

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1	4/28/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001709000		1		4 11		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	15	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
806,420				806,420		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	6.150		28,165		GRASSLAND	1G1	3.950		5,530				
	1A	33.160		151,870			1G	2.980		4,170				
	2A1	62.820		287,715			2G1							
	2A	9.240		40,380			2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A	12.520		52,960			4G							
DRYLAND	1D1	4.560		11,515		Shelterbelt/Timber								
	1D	43.870		110,770		Accretion								
	2D1	40.020		101,050		Waste								
	2D	6.050		13,430		Other								
	3D1					<b>AG LAND TOTAL</b>		<b>294.120</b>		<b>916,260</b>				
	3D					Roads		4.940						
	4D1	45.890		72,505		Farm Sites								
	4D	22.910		36,200		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>4.940</b>						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; LAND SUBSTANTIALLY CHANGED WITH PIVOT ADDED	
Comments from	Comments:
001709000	
(Continue on back)	

# Real Estate Transfer Statement

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

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>04</u> Day <u>28</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>12</u> Day <u>29</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Veldon W & Mary Jo Nemecek, Victoria L & Kenneth W Kroeker, Trustees		6 Grantee's Name, Address, and Telephone (Please Print) 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 Blue Hill	State NE	Zip Code 68930	City Blue Hill
			State NE
			Zip Code 68930
Phone Number (402) 756-3434	Phone Number (402) 756-3636	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
		Yes	No
		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)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

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

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

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes  No

18 Address of Property

Rural Property  
Webster County, Nebraska

18a  No address assigned 18b  Vacant land

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

20 Legal Description

See description attached

21 If agricultural, list total number of acres 310+-

22 Total purchase price, including any liabilities assumed	22	\$	1,280,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,280,000.00

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

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

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

*David B. Garwood* Attorney Dec. 28, 2022  
 Signature of Grantee or Authorized Representative Title Date

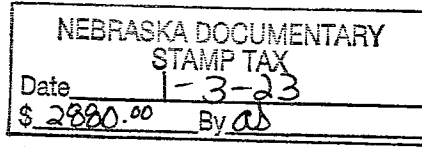
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>3</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>2880.00</u>	28 Recording Data <u>BK 2023, Pg 1</u>

The South Half (S $\frac{1}{2}$ ) 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 (SW $\frac{1}{4}$ ) 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.

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 3 day  
of Jan A.D., 20 23, at 9:21  
o'clock A.M. Recorded in Book 2023  
on Page 1-2

Louise Petzich County Clerk  
16.00 Deputy  
Ind      Comp      Assessor      Carded     



**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 (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.

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  
Veldon W. Nemecek

Mary Jo Nemecek  
Mary Jo Nemecek

Victoria L. Kroeker, Trustee  
Victoria L. Kroeker, Trustee

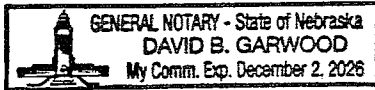
Kenneth W. Kroeker, Trustee  
Kenneth W. Kroeker, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 29, 2022, by Veldon W. Nemecek and Mary Jo Nemecek, husband and wife.

Comm. expires 12-2-26

David B. Garwood  
Notary Public

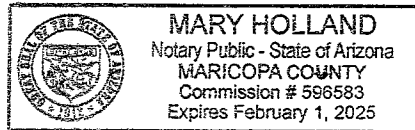


STATE OF ARIZONA, COUNTY OF MARICOPA ) ss.

The foregoing instrument was acknowledged before me on December 2nd, 2022, by Victoria L. Kroeker and Kenneth W. Kroeker, Co-Trustees of the Victoria L. Kroeker Trust dated June 11, 1999.

Comm. expires 02/01/2025

Mary Holland  
Notary Public



# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>										
91	2023	19	1/4/2023	Base: 91-0074		Affiliated:		Unified:						
<b>Location ID</b>		<b>Sale Number</b>		<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
000329900		2		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>						4133			00	0	20040		001	0000
<b>Land</b>		<b>Improvements</b>		<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
1,260		57,840		59,100		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
<b>Residential</b>						<b>Commercial</b>								
<b>Multiple Improvements:</b>			Multiple Improvements. :			Multiple Improvements. :								
<b>Construction Date:</b>			Construction Date : 1960			Construction Date :								
<b>Floor:</b>			Floor Sq. Ft. : 972			Floor Sq. Ft. :								
<b>Building Cost New:</b>			Cost : 114,400			Cost :								
<b>Single Family Style: 101</b>			<b>Residential Condition: 20</b>			<b>Commercial Occupancy Code:</b>								
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out			Primary:			Other1:		Other2:			
(101) <input checked="" type="checkbox"/> One Story			(20) <input checked="" type="checkbox"/> Badly Worn			<b>Commercial Construction Class:</b>								
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls								
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls								
<b>Townhouse or Duplex Style:</b>			<b>Residential Quality: 30</b>			(6) <input type="checkbox"/> Pole Frame								
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low			<b>Cost Rank:</b>		<b>Condition:</b>						
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out						
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn						
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average						
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good						
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good						
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent						
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
QCD; SALE BETWEEN PARENT & CHILD														
<b>Comments from</b>						<b>Comments:</b>								
000329900														

(Continue on back)

3291  
9110

# Real Estate Transfer Statement

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

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>1</u> Day <u>4</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>12</u> Day <u>15</u> Yr. <u>2022</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Sylvia Alber</b> Street or Other Mailing Address <b>170 W 7th Street</b> City <b>Lovell</b> State <b>WY</b> Zip Code <b>82431</b> Phone Number <b>(402) 705-8757</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Toby Alber</b> Street or Other Mailing Address <b>P O Box 301</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 705-8757</b> Email Address <b>n/a</b>	
		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
		Yes	No
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Yes	No
		<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$59,100**

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

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

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

18 Address of Property  
**306 N Pine St  
 Blue Hill, NE 68930**

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

18a  No address assigned 18b  Vacant land

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

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

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

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

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

**sign here** **Toby Alber** (402) 705-8757  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
**Toby Alber** Grantee 1/4/2023  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>4</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <b>Exempt 5a</b>	28 Recording Data <b>BK 2023, Pg 19</b>





# Agricultural Land Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>									
91	2023	20	1/4/2023	Base: 65-0011		Affiliated:		Unified:					
<b>Location ID</b>		<b>Sale Number</b>	<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
001009500		3	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>					4487	1	9	21	1	00000	1	000	0645
<b>Land</b>		<b>Improvements</b>		<b>Total</b>		<b>Date of Sale Property Classification Code</b>							
1,220,055		127,640		1,347,695		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Irrigation Type:					A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
<b>LCG</b>		<b>ACRES:</b>		<b>VALUE:</b>		<b>LCG</b>		<b>ACRES:</b>		<b>VALUE:</b>			
IRRIGATED	1A1	41.860	191,720	GRASSLAND	1G1	149.870	209,820						
	1A	63.610	291,335		1G	29.850	41,790						
	2A1	20.300	92,975		2G1	56.050	77,115						
	2A	5.230	22,855		2G	85.380	87,265						
	3A1				3G1	6.670	9,340						
	3A				3G								
	4A1				4G1	10.700	10,345						
	4A				4G	0.670	190						
DRYLAND	1D1	21.290	53,760	Shelterbelt/Timber									
	1D	20.460	51,665	Accretion		2.080							
	2D1	12.840	32,420	Waste		3.710	1,040						
	2D			Other									
	3D1	3.180	7,060	<b>AG LAND TOTAL</b>		<b>534.080</b>	<b>1,181,215</b>						
	3D			Roads		2.440							
	4D1			Farm Sites		1.000	13,840						
	4D	0.330	520	Home Sites		1.000	25,000						
				Recreation									
	Dwellings		64,100	Other									
	Outbuildings		63,540	<b>Non-AG TOTAL</b>		<b>4.440</b>	<b>38,840</b>						

