite 408 Omaha, NE 68114

Cnty No.	Во	ok	Page		Sal	e Date				Sc	hool D	istr	ict Co	de			: -		
91	20	23	188	1	./20	/2023	Base: 9	1-0	-0002 Affiliated: Unified:										
Location	ID	Sale	Number	Useal	oility	& Code#					Parcel	Nu	ımber			111			
0001423	300		30	4		05	GeoCde	Twr	Rng	Sec	t Qrt		Subdiv		krea Blk		P	Parcel	
	Da	ate of S	ale Assessed	l Value			4371			00	0	1	L002	5		010	00	000	
Land		Imp	rovements		1	otal			Date of S	Sale	Proper	ty (icat	ion (Code				
1	, 660		259,29	5		260,955	Status	P	roperty Ty	pe	Zoning	g Location		on	City	y Size	Parc	el Size	
Assessor Lo	cation:	RED	CLOUD (1	RC)			A) 1	B)	02	02 C) 2 D					E)	6	F)	3	
						Residential		-			*	(Comm	erci	al				
	Muli	tiple Imp	provements:	Multiple.	Impro	vements.:			Multiple.	Impro	ovements.	:		•					
		Constr	uction Date:	Construct	ion Da	te: 20	Construction Date :												
			Floor:	Floor Sq.	Ft. :	Floor Sq. Ft. :													
		Buildin	g Cost New:	Cost:		Cost:													
Single Family	Style:			Residen	tial C	Commercial Occupancy Code:													
(100) 🗆 Mo	bile Hom	ne		(10)	W	orn Out	Primary: Other1: Other2:												
(101) 🗆 One	Story			(20)	Ва	idly Worn	Comme	rcial	Constru	ictio	n Clas	s:							
(102) 🗆 Two	Story			(30) 🗷	A	verage	(1)	Fire	eproof S	truc	tural St	eel I	Tame						
(103) 🗆 Spli	it Level			(40) 🗷		ood	(2)	Re	inforced	Cor	ncrete I	ram	e						
(104) 🗆 1 1/				(50)	V	ery Good	(3) 🗆	Ma	sonry B	earii	ng Wal	.S							
(111) 🗆 Bi-I	Level			(60) 🗆	Ez	cellent		(4) 🗆	Wo	ood or St	teel	Frameo	Ex	t. Wall	ls				
(106) □ Oth			7 - 2						tal Fram		ıd Wall	S							
Townhouse or		Style:	304	Residen	tial Q	uality: 40	(6) Pole Frame												
(301) 🗆 One	-		***	(10)			Cost Ra				Condition:								
(302) 🗆 Two				(20) 🗆															
(307) 🗆 1 1/	<u> </u>			(30)		rerage			(20)					(20				<u>. </u>	
(308) □ Spli				(40) 🗷		ood					ove Ave	rage	; 	(30			ge		
(309) 🗆 2 1/				(50)		ery Good			(40)	Hıē	gh			(40			· 1		
(304) 🖼 One				(60)	Е	cellent				<u> </u>		<u> </u>		(50		Very (-		
(305) 🗆 Two	Story D	Duplex											· · · · · · · · · · · · · · · · · · ·	(60) ப	Excelle	ent		
Assessor's	Adjus	stment	to Sale P	rice (+	or -):													
Assessor Co	mments	s and R	eason for A	djustme	nt:														
QCD; TI	RANSF	ER IN	TO REVO	CABLE	TRU	JST													
-																			
Comments f	rom	···					•	'nmn	nents:										
0001423								мп	aviitā.										
											_					(Conti	nue on	back)	

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

FORM

DEPARTMENT OF REVENUE

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

521

The deed will not be recorded unless this statem	ent is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 2012 4 Date of Deed 200 2002
WEBSTER - 91	Mo. 07 Day 70 Yr. 2013 Mo. 01 Day 70 Yr. 2013
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Michael & Barbara Kenny	Michael D. & Barbara A. Kenny, Trustees
Street or Other Mailing Address 340 W 11th	Street or Other Mailing Address 340 W. 11th
City State Zip Code Red Cloud NE 68970	City State Zip Code NE 68970
Phone Number (402) 746-4225	Phone Number (402) 746-4225 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.
	(B) Property Type (C)
✓ Improved ✓ Single Family Industrial ✓ Unimproved ✓ Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Hom Exempt
Bill of Sale Corrective Easement	Land Contract/Memo Partition Sheriff Other Lease Personal Rep. Trust/Trustee Wineral Quit Claim Warranty
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Gra	ntor 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
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary r	elatives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp	, Partnership, or LLC Self Other
	s and Grandchild Spouse
Ex-spouse Parents and	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$203,185 16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Michael & Barbara Kenny, Trustees 340 W. 11th
18a No address assigned 18b Vacant land	Red Cloud, NE 68970
20 Legal Description (Attach additional pages, if needed.)	
Lots Four (4), Five (5) and Six (6), Block Ten (10), Nebraska.	LeDuc's Addition to Red Cloud, Webster County,
21 If agricultural, list total number of acres transferred in this transaction	·
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (se	e instructions)
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 exempti	on number ⁴
Under penalties of law, I declare that I have examined this stater	pent 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.	
Print or Type Name of Gramee or Authorized Representative	Cervil 402 393-14 Phone Number
sign	7 rustee 01/20/2
here Signature of Grantee of Authorized Representative	Title Date /
Register of Deed's Use (
26 Date Deed Recorded Mo. \(\sqrt{\)} \) Day \(\frac{30}{\) Yr. \(\frac{23}{\)} \\ **Except # \(\frac{4}{\} \)	28 Recording Data DK 203 17 188
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(