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

# Real Estate Transfer Statement

3

FORM  
521

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

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

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

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller) Gregory L. Simpson Pers Rep Est LaVaughn J. Simpson  
Street or Other Mailing Address 1062 Road F  
City Red Cloud State NE Zip Code 68970  
Phone Number (402) 746-2702  
Email Address NA

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer) Gregory L. Simpson Trustee Simpson Family Trust  
Street or Other Mailing Address 1062 Road F  
City Red Cloud State NE Zip Code 68970  
Phone Number (402) 746-2702  
Email Address NA

Is the grantee a 501(c)(3) organization?  Yes  No  
If Yes, is the grantee a 509(a) foundation?  Yes  No

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

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

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

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

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

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

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

14 What is the current market value of the real property?  
\$1,797,327

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

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

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

18 Address of Property

18a  No address assigned 18b  Vacant land

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

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

21 If agricultural, list total number of acres transferred in this transaction 538.52

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

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

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

Gregory L. Simpson (402) 746-2702  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Gregory L. Simpson* Trustee Simpson Family Trust  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>5</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 15</u>	28 Recording Data <u>BK 2023, Pg 20</u>

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

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 } ss.  
County of Webster }

BOOK 2023 PAGE 20

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 5 day  
of Jan A.D., 2023, at 10:50  
o'clock A M. Recorded in Book 2023  
on Page 20-21  
Abbey Farig County Clerk  
16.000 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>1-5-23</u>
Exempt #	<u>15</u> By <u>AF</u>

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, conveys 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

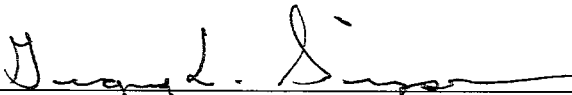
County Surveyor's Lot Two (2) in Section Eleven (11), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT A triangular-shaped parcel of land described as: All of that part of County Surveyor's Lot Two (2), lying North of the Existing Railroad Right-of-Way 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.

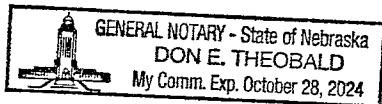
Executed: January 4, 2023.

  
\_\_\_\_\_  
Gregory L. Simpson

STATE OF NEBRASKA, COUNTY OF WEBSTER ) SS.

The foregoing Deed of Distribution by Personal Representative was acknowledged before me on January 4, 2023 by Gregory L. Simpson, Personal Representative of the Estate of LaVaughn J. Simpson.

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





1403  
37510

# Real Estate Transfer Statement

4

FORM  
521

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>06</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>12</u> Day <u>29</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Duke England</b> Street or Other Mailing Address <b>731 N Chestnut St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Anthony and Tammy Ramirez</b> Street or Other Mailing Address <b>13048 Bonita Vista ST</b> City <b>Poway</b> State <b>CA</b> Zip Code <b>92064</b>			
Phone Number				Phone Number <b>(858) 602-6521</b>		Is the grantee a 501(c)(3) organization? if Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address <b>tony@levelrack.com</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$53,495**

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

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

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

18 Address of Property  
**731 N. Chestnut ST, Red Cloud, NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Anthony Ramirez  
13048 Bonita Vista St  
Poway, CA 92064**

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**South 25ft Lot 2 and all Lot 3 Block 7 Leduc's Addition Red Cloud**

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

22 Total purchase price, including any liabilities assumed	22	\$	61,344.29
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	61,344.29

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.

**Anthony Ramirez**  
Print or Type Name of Grantee or Authorized Representative

**(858) 602-6521**  
Phone Number

sign here

*[Signature]*  
Signature of Grantee or Authorized Representative

Title

**1/4/2023**  
Date

### Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>1</u> Day <u>5</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>139.50</u>	28 Recording Data <u>BK 2023, Pg 22</u>
--	--	--

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 5 day of Jan A.D., 2023, at 3:09 o'clock P. M. Recorded in Book 2023 on Page 22-26  
Adey Harig County Clerk  
34.00 10 Deputy  
 Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
 STAMP TAX  
 Date 1-5-23  
 \$ 139.50 By 10

**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.

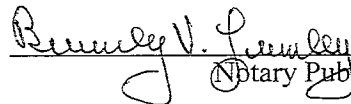
Dated **December 29, 2022**.

  
 \_\_\_\_\_  
 Sara Pelikan, NSBA# 23602,  
 Attorney at Law, Trustee

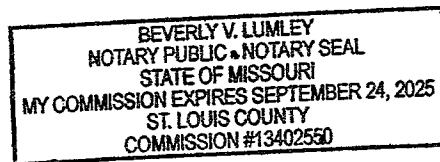
**ACKNOWLEDGMENT**

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

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

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

FILE NUMBER: ENGDUNOR



# 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 Nebraska;

**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 fifty-two (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 26 day of Oct, 2022

2nd  
Publication was made on the 2 day of Nov, 2022

3rd  
Publication was made on the 9 day of Nov, 2022

4th  
Publication was made on the 16 day of Nov, 2022

5th  
Publication was made on the 23 day of Nov, 2022

Publication Fee \$ 172.50

Affidavit Notary s Fee \$ 1.00

Additional Copies \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

Total Publication Fee \$ 173.50

(Sign) [Signature]

SUBSCRIBED AND SWORN to before me this 24 day of Nov, 2022 in the State of Kansas, County of Russell.

NOTARY PUBLIC - State of Kansas  
SUSAN R. KRILEY  
My Appt. Expires 6-5-23

[Signature]  
(Notary Public)

My commission expires June 5, 2023

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

Bonial & Associates, P.C.  
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





**A. 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  
 State: TX ZIP+4® 75254

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

\*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.

**B. USPS Action**

- Note to RSS Clerk:
1. Home screen > Mailing/Shipping > More
  2. Select Shipment Confirm
  3. Scan or enter the barcode/label number from PS Form 5630
  4. 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

# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>										
91	2023	27	1/5/2023	Base: 91-0002		Affiliated:		Unified:						
<b>Location ID</b>		<b>Sale Number</b>		<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
000118600		5		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>				4371			00	0	10010			001	0000	
<b>Land</b>		<b>Improvements</b>		<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
560		33,205		33,765		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
				<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>				Multiple. Improvements. :				Multiple. Improvements. :						
<b>Construction Date:</b>				Construction Date :				Construction Date : 1955						
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. : 6,336						
<b>Building Cost New:</b>				Cost :				Cost : 553,385						
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 306 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class: 3</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>		<b>Condition: 20</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input checked="" type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
JTWD														
<b>Comments from</b>						<b>Comments:</b>								
000118600														
(Continue on back)														

1186  
35010

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement 5

FORM  
521

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

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

1 County Name <b>WEBSTER - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>01</u> Day <u>05</u> Yr. <u>23</u>	4 Date of Deed Mo. <u>12</u> Day <u>30</u> Yr. <u>22</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Roger and Paula Hammond</b> Street or Other Mailing Address <b>737 W 4th Ave</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 461-6765</b> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Charles E and Barbra J Lewis</b> Street or Other Mailing Address <b>141 N Cherry St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 768-8291</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	
---	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$46,000**

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

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

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

18 Address of Property  
**129 E 4th Ave  
 Red Cloud, NE**

18a  No address assigned 18b  Vacant land

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

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

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

22 Total purchase price, including any liabilities assumed	\$	50,000	00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	4,000	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	46,000	00

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

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

**sign here**

**Kory J McCracken**  
 Print or Type Name of Grantee or Authorized Representative

*[Signature]*  
 Signature of Grantee or Authorized Representative

\_\_\_\_\_  
 Title

**Attorney**

**(402) 746-3613**  
 Phone Number

**1/5/23**  
 Date

### Register of Deed's Use Only

### For Dept. Use Only

26 Date Deed Recorded Mo. <u>1</u> Day <u>5</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>103.50</u>	28 Recording Data <u>BK 2023, Pg 27</u>
--	--	--

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:

DESCRIPTION	AMOUNT
(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

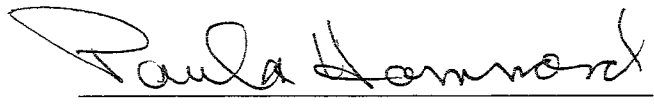
To have and to hold the same unto the said buyer and the heirs, executors, administrators, successors and assigns of the said buyer forever.