Comp_

Assessor

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date I-30-23
\$ Exemptify By 115

QUITCLAIM DEED

MICHAEL D. KENNY and BARBARA A. KENNY, husband and wife, Grantors, in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration received from Grantees, MICHAEL D. KENNY and BARBARA A. KENNY, Trustees of the MICHAEL D. KENNY and BARBARA A. KENNY REVOCABLE TRUST dated January 20, 2023, quitclaims and conveys to Grantee, the following-described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lots Four (4), Five (5), Six (6), Seven (7), and Eight (8), Block Twenty-one (21), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

Subject to easements and restrictions of record.

To have and to hold unto the Grantee forever, so that neither the Grantors, nor any person in its name or behalf shall or will hereafter claim or demand any right, title or interest in or to the Property conveyed hereby, or any part thereof, but that they and every one of them shall, by these presents, be excluded and forever barred.

EXECUTED this 20th day of January, 2023.

GRANTOR:

MICHAEL D. KENNY

GRANTOR:

Return To: LIAKOS & MATUKEWICZ LLC 8701 W. Dodge Road, Suite 408 Omaha, NE 68114

Cnty No.	Во	ok	Page		S	ale Date	School District Code														
91	20	23	190		1/2	20/2023	Base: 91-0002 Affiliated: Unified:														
Location	ID	Sale	Number	U	seabili	ty & Code#				•	Parcel	Nur	nber								
0001339	901		31	ŀ	4	05	GeoCde	Twi	n Rng	Sect	Qrt	s	Subdiv	Area	Blk	P	arcel				
	D	ate of S	ale Assessed	Val	ue		4371			00	0	10	0020		022	00	000				
Land		Imp	orovements			Total			Date of	Sale I	roperi	y C	lassifica	lassification Code							
1	,365		4,52	5		5,890	Status	P	roperty Ty	ре	Zoning		Location	Cit	y Size	Parc	el Size				
Assessor Lo	cation:	RED	CLOUD (I	RC)			A) 1	B)	B) 03 C) 3 D) 1 E) 6 F)												
						Residential						C	ommerc	ial							
	Mul	tiple Im	provements:	Mult	iple. Imp	rovements.:			Multiple.	Improv	ements.	:				·					
		Const	ruction Date:	Cons	struction :	Date:			Construction Date: 1950												
			Floor:	Floo	r Sq. Ft.				Floor Sq. Ft. : 1,792												
		Buildir	ıg Cost New:	Cost	:				Cost: 17,240												
Single Family	Style:			Res	idential	Condition:			Commercial Occupancy Code:												
(100) □ Mo	bile Hon	ne		(10)) 🗆	Worn Out			Primary: 473 Other1: Other2:												
(101) 🗆 One	e Story			(20)) 🗆	Badly Worn			Commercial Construction Class: 4 (1) ☐ Fireproof Structural Steel Frame												
(102) 🗆 Tw	o Story			(30)) 🔲 .	Average			(1)												
(103) 🗆 Spl	it Level			(40)) 🗆	Good			(2) ☐ Reinforced Concrete Frame (3) ☐ Masonry Bearing Walls												
(104) 🗆 11/	2 Story			(50)) 🗆	Very Good															
(111) □ Bi-l				(60)) 🗆 .	Excellent							ramed Ex	ct. Wal	ls						
(106) □ Oth	er					- Continue -	***		(5) Metal Frame and Walls												
Townhouse or	Duplex	Style:				Quality:		(6) □ Pole Frame													
(301) 🗆 One	e Story					Low		Cost Rank: 20 Condition: 30													
(302) \square Two						Fair			<u> </u>	Low					Worn Out						
(307) 🗆 1 1/				(30)		Average				Ave					Badly						
(308) 🗆 Spl						Good					ve Aver	age	(3		Avera	ge					
(309) 🗆 21/				(50)		Very Good			(40)	Higl	1				Good	~ 1					
(304) □ One				(60)) 🗆 .	Excellent							<u>`</u>	0) 🗆							
(305) 🗆 Two	o Story I	Duplex										*	(6	0) 🗆	Excell	ent					
Assessor's						-):				<u> </u>											
Assessor Co																					
QCD; T	RANSF	ER II	TO REVO	CAB	LE T	RUST															

					-																
<u> </u>							· · ·														
Comments f	rom			***				Comr	nents:		<u></u>				_						
000133			.																		
							-														
															(Conti	nue on	back)				