Dated this 30 day of <sup>December</sup> ~~January~~, 2023.

SELLER:

  
\_\_\_\_\_  
Roger Hammond

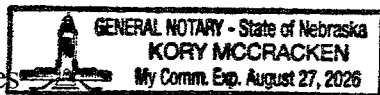
SELLER:


  
\_\_\_\_\_  
Paula Hammond

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm. expires



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



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 5 day  
 of Jan A.D., 2023, at 3:48  
 o'clock P.M. Recorded in Book 2023  
 on Page 27  
Abhey Hania County Clerk  
10.00 Deputy  
 Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
 STAMP TAX  
 Date 1-5-23  
 \$ 103.50 By AD

**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 <sup>December</sup> ~~January~~ 30, 2022

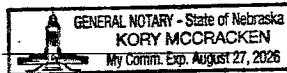
Roger Hammond  
 Roger Hammond

Paula Hammond  
 Paula Hammond

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on <sup>December</sup> ~~January~~ 30, 2022, by Roger Hammond and Paula Hammond, husband and wife.

Comm. expires



[Signature]  
 Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	32	10/7/2022	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001110300		6		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	22	1	00000	1	000	1450		
Land		Improvements		Total		Date of Sale Property Classification Code								
631,585				631,585		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A	47.770		218,785			1G							
	2A1						2G1							
	2A	31.350		137,000			2G							
	3A1	13.660		58,190			3G1							
	3A						3G							
	4A1						4G1							
	4A	38.210		161,630			4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	13.270		33,505		Accretion								
	2D1					Waste								
	2D	2.520		5,595		Other								
	3D1	6.720		14,920		<b>AG LAND TOTAL</b>		<b>154.740</b>		<b>631,585</b>				
	3D					Roads		<b>3.960</b>						
	4D1					Farm Sites								
	4D	1.240		1,960		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>3.960</b>						

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

# Real Estate Transfer Statement

6

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

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>07</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>12</u> Day <u>30</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Gary D and Laura L Rasser</b> Street or Other Mailing Address <b>1492 HWY 136</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Steven K &amp; Diane K Gebers, Trustees, David L &amp; Sherry Gebers, Trustees</b> Street or Other Mailing Address <b>4061 Road M</b> City <b>Nora</b> State <b>NE</b> Zip Code <b>68961</b>			
Phone Number <b>(402) 746-3374</b>		Phone Number <b>(402) 225-2435</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	
Email Address <b>n/a</b>				Email Address <b>n/a</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
**Rural**

18a  No address assigned    18b  Vacant land

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

20 Legal Description (Attach additional pages, if needed.)  
**Northeast Quarter (NE 1/4) of Section Twenty-two (22), Township Two (2) North, Range Nine (9), West of the 6th P. M., Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed	22	\$ 1,480,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$ 43,070.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 1,436,930.00

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

*David B. Garwood* Attorney Dec. 28, 2022  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>16</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>3233.25</u>	28 Recording Data <u>BK 2023, Pg 30</u>

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

State of Nebraska } ss.  
County of Webster }

BOOK 223 PAGE 32

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of Jan A.D., 2023 at 9:58 o'clock A. M. Recorded in Book 223 on Page 32  
Abbey Havig County Clerk  
10:00 Deputy  
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX  
Date 1-6-23  
\$ 3033.25 By VO

**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 (NE¼) 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.

Gary D. Rasser  
Gary D. Rasser

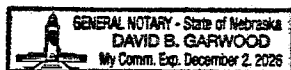
Laura L. Rasser  
Laura L. Rasser

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 30, 2022, by Gary D. Rasser and Laura L. Rasser, husband and wife.

Comm. expires 12-2-26

David B. Garwood  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	45	1/6/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001613300		7		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4243	3	10	33	3	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
32,830		117,815		150,645		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 5			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>								
	3D					Roads		0.550						
	4D1					Farm Sites								
	4D					Home Sites		3.510				32,830		
						Recreation								
	Dwellings				117,815	Other								
	Outbuildings					<b>Non-AG TOTAL</b>		4.060				32,830		

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b> 001613300	<b>Comments:</b>
(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.

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>1</u> Day <u>6</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>1</u> Day <u>6</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Jonathan D. Ellis and Kellyn Ellis</b> Street or Other Mailing Address <u>1775 31 Road</u> City <u>Upland</u> State <u>NE</u> Zip Code <u>68981</u> Phone Number <u>402-469-1713</u> Email Address <u>n/a</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Austin Rose</b> Street or Other Mailing Address <u>1341 Road 1550</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number <u>402-984-9444</u> Email Address <u>n/a</u>	
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes 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 transaction 3.59+-.

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

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

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

**sign here**

**Austin Rose**  
Print or Type Name of Grantee or Authorized Representative

*[Signature]* \_\_\_\_\_ Title \_\_\_\_\_ Grantee

402-984-9444 Phone Number  
1-6-23 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>6</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>303.75</u>	28 Recording Data <u>BL 2023, Pg 45</u>

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

A parcel of land located in the West Half of Section Thirty-three (33), Township Three (3) North, Range Ten (10) West of the 6<sup>th</sup> 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.





# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	47	1/6/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000804000		8		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373			00	0	50005		017	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
820		1,590		2,410		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 1	D) 1	E) 8	F) 3					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>								
	3D					Roads								
	4D1					Farm Sites								
	4D					Home Sites			0.480				800	
						Recreation								
	Dwellings					Other								
	Outbuildings				1,590	<b>Non-AG TOTAL</b>			0.480				800	

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

# Real Estate Transfer Statement

8

FORM  
521

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>6</u> Yr. <u>23</u>		4 Date of Deed Mo. <u>1</u> Day <u>6</u> Yr. <u>23</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Kenneth Bergman</b> Street or Other Mailing Address <b>312 4th St</b> City <b>Blue Hill (Cowles)</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(785) 282-4862</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>David I and Nicole Ellis</b> Street or Other Mailing Address <b>301 4th St</b> City <b>Blue Hill (Cowles)</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 746-0459</b> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$8,500**

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

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

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

18 Address of Property  
**322 4th St  
 Blue Hill (Cowles), NE**

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

18a  No address assigned    18b  Vacant land

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

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

22 Total purchase price, including any liabilities assumed	\$ 8,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 8,500.00

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

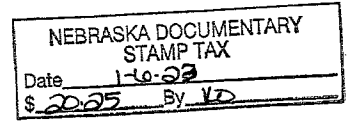
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**sign here** \_\_\_\_\_  
 Print or Type Name of Grantee or Authorized Representative  
 \_\_\_\_\_  
 Signature of Grantee or Authorized Representative  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Attorney  
 \_\_\_\_\_  
 Title  
 \_\_\_\_\_  
 (402) 746-3613  
 Phone Number  
 \_\_\_\_\_  
 1/6/23  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>6</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>20.25</u>	28 Recording Data <u>BK 2023, Pg 47</u>

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

State of Nebraska } ss.  
County of Webster }  
Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 6 day  
of Jan A.D., 2023, at 10:46  
o'clock P. M. Recorded in Book 2023  
on Page 47  
Dorey Horig County Clerk  
10.00 Yo Deputy  
Ind Comp Assessor Carded



**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  
Kenneth Bergman

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on January 6, 2023, by Kenneth Bergman, a single person.

Comm. expires

Kory McCracken  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	52	1/9/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000168300		9		1		GeoCde	Tw	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10115			001	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
830		24,215		25,045		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :						
<b>Construction Date:</b>				Construction Date : 1949				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,413				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 134,380				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 20</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:          Other1:          Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
JTWD														
<b>Comments from</b>						<b>Comments:</b>								
000168300														
(Continue on back)														

# 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 statement is signed and items 1-25 are accurately completed.

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 1 Day 9 Yr. 2023	4 Date of Deed Mo. 1 Day 9 Yr. 2023
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Anissa Castor Saucedo and Alek Saucedo Street or Other Mailing Address 705 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number (469) 595-3066 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robert L. Smith, Jr. and Myra E. LaBue Smith Street or Other Mailing Address 525 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a	
---	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$70,000

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes 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), Subdivision of Annex Lot Twelve (12), City of Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	70,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	70,000.00

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

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

Robert L. Smith, Jr.  
 Print or Type Name of Grantee or Authorized Representative

920-308-1442  
 Phone Number

Grantee  
 Signature of Grantee or Authorized Representative

1/9/2023  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 9 Yr. 23	27 Value of Stamp or Exempt Number \$ 157.50	28 Recording Data BK2023, Pg 52





# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	67	1/10/2023	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001212800	10	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	29	3	00000	1	000	2455
Land	Improvements	Total		Date of Sale Property Classification Code								
438,135		438,135		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	18.360	25,705						
1A				1G	41.460	58,045						
2A1				2G1	3.120	4,370						
2A				2G								
3A1				3G1	4.660	6,520						
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	17.310	43,710		Accretion								
2D1	17.510	44,215		Waste								
2D	35.150	78,035		Other								
3D1	43.310	96,150		<b>AG LAND TOTAL</b>	<b>232.390</b>	<b>438,135</b>						
3D				Roads	7.000							
4D1	2.880	4,550		Farm Sites								
4D	48.630	76,835		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>	<b>7.000</b>							

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
CORPORATE WD	
<b>Comments from</b>	<b>Comments:</b>
001212800 001214600	
(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.

10

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

1 County Name <b>Webster</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>1</b> Day <b>10</b> Yr. <b>23</b>	4 Date of Deed Mo. <b>1</b> Day <b>9</b> Yr. <b>2023</b>
---------------------------------	------------------------------	---	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Schmidt Brothers, Inc., a Nebraska corporation</b>	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kristin M. Greenhalgh, Trustee of the Kristin M. Greenhalgh Revocable Trust</b>
---	---

Street or Other Mailing Address <b>15770 Lakeside Estates</b>	Street or Other Mailing Address <b>1910 Road M</b>
City <b>Crete</b> State <b>NE</b> Zip Code <b>68333</b>	City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b>

Telephone Number <b>319-541-7104</b>	Phone Number <b>(402) 257-3788</b>	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address <b>NA</b>	Email Address <b>NA</b>	If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$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?  
 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 Hertz Farm Management  No

18 Address of Property

18a  No address assigned 18b  Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent  
**Same as #6**

20 Legal Description  
**See Attached Exhibit "A"**

21 If agricultural, list total number of acres **229.39**

22 Total purchase price, including any liabilities assumed	22	\$	<b>949,543.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<b>949,543.00</b>

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

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

**sign here**

▶ **Kristin M. Greenhalgh, Trustee**  
Print or Type Name of Grantee or Authorized Representative

**Kristin M. Greenhalgh, Trustee**  
Signature of Grantee or Authorized Representative

**(402) 257-3788**  
Phone Number

**1/10/23**  
Date

Grantee Title

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <b>1</b> Day <b>10</b> Yr. <b>23</b>	27 Value of Stamp or Exempt Number <b>\$ 2137.50</b>	28 Recording Data <b>BK 2023, Pg 67</b>	

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 \_\_\_\_\_

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

*Abbey Halgh* County Clerk

Fee: \$16.00 By: AS Deputy  
Electronically Recorded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	1-10-23
\$ 2137.50	By AS

### 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

*610003070*  
Please Return recorded document to:  
Nebraska Title Company  
734 N. Diers Ave  
Grand Island, NE 68803

Schmidt Brothers, Inc., a Nebraska corporation

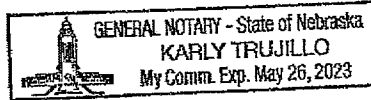
By: Richard Schmidt  
Richard Schmidt, President

State of Nebraska S.S.  
County of Hall

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of January,  
2023 by Richard Schmidt, President, on behalf of Schmidt Brothers, Inc., a Nebraska corporation.

Karly Trujillo  
Notary Public

GI0003070



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	69	1/10/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000120900		11		1		GeoCde	Tw	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020			001	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
645		16,415		17,060		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :						
<b>Construction Date:</b>				Construction Date : 1900				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 688				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 79,420				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 20</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 20</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
QCD; SATISFACTION OF CONTRACT														
<b>Comments from</b>						<b>Comments:</b>								
000120900														
(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.

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

1 County Name <b>Webster</b>	2 County Number Select County & County Number <b>95</b>	3 Date of Sale/Transfer Mo. <b>1</b> Day <b>10</b> Yr. <b>2023</b>	4 Date of Deed Mo. <b>1</b> Day <b>9</b> Yr. <b>2023</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Teresa J. Denney</b> Street or Other Mailing Address <b>209 14th Ave</b> City <b>Franklin</b> State <b>NE</b> Zip Code <b>68939</b> Phone Number <b>307-331-1953</b> Email Address <b>NA</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Donna J. Strickland</b> Street or Other Mailing Address <b>605 N Elm</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>509-361-9971</b> Email Address <b>NA</b>	
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**# 17,060 (Assessor Value)**

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

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

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

18 Address of Property  
**605 N Elm  
Red Cloud, NE**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Donna J. Strickland  
605 N Elm  
Red Cloud, NE 68970**

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**S 12'6 Lot 10 and All lots 11 and 12 BIK 1  
Smith and Moore's Addition Red Cloud City, Webster County,  
Nebraska**

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

22 Total purchase price, including any liabilities assumed	\$ 24,500.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) <b>household appliances</b>	\$ 800.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 23,700.00

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.

**Donna J. Strickland** **509-361-9971**  
 Print or Type Name of Grantee or Authorized Representative Phone Number

**Donna Strickland**  
 Signature of Grantee or Authorized Representative Title Date **1-10-23**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <b>1</b> Day <b>10</b> Yr. <b>23</b>	27 Value of Stamp or Exempt Number \$ <b>54.00</b>	28 Recording Data <b>BL 2023 Pg 69</b>	

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

Prepared By

Name: Teresa J. Denney  
Address: 209 14th Ave  
Franklin  
State: Nebraska Zip Code: 68939

After Recording Return To

Name: Donna J. Strickland  
Address: 605 N Elm  
Red Cloud  
State: Nebraska Zip Code: 68939

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 Jan A.D., 2023, at 11:05 o'clock P. M. Recorded in Book 2023 on Page 69-70

Andy Horig County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-10-23  
\$ 54.00 By 10

Space Above This Line for Recorder's Use

NEBRASKA QUIT CLAIM DEED

STATE OF NEBRASKA

COUNTY OF Webster

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Twenty-three thousand Seven hundred (\$23,700<sup>00</sup>/<sub>100</sub>) in hand paid to Teresa J. Denney, a married woman, residing at 209 14th Avenue, County of Franklin, City of Franklin, State of Nebraska (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Donna J. Strickland, a single woman, residing at 605 N Elm, County of Webster, City of Red Cloud, State of Nebraska (hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Webster, Nebraska to-wit:

South 12'6 Lot 10 and All Lots 11 and 12  
Blk 1 Smith and Moore's Addition  
Red Cloud City, Webster County

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, 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.