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

FORM 521

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

• If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 1 County Name 4 Date of Deed Mo. 0 1 Day 20 Yr. 2023 _Yr. 2023 WEBSTER - 91 Mo. 0 Day 20 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael D. & Barbara A. Kenny, Trustees Grantor's Name (Seller) Michael & Barbara Kenny Street or Other Mailing Address 340 W 11th Street or Other Mailing Address 340 W. 11th Zip Code 68970 City Red Cloud State NE Zip Code 68970 Red Cloud Phone Number (402) 746-4225 Phone Number (402) 746-4225 Is the grantee a 501(c)(3) organization? Yes **√** No If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved √ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral ✓ Quit Claim Warranty Executor Was transfer part of IRS like-10 Type of Transfer Irrevocable Trust ✓ Revocable Trust Distribution Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Auction **Easement** Gift Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Seller No Exchange Satisfaction of Contract Buyer Court Decree Grantor Trust Partition Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC √ Self Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 1046 North Elm Street Michael & Barbara Kenny, Trustees Red Cloud NE 68970 340 W. 11th Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Twenty-two (22), Smith & Moore's Addition to the City of Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 0,00 23 Was non-real property included in the purchase? 0,00 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and yly authorized to sign this statemen Print or Type Name of sign Signature of Grantee or Author here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data

Dav

26 Date Deed Recorded

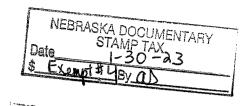
190

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

State of Nebraska
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of 10. A.D., 20 a3, at 11.06 o'clock 6.M. Recorded in Book 2023 on Page 190-191

County Clerk 16. Deputy Ind Comp Assessor Carded



QUITCLAIM DEED

MICHAEL D. KENNY and BARBARA A. KENNY, husband and wife, Grantors, in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration received from Grantees, MICHAEL D. KENNY and BARBARA A. KENNY, Trustees of the MICHAEL D. KENNY and BARBARA A. KENNY REVOCABLE TRUST dated January 20, 2023, quitclaims and conveys to Grantees, the following-described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Twenty-two (22), Smith & Moore's Addition to the City of Red Cloud, Webster County, Nebraska.

Subject to easements and restrictions of record.

To have and to hold unto the Grantees forever, so that neither the Grantors, nor any person in its name or behalf shall or will hereafter claim or demand any right, title or interest in or to the Property conveyed hereby, or any part thereof, but that they and every one of them shall, by these presents, be excluded and forever barred.

EXECUTED this 20th day of January, 2023.

GRANTOR:

GRANTOR:

MICHAEL D. KENNY

BARBARA A. KENNY

Cnty No.	Bo	ok	Page		S	Sale Date	School District Code															
91	20	23	192		1/:	20/2023	Base: 9	1-0	002	A	ffiliat	ed:		Un	ified:							
Location	Ю	Sale	Number	U	seabil	ity & Code#					Pa	ircel N	umber									
0001332	200		32		4	05	GeoCde	Twn	Rn	g	Sect	Qrt	Subdiv	Area	Bik	Parcel						
	D	ate of S	ale Assessed	l Val	ue		4371				00	0	10020		021	0000						
Land		Imp	orovements			Total		I)ate (f Sa	le Pro	operty	Classific	ation	Code							
1	,285		56,40	0		57,685	Status	Pr	operty	Туре	z	oning	Location	ı c	ity Size	Parcel Size						
Assessor Lo	cation:	RED	CLOUD (I	RC)			A) 1	B)	0	L	(C)	1	D) 1	E)	6	F) 2						
						Residential							Commer	cial		i						
	Mul	tiple Im	provements:	Multi	ple. Im	provements. :			Multiple. Improvements. :													
		Constr	uction Date:							Construction Date :												
			Floor:	1 170							Floor Sq. Ft. :											
		Buildin	g Cost New:								Cost:											
Single Family	Style:	101		Resi	dentia	I Condition: 30)		Commercial Occupancy Code:													
(100) 🗆 Mo	bile Hon	ne		(10)		Worn Out			Primary: Other1: Other2:													
(101) 🗷 One	e Story			(20)		Badly Worn			Commercial Construction Class:													
(102) 🗆 Two	Story	•••		(30)	*	Average			(1) ☐ Fireproof Structural Steel Frame													
(103) 🗆 Spli	t Level			(40)		Good			(2) ☐ Reinforced Concrete Frame (3) ☐ Masonry Bearing Walls													
(104) 🗆 1 1/	2 Story			(50)		Very Good	(3)		Mason	пу Веа	ring Walls											
(111) □ Bi-I	Level			(60)		Excellent	(4)		Wood	or Stee	l Framed I	Ext. W	alls									
(106) □ Oth	er					garanyene		(5)		Metal l	Frame	and Walls										
Townhouse or	Duplex	Style:				l Quality: 20			(6)													
(301) 🗆 One	Story			(10)		Low			Cost													
(302) 🗆 Two				(20)		Fair										Out						
(307) 🗆 1 1/				(30)		Average			(20) ☐ Average (20) ☐ Badl													
(308) 🗆 Spli				(40)		Good			(30)	ge												
(309) 🗆 2 1/				(50)		Very Good .			(40) ☐ High (40) ☐ Good													
(304) □ One		_		(60)		Excellent						<u> </u>			□ Very							
(305) 🗆 Two	Story I	Duplex			· · · · · · · · · · · · · · · · · · ·								(60) L] Excel	ent						
Assessor's																						
Assessor Co																						
QCD; TI	RANSF	ER IN	ITO REVO	CABI	LE T	RUST																
						···																
<u> </u>		<u> </u>																				
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Comments f	rom						(omm	ents:					***								
0001332																						
							-															
															(Cont	inue on back)						

NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

	it is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo.
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Michael & Barbara Kenny	Grantee's Name (Buyer) Michael D. & Barbara A. Kenny, Trustees
Street or Other Mailing Address 340 W 11th	Street or Other Mailing Address 340 W. 11th
City State Zip Code	City State Zip Code
Réd Cloud NE 68970	Red Cloud NE 68970 Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No
Phone Number (402) 746-4225	(402) 746-4225 If Yes, is the grantee a 509(a) foundation? Yes
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.
(A) Status (E) Property Type (C)
✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home Mineral Interests-Producing ☐ Exempt
8 Type of Deed Conservator Distribution La Bill of Sale Corrective Easement La	nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee
	losure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?/ Auction Easement Gift	Life Estate Sale Trustee to Beneficiary or 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 rel	
	Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and C 14 What is the current market value of the real property?	hild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$80.000	Yes V No \$ %
16 Does this conveyance divide a current parcel of land? Yes V No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
1017 N Elm St.	Michael & Barbara Kenny, Trustees
Red Cloud, NE 68970	340 W. 11th Red Cloud, NE 68970
18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	1100 01000, 110 00070
	alt (0) Plant Twenty one (21) Cmith & Moore's
Lots Four (4), Five (5) and Six (6), Seven (7) and el	
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	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	\$ 0 ₁ 00
	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number 4
correct, and that I am duly authorized to sign this statement.	1116
Print or Type Name of Grantee or Authorized Regreseptative	Priore Number 1 / 20/202
here Signature of Glantee or Authorized Representative	Title Date
Register of Deed's Use O	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 1 Day 30 Yr. 23 \$ Exempt #4	BK a0a3, 14 192 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Nebraska Department of Revenue	Authorized by Neb. Hev. Stat. 99 76-214, 77-1327(2)

BOOK 2023 PAGE 192

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of Jan A.D., 2023, at 11:08 o'clock M. Recorded in Book 2023 on Page 192-193

Observation County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date | 30-23
\$ Exerpt # 4 By OV

QUITCLAIM DEED

MICHAEL D. KENNY and BARBARA A. KENNY, husband and wife, Grantors, in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration received from Grantees, MICHAEL D. KENNY and BARBARA A. KENNY, Trustees of the MICHAEL D. KENNY and BARBARA A. KENNY REVOCABLE TRUST dated January 20, 2023, quitclaims and conveys to Grantees, the following-described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lots Four (4), Five (5) and Six (6), Block Ten (10), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

Subject to easements and restrictions of record.

To have and to hold unto the Grantees forever, so that neither the Grantors, nor any person in its name or behalf shall or will hereafter claim or demand any right, title or interest in or to the Property conveyed hereby, or any part thereof, but that they and every one of them shall, by these presents, be excluded and forever barred.

EXECUTED this 20th day of January, 2023.

GRANTOR:

GRANTOR:

MICHAEL D KENNY

BARBARA A. KENNY

STATE OF NEBRASKA)	
) ss	3.
COUNTY OF DOUGLAS)	

The foregoing instrument was acknowledged before me this 2^{\bullet} day of January, 2023, by MICHAEL D. KENNY and BARBARA A. KENNY, husband and wife.

GENERAL NOTARY - State of Nebraska MICHAEL J. MATUKEWICZ My Comm. Exp. July 11, 2024