*Teresa Denney*

Grantor's Signature

Teresa Denney

Grantor's Name

209 14th Avenue

Address

Franklin NE 68939

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

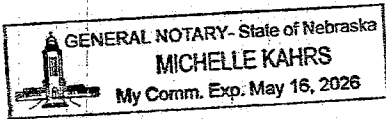
STATE OF NEBRASKA)

COUNTY OF Nebraska)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa Denney whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 9th day of January, 2023.

Michelle Kahrs  
Notary Public



My Commission Expires: 5/16/2026

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	74	1/10/2023	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002501600		12		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	18	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
562,250				562,250		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	7.270	33,295	GRASSLAND	1G1	12.140	16,995							
	1A	9.150	41,905		1G	14.890	20,845							
	2A1	6.640	30,410		2G1									
	2A	60.080	262,550		2G									
	3A1				3G1									
	3A				3G									
	4A1				4G1									
	4A	36.050	152,490		4G	3.760	3,760							
DRYLAND	1D1			Shelterbelt/Timber										
	1D			Accretion										
	2D1			Waste										
	2D			Other										
	3D1			<b>AG LAND TOTAL</b>		149.980	562,250							
	3D			Roads		2.000								
	4D1			Farm Sites										
	4D			Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			<b>Non-AG TOTAL</b>		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)	

25016  
73526

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

12

FORM  
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 1 Day 10 Yr. 2023	4 Date of Deed Mo. 1 Day 10 Yr. 2023
---------------	---------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rodney W. Timm Street or Other Mailing Address 200 West J Street City Hastings, State NE Zip Code 68901 Phone Number (402) 462-2955 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Norbert C. Pokorny and Kelly J. Pokorny Street or Other Mailing Address 657 Road S City Bladen State NE Zip Code 68928 Phone Number (402) 705-6669 Email Address n/a	
--	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Buyer	<input checked="" type="checkbox"/> Seller	<input type="checkbox"/> No	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary		
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)		

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

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

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

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

14 What is the current market value of the real property?  
\$1,097,434

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

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

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

18 Address of Property  
Ag Land

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

18a  No address assigned    18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
The Northwest Quarter (NW1/4) of Section Eighteen (18), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction ~~160~~ 151.98+-

22 Total purchase price, including any liabilities assumed	22	\$	1,293,000.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	195,566.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,097,434.00

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

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

sign here **Norbert C. Pokorny**  
Print or Type Name of Grantee or Authorized Representative

*Norbert C. Pokorny*  
Signature of Grantee or Authorized Representative

**Grantee**  
Title

(402) 705-3669  
Phone Number

1/10/2023  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 10 Yr. 23	27 Value of Stamp or Exempt Number \$ 2470.50	28 Recording Data BK2023, 74



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	88	1/11/2023	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002410200	13	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	25	4	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
584,080	96,730	680,810		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	12.300	17,220						
1A	16.400	75,110		1G	7.100	9,940						
2A1	8.600	39,390		2G1	12.600	17,640						
2A				2G								
3A1	10.400	44,305		3G1	2.000	2,800						
3A				3G								
4A1	51.500	217,845		4G1								
4A	25.100	106,175		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1	0.100	255		Waste	3.000	840						
2D				Other								
3D1	4.400	9,770		<b>AG LAND TOTAL</b>	<b>156.000</b>	<b>545,240</b>						
3D				Roads	2.000							
4D1	2.500	3,950		Farm Sites	1.000	13,840						
4D				Home Sites	1.000	25,000						
				Recreation								
Dwellings		17,725		Other								
Outbuildings		79,005		<b>Non-AG TOTAL</b>	<b>4.000</b>	<b>38,840</b>						

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

(Continue on back)

Real Estate Transfer Statement

13

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number.

8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives?

14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent.

20 Legal Description (Attach additional pages, if needed.) The Southeast Quarter (SE 1/4) of Section Twenty-five (25), Township Three (3) North, Range Twelve (12) West, of the 6th P.M., Webster County, Nebraska.

Table with 2 columns: Item Number, Amount. Rows 22-24 showing purchase price and adjusted price.

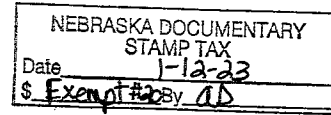
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

Under penalties of law, I declare that I have examined this statement 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, Attorney.

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

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 Jan A.D., 20 23, at 11:37 o'clock a M. Recorded in Book 2023 on Page 88  
Abbey Harig County Clerk  
AD Deputy  
Ind 10.00 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.

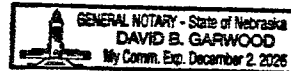
Executed January 11, 2023.

Kila R. Burgess, trustee  
Kila R. Burgess, Trustee

Lila L. Rupprecht, trustee  
Lila L. Rupprecht, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER ) SS.

The foregoing instrument was acknowledged before me on January 11, 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.



Comm. expires 12-2-2026

David B. Garwood  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	89	1/11/2023	Base: 01-0123			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002013800		14		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4245	3	11	31	2	00000	1	000	9850
Land		Improvements		Total		Date of Sale Property Classification Code								
632,805				632,805		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	38.700		177,245		GRASSLAND	1G1	5.040		7,055				
	1A	4.100		18,780			1G							
	2A1	8.100		37,100			2G1	0.400		560				
	2A	47.800		208,885			2G							
	3A1	10.000		42,600			3G1							
	3A						3G							
	4A1						4G1							
	4A	23.100		97,715			4G							
DRYLAND	1D1	4.260		10,755		Shelterbelt/Timber								
	1D	0.500		1,265		Accretion								
	2D1	4.860		12,270		Waste		0.940		265				
	2D	2.400		5,330		Other								
	3D1	3.000		6,660		<b>AG LAND TOTAL</b>		<b>157.200</b>		<b>632,805</b>				
	3D					Roads		2.000						
	4D1					Farm Sites								
	4D	4.000		6,320		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>2.000</b>						

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)	



# Real Estate Transfer Statement

14

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

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>01</u> Day <u>11</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>01</u> Day <u>11</u> Yr. <u>2023</u>
5 Grantor'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 <b>217 NORTH CHERRY STREET</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Larry Kosse</b> Street or Other Mailing Address <b>P.O. Box 74</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b>	
Phone Number <b>(402) 746-4767</b>		Phone Number <b>(402) 746-7380</b>	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address n/a		Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$801,019**

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

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

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

18 Address of Property  
**Rural 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 (Attach additional pages, if needed.)  
**The Northwest Quarter (NW¼) 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.**

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

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

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 and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**David B. Garwood** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney  
 Signature of Grantee or Authorized Representative Title **1-11-23**  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>12</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <b>Exempt # 20</b>	28 Recording Data <b>BK2023, p 89</b>

State of Nebraska } ss.  
County of Webster }  
Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 12 day  
of Jan A.D., 2023, at 11:40  
o'clock 4 M. Recorded in Book 2023  
on Page 89  
Abbey Haring County Clerk  
10.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-12-23  
\$ Exempt #20 By AK

**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 (NW¼) 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.

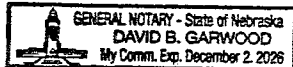
Executed January 11, 2023.

Kila R. Burgess trustee  
Kila R. Burgess, Trustee

Lila L. Rupprecht trustee  
Lila L. Rupprecht, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER ) SS.

The foregoing instrument was acknowledged before me on January 11, 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.



Comm. expires 12-2-2026

David B. Garwood  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	90	1/11/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002208100	15	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4493	1	12	14	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
494,200		494,200		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	62.000	86,800						
1A				1G								
2A1				2G1	92.000	128,800						
2A				2G	4.000	5,600						
3A1				3G1	173.000	242,200						
3A				3G	22.000	30,800						
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				<b>AG LAND TOTAL</b>	<b>353.000</b>	<b>494,200</b>						
3D				Roads	5.000							
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>	<b>5.000</b>							

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
DEED OF DISTRIBUTION; BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
002208100	

(Continue on back)

# Real Estate Transfer Statement

15

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

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>01</u> Day <u>11</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>01</u> Day <u>11</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kila R Burgess and Lila L Rupprecht, Trustees, Doris L Kosse Living Trust		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kila R Burgess	
Street or Other Mailing Address 217 NORTH CHERRY STREET		Street or Other Mailing Address 217 NORTH CHERRY STREET	
City Red Cloud	State NE	Zip Code 68970	City Red Cloud
			State NE
			Zip Code 68970
Phone Number (402) 746-4767	Phone Number (402) 746-4767	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a	Email Address n/a		

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$625,570

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

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

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

18 Address of Property  
Rural 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 (Attach additional pages, if needed.)  
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.

21 If agricultural, list total number of acres transferred in this transaction 360+-

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

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 and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

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

*David B. Garwood* Attorney  
Signature of Grantee or Authorized Representative Title  
Date 1-11-23

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>12</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 20</u>	28 Recording Data <u>BK2023, pg 90</u>	

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 Jan A.D., 2023, at 11:42 o'clock A M. Recorded in Book 2023 on Page 90  
Abbey Haring County Clerk  
10.00 Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-12-23  
\$ Exempt #20 By AS

**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.

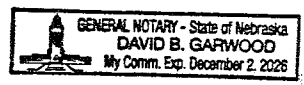
Executed January 11, 2023.

Kila R. Burgess, trustee  
Kila R. Burgess, Trustee

Lila L. Rupprecht trustee  
Lila L. Rupprecht, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER ) SS.

The foregoing instrument was acknowledged before me on January 11, 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.



Comm. expires 12-2-2026

David B. Garwood  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	91	1/11/2023	Base: 01-0123			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002011500		16		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4245	3	11	21	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
331,800				331,800		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG			ACRES:			LCG			ACRES:			VALUE:		
IRRIGATED	1A1					GRASSLAND	1G1		201.000			281,400		
	1A						1G							
	2A1						2G1		32.000			44,800		
	2A						2G		4.000			5,600		
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>			<b>237.000</b>			<b>331,800</b>		
	3D					Roads			3.000					
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>			<b>3.000</b>					

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
DEED OF DISTRIBUTION; BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
002011500	

(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.

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>01</u> Day <u>11</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>01</u> Day <u>11</u> Yr. <u>2023</u>
5 Grantor'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 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4767 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lila L. Rupprecht Street or Other Mailing Address 2336 Road T City Campbell State NE Zip Code 68932 Phone Number (402) 746-0557 Email Address n/a	
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$420,000**

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

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

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

18 Address of Property  
**Rural 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 (Attach additional pages, if needed.)  
 The Southwest Quarter (SW¼) 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 transaction 240+-

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

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 and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

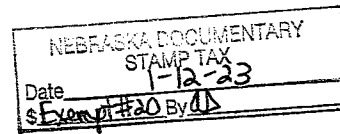
**David B. Garwood** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number

*David B. Garwood* Attorney  
 Signature of Grantee or Authorized Representative Title 1-11-23  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>12</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #20</u>	28 Recording Data <u>BK2023, Pg 91</u>

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of JAN A.D., 2023, at 11:44 o'clock A.M. Recorded in Book 2023 on Page 91  
Abbey Hargis 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 Lila L. Rupprecht, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW¼) 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.

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.

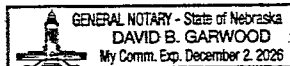
Executed January 11, 2023.

Kila R. Burgess, Trustee  
Kila R. Burgess, Trustee

Lila L. Rupprecht, Trustee  
Lila L. Rupprecht, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER ) SS.

The foregoing instrument was acknowledged before me on January 11, 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.



Comm. expires 12-2-2026

David B. Garwood  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	92	1/11/2023	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002409900	17	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	24	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
221,200		221,200		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG			ACRES:	VALUE:	LCG			ACRES:	VALUE:			
IRRIGATED	1A1			GRASSLAND	1G1	75.000	105,000					
	1A				1G	78.000	109,200					
	2A1				2G1	5.000	7,000					
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1			Shelterbelt/Timber								
	1D			Accretion								
	2D1			Waste								
	2D			Other								
	3D1			<b>AG LAND TOTAL</b>		<b>158.000</b>	<b>221,200</b>					
	3D			Roads		2.000						
	4D1			Farm Sites								
	4D			Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings			<b>Non-AG TOTAL</b>		<b>2.000</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
DEED OF DISTRIBUTION; BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
002409900	

(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.

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>01</u> Day <u>11</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>01</u> Day <u>11</u> Yr. <u>2023</u>
---------------	--	--	---

5 Grantor'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 <b>217 NORTH CHERRY STREET</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ronda Petsch Street or Other Mailing Address <b>652 Road 2100</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b>	
Phone Number <b>(402) 746-4767</b>	Phone Number <b>(402) 257-7139</b>	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address n/a		Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$280,000**

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

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

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

18 Address of Property  
**Rural 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 (Attach additional pages, if needed.)  
**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.**

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

22 Total purchase price, including any liabilities assumed	\$	0:00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	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 20

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

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

*David B. Garwood* Attorney  
Signature of Grantee or Authorized Representative Title

**1-11-23**  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>12</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <b>Exempt #20</b>	28 Recording Data <b>BK 2023, Pg 92</b>

State of Nebraska } ss.  
County of Webster }  
Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 12 day  
of Jan A.D., 20 23, at 11:46  
o'clock AM. Recorded in Book 2023  
on Page 92  
Abbey Harig County Clerk  
10.20 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-12-23  
\$ Exempt # 20 By AD

**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:

- (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 11, 2023.

Kila R. Burgess, Trustee  
Kila R. Burgess, Trustee

Lila L. Rupprecht, Trustee  
Lila L. Rupprecht, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER ) SS.

The foregoing instrument was acknowledged before me on January 11, 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.



Comm. expires 12-2-2026

David B. Garwood  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	93	1/11/2023	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002013700	18	4	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	Improvements	Total		Date of Sale Property Classification Code								
641,190		641,190		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	27.200	124,575		GRASSLAND 1G1								
1A	55.600	254,650		1G								
2A1				2G1								
2A	0.500	2,185		2G								
3A1				3G1								
3A				3G								
4A1	7.700	32,570		4G1								
4A	40.000	169,200		4G								
DRYLAND 1D1	5.300	13,385		Shelterbelt/Timber								
1D	11.650	29,415		Accretion								
2D1				Waste	1.010	285						
2D	3.900	8,660		Other								
3D1	0.900	2,000		<b>AG LAND TOTAL</b>	<b>156.460</b>	<b>641,190</b>						
3D				Roads	4.000							
4D1	1.700	2,685		Farm Sites								
4D	1.000	1,580		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>	<b>4.000</b>							

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

# Real Estate Transfer Statement

18

FORM  
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 01 Day 11 Yr. 2023		4 Date of Deed Mo. 01 Day 11 Yr. 2023	
5 Grantor'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 City Red Cloud State NE Zip Code 68970				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kenneth P. "Phil" Kosse Street or Other Mailing Address 4600 Old Jackson Hwy, Apt 1101 City Wichita Falls State TX Zip Code 76302			
Phone Number (402) 746-4767		Phone Number (940) 781-6507		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$811,633

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

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

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

18 Address of Property  
Rural 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 (Attach additional pages if needed)

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.