NOTARY PUBL

Return To: LIAKOS & MATUKEWICZ LLC 8701 W. Dodge Road, Suite 408 Omaha, NE 68114

Agricultural Land Sales Worksheet

Cnty No. B	ook	Page	Sale Date	School District Code											
91 20	023 207 1/31/2023 E			Base: 0	1-01	23		Unified:							
Location ID	s	ale Number	Parcel Number												
002010200		33	1	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel			
3	Date o	of Sale Assessed V	Value .	4245	3	11	1.	5 3	00000	1	000	9565			
Land]	[mprovements	Total		Date of Sale Property Classification Code										
620,620			620,620	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size			
	Irr	igation Type:	•	A) 2	B)	05		c) 5	D) 3	E)	0	F) 9			
LCG		ACRES:	VALUE:		LCG			ACR	ES:		VAL	U E :			
IRRIGATED 1A	.1			GR	ASSLA	ND 10	G1								
1.	A]	lG								
2.A	.1	37.050	201,550			20	G1								
2.	A	31.500	164,745			2									
3A	.1														
3.	A					3									
4A	.1	39.800	198,600			40	Gl								
4	A	24.650	123,000		4G										
DRYLAND 1E)1			S	Shelterb	elt/Timb	er								
1	D					Accreti	on								
2 D)1	0.800	2,180			Was	ste		1.000	28					
2	D	5.000	12,000	 -		Oth									
3D)1	2.600	6,240	AG L	AND '	ГОТА	\mathbf{T}		6.000		7	31,785			
3.	D			-		Roa	.ds		4.000						
4D	1	11.200	19,095		I	Farm Sit	tes								
4	D	2.400	4,095		Н	ome Sit	tes								
					H	Recreati	on								
Dwelling		1	7.77			Oth	-								
Outbuilding	gs			No	n-AG	ГОТА	\mathbb{L}		4.000	-	***				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED	
Comments from	Comments:
002010200	and the second s
	(Continue on back)

Real Estate Transfer Statement

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

DEPARTMENT OF REVENUE				ad instructions on ment and identify	ı reverse side. the applicable item ı	number.	521							
	The deed will not be red													
1 County Name	2 County Nu	mber	î	3 Date of Sale/Transfer Mo. 01 Day 31 Yr. 23 4 Date of Deed Mo. 01 Day 25 Yr. 23										
	WEBSTER - 91						, <u>25</u> Yr. <u>23</u>							
5 Grantor's Name, Addre Grantor's Name (Seller)	ess, and Telephone (Please I	Print)		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)										
Kathy McCabe, T	rustee of the Kate Mo	Cabe Family	Trust	Max Vavricka										
Street or Other Mailing Act 1800 Lincoln Villa	ddress age Cir, Apt #2322			Street or Other Maili 1215 Road Q	ing Address									
City Larkspur	State CA		Zip Code 94939	City Red Cloud		State NE	Zip Code 68970							
Phone Number (402) 290-4732				Phone Number (308) 384-055	Is the grantee a	a 501(c)(3) organizantee a 509(a) four								
Email Address				Email Address	,									
7 Property Classification	on Number. Check one box in	categories A and	B. Check C if	property is also a m	obile home.									
(A) Status			(B)	Property Type			(C)							
Improved	Single Family	Industrial		Mineral Interests-N		State Assessed	Mobile Home							
✓ Unimproved ☐ IOLL	Multi-Family Commercial	Agricultural Recreational		Mineral Interests-P	Producing	Exempt								
	Conservator	Distribu	tion	nd Contract/Memo	Partition S	heriff	Other							
_ =	Corrective	Easeme		ase		rust/Trustee								
	Death Certificate – Transfer on			neral		/arranty								
9 Was transfer part of kind exchange (I.R.C	C. § 1031			_		=	ansfer on Death							
Exchange) by buyer or	r seller?	Easement	=	☐ Life Estate or Trust ☐ Partition			ustee to Beneficiary							
	ller ☑ No ☐ Court De rred in full? (If No, explain the o				Satisfaction o		her (Explain) lo, state the intended use.)							
11 Was ownership transferred in full? (If No, explain the division.) Yes														
	en relatives, or if to a trustee, a			A CONTRACTOR OF THE CONTRACTOR										
✓ YesNo	Aunt or Uncle to Niece Brothers and Sisters	. =	170 # 10	artnership, or LLC and Grandchild	Self Spouse	Othe	er							
	Ex-spouse	=	arents and Ch		Step-parent and Si	ten-child								
14 What is the current mar	ket value of the real property?				ge assumed? (If Yes, state		nterest rate.)							
\$827,493							%							
16 Does this conveyance of Yes No	livide a current parcel of land?	W			ough a real estate agent of the company contact.)		(If Yes, include the name							
18 Address of Property				19 Name and Addre	ss of Person to Whom th									
SW1/4 15-3-11				Same as Grantee										
Red Cloud, NE 68														
18a V No address assign														
	ch additional pages, if needed.)												
See attached														
21 If agricultural, list total n	number of acres transferred in t	this transaction		·										
22 Total purchase price	including any liabilities a	naumad				. 22 \$	005 000 00							
A (A)	e, including any liabilities as ty included in the purchase?	ssumeu				\$	925,000,00							
THE RESIDENCE OF THE PROPERTY	f Yes, enter dollar amount a	and attach itemized	d list.) (see i	nstructions)			0 00							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)														
25 If this transfer is exempt from the documentary stamp tax, list the exemption number														
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and														
	that I am duly authorized to si Cracken,	gn this statement.					(402) 746-3613							
	e Name of Grantee or Authoriz	ed Representative			Attornovi		Phone Number							
	f Grantee or Authorized Repre	sentative		Title	Attorney		01/31/23 Date							
here Signature of														
26 Date Deed Recorded	27 Value of Str	Register of Dee		28 Recording Data			For Dept. Use Only							
	Section 1	31.25		BIL 2023	3 Po 20.	۱ ۱								
IVIO Day	-11 auc			JIL GUA	J, 18 0°	•								