22 Total purchase price, including any liabilities assumed	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	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 20

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

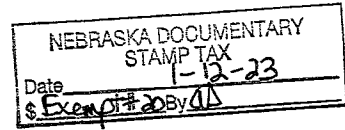
David B. Garwood (402) 746-3613  
Print or Type Name of Grantee or Authorized Representative Phone Number

*David B. Garwood* Attorney 1-11-23  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 12 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 20	28 Recording Data BK 2023, Pg 93

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 12 day of Jan A.D., 2023, at 11:48 o'clock A.M. Recorded in Book 2023 on Page 93  
Abbey Fung 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 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.

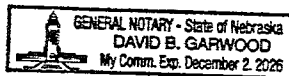
Executed January 11, 2023.

Kila R. Burgess, trustee  
Kila R. Burgess, Trustee

Lila L. Rupprecht, trustee  
Lila L. Rupprecht, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER ) SS.

The foregoing instrument was acknowledged before me on January 11, 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.



Comm. expires 12-2-2026

David B. Garwood  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	94	1/12/2023	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002007000		19		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	3	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
411,365				411,365		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 9	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	113.250		158,550				
	1A						1G	49.480		69,270				
	2A1						2G1	112.130		156,980				
	2A						2G							
	3A1						3G1	18.480		25,870				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste		2.480		695				
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		<b>295.820</b>		<b>411,365</b>				
	3D					Roads		7.270						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>7.270</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
002007000	

(Continue on back)

20070  
69260

NEBRASKA

Good Life. Great Service.  
DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

19

FORM  
521

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. 1 Day 12 Yr. 2023	4 Date of Deed Mo. 1 Day 12 Yr. 2023
-------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Daniel K. VanBoening Street or Other Mailing Address 2239 Road 1400 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2468 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney W. Timm Street or Other Mailing Address 200 West J Street City Hastings State NE Zip Code 68901 Phone Number (402) 462-2966 Email Address n/a	
---	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$1,228,000

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

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

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

18 Address of Property  
Ag Land

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

18a  No address assigned 18b  Vacant land

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

See Attached

21 If agricultural, list total number of acres transferred in this transaction 307+-

22 Total purchase price, including any liabilities assumed	22	\$	1,228,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,228,000.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative  
Rodney W. Timm

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

Grantee

(402) 462-2966  
Phone Number  
1/12/2023  
Date

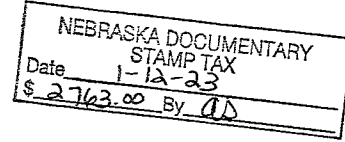
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 12 Yr. 23	27 Value of Stamp or Exempt Number \$ 2763.00	28 Recording Data BK2023, Pg 94



The South Half (S1/2) of Section Three (3), Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> 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 6<sup>th</sup> 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.

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 12 day of Jan A.D., 2023, at 3:45 o'clock P.M. Recorded in Book 2023 on Page 94  
Abney Hargis County Clerk  
10-000 Deputy  
Ind      Comp      Assessor      Carded     



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 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of said Southwest Quarter (SW1/4) a distance of 96.49 feet to the place of beginning; thence S90°00'00"W (assumed bearing) along the South line said Southwest Quarter (SW1/4) 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.

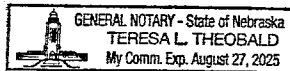
Executed January 12, 2023.

Daniel K. VanBoening

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF ADAMS     )

The foregoing instrument was acknowledged before me on January 12, 2023 by Daniel K. VanBoening, a single person.

Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	123	1/6/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001403801		20		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4489	1	10	8	1	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
301,885		155,800		457,685		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	9.440		9,895				
	1A	0.350		1,605			1G	0.830		235				
	2A1						2G1	4.000		5,600				
	2A	3.040		13,285			2G	3.840		5,375				
	3A1	6.710		28,585			3G1	4.260		5,965				
	3A						3G							
	4A1						4G1	10.660		10,660				
	4A						4G	1.860		525				
DRYLAND	1D1	26.550		67,040		Shelterbelt/Timber								
	1D	31.210		78,805		Accretion								
	2D1					Waste		6.370		1,785				
	2D					Other								
	3D1	4.720		10,480		<b>AG LAND TOTAL</b>		<b>128.530</b>		<b>263,045</b>				
	3D					Roads		3.000						
	4D1					Farm Sites		1.000		13,840				
	4D	14.690		23,205		Home Sites		1.000		25,000				
						Recreation								
	Dwellings			147,160		Other								
	Outbuildings			8,640		<b>Non-AG TOTAL</b>		<b>5.000</b>		<b>38,840</b>				

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

# Real Estate Transfer Statement

20

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

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>1</u> Day <u>6</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>1</u> Day <u>6</u> Yr. <u>2023</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Torrey M. Vap & Mistie R. Day, Co -Personal Representative of the Estate of Cheryl R. Vap Street or Other Mailing Address 121 Ridge Road City Post State Zip Code TX 79356 Phone Number (806) 543-2074 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) see attached Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	
--	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
SEE ATTACHED

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Mistie R. Day  
121 Ridge Rd.  
Post, TX 79356

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 SEE ATTACHED

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

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

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

**sign here** Nicholas D. Meysenburg (402) 934-4770  
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Authorized Representative  
Signature of Grantee or Authorized Representative Title Date 1/16/2023

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>17</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 15</u>	28 Recording Data <u>BK2023 Pg 123</u>

Grantee—Retain a copy of this document

**ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT**

<b>Parcel</b>	<b>PID</b>	<b>Box 6 Grantee's Name Address &amp; Telephone</b>	<b>Box 7(A) Status</b>	<b>Box 7(B) Property Type</b>	<b>Box 14 Current Market Value</b>	<b>Box 18 Address of Property</b>	<b>Box 20 Legal Description</b>	<b>Box 21 Acres</b>
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 (SE $\frac{1}{4}$ ) 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 (SE $\frac{1}{4}$ ); thence N89°22'58"W (assumed bearing) along the north line of said Southeast Quarter (SE $\frac{1}{4}$ ) 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 (SE $\frac{1}{4}$ ) 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 (E $\frac{1}{2}$ NE $\frac{1}{4}$ ) of Section Eight (8) and the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$ ) 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 corner of the West Half of the Northwest Quarter of Section 9; thence N00°08'31"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 corner 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 corner 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 corner 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 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, EXCEPT a County Road 40 feet in width running East & 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

*Abbey King* County Clerk  
Fee: \$34.00 By: AS Deputy  
Electronically Recorded

---

PLEASE RETURN TO: Nicholas D. Meysenburg, Dvorak Law Group, LLC, 515 W. 3<sup>rd</sup> 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.]**



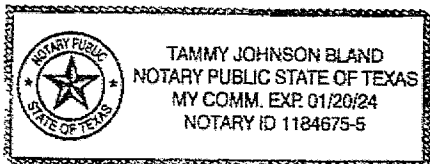
Executed this 10 day of January, 2023.

By: Mistie R. Day  
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 )  
COUNTY OF GALIA ) ss.

The foregoing Deed of Distribution by Personal Representative was acknowledged before me on the 10<sup>th</sup> day of January, 2023, by Mistie R. Day, Co-Personal Representative of the Estate of Cheryl R. Vap.



Tammy Johnson Bland  
Notary Public

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing Deed of Distribution by Personal Representative was acknowledged before me on the \_\_\_\_ day of January, 2023, by Torrey M. Vap, Co-Personal Representative of the Estate of Cheryl R. Vap.