The Southwest Quarter (SW¼) of Section Fifteen (15), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of
TRUSTEE'S DEED
Kathy McCabe, Trustee of the Kate McCabe Family Trust dated July 30, 2021, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Max J. Vavricka, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):
The Southwest Quarter (SW¼) of Section Fifteen (15), Township Three (3) North, Range Eleven (11) West of the 6th P.M., 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 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
Kathy McCabe, Trustee See Attached California State Notary
STATE OF CALIFORNIA, COUNTY OF) ss.
The foregoing instrument was acknowledged before me on, 2023, by Kathy McCabe, Trustee of the Kate McCabe Family Trust.
Comm. expires Notary Public

CLEAR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

	ate verifies only the identity of the individual who signed the the truthfulness, accuracy, or validity of that document.
State of California)
County of Marin	1
	rshi Kajita, Notary Public
Date	Here Insert Name and Title of the Officer
Personally appeared Kathy McCabe	
	Name(s) of Signer(s)
the within instrument and acknowledged to me tha	ence to be the person(s) whose name(s) is/are subscribed to at he/she/they executed the same in his/her/their authorized ntheinstrumentthe person(s), or the entity upon behalf of
YASUSHI KAJITA Notary Public - California	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
Marin County Commission # 2319665	WITNESS my hand and official seal.
My Comm. Expires Jan 24, 2024	Signature Jaul
	Signature of Notary Public
Place Notary Seal Above	
	OPTIONALhis information can deter alteration of the document or
	this form to an unintended document.
Description of Attached Document	•
itle or Type of Document Trustee's Deed	Document Date
Number of Pages $\frac{1}{}$ Signer(s) Ot	her Than Named Above
Capacity(ies) Claimed by Signer(s)	
igner's Name Kathy McCabe Corporate Officer—Title(s)	Signer's Name
Partner Limited General	Partner Limited General
Individual Attorney in Fact	Individual Attorney in Fact
✓ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator ☐ Other
Other	
igner Is Representing	Signer Is Representing

Cnty No.	Во	ok	Page	Sale Date				School District Code												
91	20	23	219	1/27/2023			Base:	65-0	0011 Affiliated: Unified:											
Location	ID	Sale I	Numbèr	Use	ability	& Code#					Parce	١N	lumber							
0006184	100	3	34		L		GeoCde	Twn	Rng	Se	ct Qr	t	Subdiv	Area	Blk	Parcel				
	D	ate of Sal	le Assessed	Value			4487			0	0 0		40025		001	0000				
Land		Impr	ovements		Т	otal		1	Date of Sale Property Classification Code											
	455		30,060)		30,515	Status	Pr	operty Ty	ре	Zonin	g	Location	ı Ci	ty Size	Parcel Size				
Assessor Lo	cation:	GUIDE	ROCK (GR)		·	A) 1	B)	01		C) 1		D) 1	E)	F) 2					
						Residentia	i				4 127.43		Commer	cial	W 4 4 1.					
	Mul	tiple Impr	rovements:	Multiple	. Impro	vements. :			Multiple. Improvements.:											
		Constru	CERT (1) A 190 (1)	Constru			90		Construc						-					
			Floor:	Floor Sc	n. Ft. :	1,0	67		Floor Sq.											
		Building	Cost New:	Cost:	1	106,9	35		Cost:											
Single Family	Style:				ntial C	ondition: 3	0			rcial	Occupa	mc	v Code:							
(100) □ Mo				(10) E		om Out			Commercial Occupancy Code: Primary: Other1: Other2:											
(101) 🗷 One	Story			(20) E	☐ Ba	dly Worn		-	Commercial Construction Class:											
(102) Two				(30) E		erage		(1) ☐ Fireproof Structural Steel Frame												
(103) 🗆 Spli	t Level			(40) □ Good						(2) Reinforced Concrete Frame										
(104) 🗆 1 1/	2 Story			(50) U Very Good						(3) Masonry Bearing Walls										
(111) 🗆 Bi-I	Level			(60) E	J Ex	ccellent (4) 🗆 Wood or Steel Framed Ext. Walls														
(106) 🗆 Oth	er					(5)														
Townhouse or	Duplex	Style:		Reside	ntial Q	uality: 30			(6)	Po	le Frame	;								
(301) 🗆 One	Story			(10) E] Lo	w			Cost Ra	nk:			(onditi	on:					
(302) 🗆 Two	Story			(20) E] Fai	ı			(10)	Lo	W		(10) 🗆	Wom	Out				
(307) 🗆 1 1/2	2 Story			(30) 🗷	d Av	erage			(20)	Av	erage		()	20) 🗆	Badly	Worn				
(308) 🗆 Spli	t Level			(40) E	40) □ Good					(30) ☐ Above Average (30) ☐ Average										
(309) 🗆 21/2	2 Story			(50) E] Ve	ry Good			(40) ☐ High (40) ☐ Good											
(304) 🗆 One	Story D	uplex		(60) E] Ex	cellent			(50) □ Very Good											
(305) 🗆 Two	Story D)uplex										. 619 115	(50) 🗆	Excell	lent				
Assessor's	Adjus	stment t	o Sale Pr	ice (+	or -)	•														
Assessor Co	mments	s and Rea	ason for Ac	ljustm	ent:															
WD																				
											,									
						,,			•											

Comments f							(omm	ents:											
0006184	100																			
															(Conti	nue on back)				

NEBRASKA

Real Estate Transfer Statement

34

FORM **521**

Good Life. Great Service.

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	-									
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed Mo. 1 Day 27 Vr. 23 Mo. 1 Deed	27 _{v.} 23									
WEBSTER - 91	Wio Day 11 Wio Da	ay <u>27</u> Yr. <u>23</u>									
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)										
Joseph A. Hamburger and Amy Hamburger	Kristopher L. Stromer										
Street or Other Mailing Address 255 John Street	Street or Other Mailing Address ACO Rd.										
City State Zip Code Guide Rock NE 68942	gastra 95° specify	798° 0									
Phone Number (402) 469-6457	Phone Number Is the grantee a 501(c)(3) organic (402) 984-5378 If Yes, is the grantee a 509(a) four										
Email Address N/A	Email Address N/A										
7 Property Classification Number. Check one box in categories A and B. Check C if	1										
(A) Status (B)	Property Type	(C)									
Improved	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	d Mobile Home									
	nd Contract/Memo Partition Sheriff	Other									
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea											
Cemetery Death Certificate - Transfer on Death Executor Min	neral Quit Claim Warranty										
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		ransfer on Death									
Exchange) by buyer or seller?AuctionEasementGift		rustee to Beneficiary									
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract C 12 Was real estate purchased for same use? (If	Other (Explain) No, state the intended use.)									
✓ Yes No	Yes										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.											
Yes	and Grandchild Spouse	ner									
Ex-spouse Parents and Ch	· ·										
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	t interest rate.)									
\$11,501	Yes No \$	%									
16 Does this conveyance divide a current parcel of land? ☐ Yes	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes Prairie Ti	? (If Yes, include the name itle No									
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent									
535 Pleasant St., Guide Rock, NE 68942	Grantee										
18a No address assigned 18b Vacant land											
20 Legal Description (Attach additional pages, if needed.)											
The S 89.75 feet of Lot 4, and the N 10.25 feet of Lo	t 3, Robert's Addition to the Village of	f Guide Rock,									
Webster County, Nebraska, according to the recorde	ed plat thereof										
21 If agricultural, list total number of acres transferred in this transaction		<u></u>									
22 Total purchase price, including any liabilities assumed		11,501 [,] 84									
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	\$										
	\$	44 504 04									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	11,501 ₁ 84									
25 If this transfer is exempt from the documentary stamp tax, list the exemption											
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	It and that it is, to the best of my knowledge and belief, true, c	omplete, and									
Kristopher L. Stromer		(402) 984-5378									
Sign Print or Type Name of Grantee or Authorized Representative	Grantee	Phone Number 1-2712023									
Allen to be the second	Title										
liele											
Register of Deed's Use Onl 6 Date Deed Recorded 27 Value of Stamp or Exempt Number	ly 28 Recording Data	For Dept. Use Only									
Mo. 2 Day 1 Yr. 23 \$ 27.00	BK2023, Pg 219										
ebraska Department of Revenue		 									

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 02/01/23

27.00 By AS Bk 2023, Pg 219

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 01 day of February A.D., 2023, at 11:07 o'clock AM. Recorded in Book 2023 on Page 219

Sindlysedth County Clerk Fee: \$10.00 By: AS Deputy

Electronically Recorded

Return to: Kristopher Stromer, 535 Pleasant St., Guide Rock, NE 68942

WARRANTY DEED

JOSEPH A. HAMBURGER and AMY HAMBURGER, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to KRISTOPHER L. STROMER, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

The South 89.75 feet of Lot Four (4), and the North 10.25 feet of Lot Three (3), Robert's Addition to the Village of Guide Rock, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that **GRANTORS:**

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

JOSEPH A. HAMBURGER MY HAMBURG STATE OF NEBRASKA) SS: **COUNTY OF ADAMS** The foregoing warranty deed was acknowledged before me on 2023, by Joseph A. Hamburger and Amy Hamburger. GENERAL NOTARY - State of Nebraska LAURIE L. HAWES

lotary Public

Laurie L.

My commission expires: (6-34-33)

My Comm. Exp. June 24, 2023

Cnty No.	Во	ok	Page	Sale Date					School District Code												
91	20	23	220	2/1/2023				Base	9	1-0	002		Aff	iliate	d:		Ui	nified:			
Location	D	Number	Useability & Code #										Par	rcel N	umber	umber					
0001051	L00		35		4		05	GeoCo	de	Twn	n Rng		Se	ct	Qrt	Subdiv	Are	аВ	lk	P	arcel
	D	ate of S	ale Assessed	l Va	lue			437	1				0(0	0	10005		00	7	00	000
Land		Imp	rovements			Tota	ıl]	Date of Sale Property Classification Code									,,	
	680		11,77	5		1	2,455	Stat	us	P	roperty	, Туг	ре	Zo	ning	Locatio	n (City Siz	e	Parc	el Size
Assessor Lo	cation:	RED	CLOUD (RC)				A)	1	B)	0	3		C)	3	D) 1	E)	6		F)	1
		. v				R	esidentia	i							,	Comme	rcial				
	Mul	tiple Im	provements:	Mult	tiple. Imp	огочеп	ents. :				Multiple. Improvements. :										
	The second	Constr	uction Date:	Cons	struction	Date:					Cons	tructi	ion D	Date :		1950					
	٠,		Floor:	Floo	r Sq. Ft.	:					Floor	Sq.	Ft. :			489					
		Buildin	g Cost New:	Cost	::				,		Cost					,345					
Single Family				Res	identia	l Con	dition:	· .	:							y Code:	- 1				
(100) □ Mo		1e				Worr					Prim					ner1: 52		Othe	r2:		
(101) 🗆 One				(20)			Wom				Com				·	ion Class		.' 			
(102) Two						Avera					(1)					ctural Ste		ne			
(103) □ Spli				(40)		Good					(2)					oncrete Fr	ame				
(104) 🗆 11/		·-		(50)			Good		(3) 🗷 Masonry Bearing Walls												
(111) Bi-I				(60)) 🗆	Excel	lent				(4)					l Framed	Ext. W	alls			
(106) □ Oth		G. 1.		T.			15.2	****		\dashv	(5)	_				ınd Walls					
Townhouse or		Style:			idential		nty:		··		(6)			le Fra	me		<u> </u>		20		
(301) One (302) Two				<u> </u>		Low Fair					(10)		k: Lo					tion: □ We			
(307) 🗆 1 1/2	-					Avera	ore				(20)			егаде			·	<u>w</u> Ba			
	t Level					Good					(30)										
(309) □ 21/							Good		(30) ☐ Above Average (30) ☐ Average (40) ☐ High (40) ☐ Good												
(304) □ One		unlex				Excel					(.0)							□ Ve		hood	
(305) Two				(00)				. :						,				J Ex			
Assessor's			to Sala P	rico	(+ or	.).		****									()				
Assessor Co							· · · · · · · · · · · · · · · · · · ·														
			OM LLC '				LLC		-												
																					-
Comments f									C	omm	ents:										
0001051	100																				
																		(C	ontin	ue on	back)

30440

NEBRASKA

Real Estate Transfer Statement

35

FORM **521**

Good Life. Great Service.

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

• If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF DEVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed 2023 WEBSTER - 91 Mo. 2 Day Mo. _ L Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Olson Auto Body, LLC Butterfly Beans, LLC Street or Other Mailing Address 845 N Elm St Street or Other Mailing Address 845 N Elm St Zip Code 68970 Zip Code 68970 City Red Cloud State City Red Cloud State Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number (402) 746-4443 Phone Number (402) 746-4443 Yes Email Address Email Address nn/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep Trust/Trustee ✓ Quit Claim Cemetery Death Certificate - Transfer on Death Executor Mineral Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Gift Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Auction Easement Satisfaction of Contract Other (Explain) transfer sole llc Buyer Seller No Grantor Trust Partition Court Decree Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ✓ Yes ☐ No No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Other Yes Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Ex-spouse Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$12,455 V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 605 N Webster St Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Eleven (11) and Twelve (12), Block Seven (7), Original Town of Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 0¹.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-4443 Tyler L. Olson, Member, Olson Auto Body, LLC Print or Type Name of Grantee or Authorized Representative Phone Number Grantee Title Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

and the State of t	BOOK 2023 PAGE 220
Entered on the numerical index and filed for record in the Clerk's office of said county this	NEBRASKA DOCUMENTARY STAMP TAX Date 2-1-23 \$ Exempt#56 By AD
Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970 QUITCL	AIM DEED
Butterfly Beans, LLC, a Colorado limited liabil	ity company, Grantor, for no consideration,
conveys to Grantee, Olson Auto Body, LLC, a	Nebraska limited liability company, the following
described real estate (as defined in Neb. Rev. St	tat. 76-201):
Lots Eleven (11) and Twelve (12), Block Seven County, Nebraska	(7), Original Town of Red Cloud, Webster
Executed January 31, 2023.	
Butterfly Beans, LLC, a Colorado limited liability company	
Tyler L. Olson, Member	
STATE OF NEBRASKA)	
COUNTY OF WEBSTER) ss.	
The foregoing instrument was acknowled by Tyler L. Olson, Member, Butterfly Beans, L.	edged before me on away 3, 2023 LC, a Colorado limited liability company.
GENERAL NOTARY - State of Nebraska DON E. THEOBALD My Comm. Exp. October 28, 2024	Notary Public