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

Executed this 6<sup>th</sup> 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 Personal Representative was acknowledged before me on the \_\_\_\_ day of January, 2023, by Mistie R. Day, Co-Personal Representative of the Estate of Cheryl R. Vap.

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

STATE OF FLORIDA        )  
  ) ss.  
COUNTY OF Hillsborough)

The foregoing Deed of Distribution by Personal Representative was acknowledged before me on the 6<sup>th</sup> day of January, 2023, by Torrey M. Vap, Co-Personal Representative of the Estate of Cheryl R. Vap.

Teresa Alba  
\_\_\_\_\_  
Notary Public

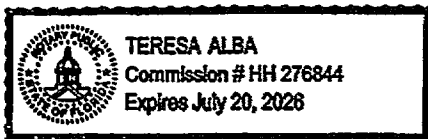


Exhibit A

A tract of land located in the Southeast Quarter (SE $\frac{1}{4}$ ) 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 (SE $\frac{1}{4}$ ); thence N89°22'58"W (assumed bearing) along the north line of said Southeast Quarter (SE $\frac{1}{4}$ ) 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 (SE $\frac{1}{4}$ ) 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 (E $\frac{1}{2}$ NE $\frac{1}{4}$ ) of Section Eight (8) and the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$ ) 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 corner of the West Half of the Northwest Quarter of Section 9; thence N00°08'31"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 corner 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 corner 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 corner 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 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, EXCEPT a County Road 40 feet in width running East & 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.

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	135	1/13/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001717101		21		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						0000	4	10	30	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
320,320				320,320		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	7.360		10,180				
	1A						1G	2.480		1,150				
	2A1						2G1	4.540		6,355				
	2A						2G							
	3A1						3G1	0.120		35				
	3A						3G							
	4A1						4G1	2.470		690				
	4A						4G	1.630		455				
DRYLAND	1D1	22.580		57,015		Shelterbelt/Timber								
	1D	40.290		101,730		Accretion								
	2D1	2.000		5,050		Waste								
	2D	0.040		90		Other								
	3D1	34.890		77,455		<b>AG LAND TOTAL</b>		156.450		320,320				
	3D					Roads		3.980						
	4D1	31.280		49,420		Farm Sites								
	4D	6.770		10,695		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		3.980						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
001717101	

(Continue on back)

# Real Estate Transfer Statement

21

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

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

1 County Name <b>Webster</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo <b>1</b> Day <b>13</b> Yr <b>23</b>		4 Date of Deed Mo <b>1</b> Day <b>10</b> Yr <b>23</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Anthony J. Bohaty and Carmen M. Bohaty</b> Street or Other Mailing Address <b>1618 Rd O - 1150</b> City <b>York</b> State <b>NE</b> Zip Code <b>68467</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Derek Schmidt &amp; Stephen Schmidt Amber Cooper Schmidt</b> Street or Other Mailing Address <b>1319 Markay DR</b> City <b>Juniata</b> State <b>NE</b> Zip Code <b>68955</b>			
Phone Number <b>(402) 641-3167</b>		Phone Number <b>(402) 984-3978</b>		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address <b>abohaty@southernmpd.net</b>				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$802,150.00**

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

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

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

18 Address of Property  
**Land in Webster County  
Red Cloud, NE 68970**

19 Name and Address of Person to Whom Tax Statement Should be Sent  
**Derek Schmidt  
1319 Markay DR  
Juniata, NE 68955**

18a  No address assigned 18b  Vacant Land

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

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

22 Total purchase price, including any liabilities assumed	\$	802,150	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	802,150	00

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

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

sign here

► **Derek Schmidt**  
Print or Type Name of Grantee or Authorized Representative

► *Derek Schmidt*  
Signature of Grantee or Authorized Representative

Grantee Title \_\_\_\_\_

(402) 984-3978  
Phone Number

**1/13/23**  
Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo <b>1</b> Day <b>17</b> Yr <b>23</b>	27 Value of Stamp or Exempt Number <b>\$ 1806.75</b>	28 Recording Data <b>BK2023pg 135</b>

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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 01/17/23  
\$1806.75 By AS

Bk 2023, Pg 135

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 17 day of January A.D., 2023, at 03:38 o'clock PM. Recorded in Book 2023 on Pages 135-136

*Arbuckle*

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 6, 2023.

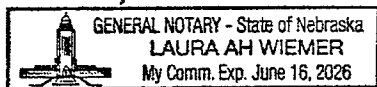
Anthony J. Bohaty  
Anthony J. Bohaty

Carmen M. Bohaty  
Carmen M. Bohaty

STATE OF Nebraska )

COUNTY OF Seward )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of January, 2023 by Anthony J. Bohaty and Carmen M. Bohaty, husband and wife



Laura Ah Wiemer  
Notary Public

My Commission Expires: June 16, 2026

File No. 67634-



# Agricultural Land Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>								
91	2023	148	12/21/2022	Base: 91-0002	Affiliated:		Unified:					
<b>Location ID</b>	<b>Sale Number</b>	<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
002314000	22	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>				4369	2	12	34	4	00000		000	0000
<b>Land</b>	<b>Improvements</b>	<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
2,140		2,140		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 01	C) 5	D) 3	E) 0	F) 5			
<b>LCG</b>	<b>ACRES:</b>	<b>VALUE:</b>		<b>LCG</b>	<b>ACRES:</b>	<b>VALUE:</b>						
IRRIGATED 1A1				GRASSLAND 1G1								
	1A				1G	2.890					2,140	
	2A1				2G1							
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND 1D1				Shelterbelt/Timber								
	1D			Accretion								
	2D1			Waste								
	2D			Other								
	3D1			<b>AG LAND TOTAL</b>		<b>2.890</b>					<b>2,140</b>	
	3D			Roads		<b>0.240</b>						
	4D1			Farm Sites								
	4D			Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings			<b>Non-AG TOTAL</b>		<b>0.240</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
PERSONAL REP DEED	
<b>Comments from</b>	<b>Comments:</b>
002314000	
(Continue on back)	

# Real Estate Transfer Statement

22

FORM  
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 12 Day 21 Yr. 2022	4 Date of Deed Mo. 12 Day 21 Yr. 2022
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) see Attachment A Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Darin Stringer 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? If Yes, is the grantee a 509(a) foundation?	Yes No 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)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

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

11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No an undivided 1/2 interest	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

14 What is the current market value of the real property? \$2,140	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	Darin Stringer 7503-M Ashby Lane Alexandria, VA 22315

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

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

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

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

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

sign here	Print or Type Name of Grantee or Authorized Representative	Kory McCracken	402-746-3615
	Signature of Grantee or Authorized Representative	[Signature]	1/20/23
	Title	Attorney	Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 20 Yr. 23	27 Value of Stamp or Exempt Number \$ 6.75	28 Recording Data BK 2023, Pg 148	

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

Attachment A

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

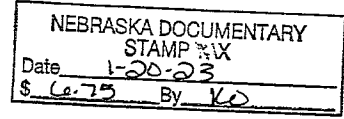
## Attachment B

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 6<sup>th</sup> 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 east 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.

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 20 day of Jan A.D., 2023, at 1:00 o'clock P. M. Recorded in Book 2023 on Page 148  
Annay Horig County Clerk  
10:00 Deputy  
Ind      Comp      Assessor      Carded     



Return to: **PERSONAL REPRESENTATIVE'S DEED**  
Downing, Alexander & Wood  
PO Box 185  
Superior, NE 68978

SHEILA M. WILSON, Personal Representative of the Estate of KENNETH C. BURWELL, deceased, GRANTOR in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, DARIN STRINGER, conveys to GRANTEE, the following described real estate (as defined in Neb. Stat. § 76-201):

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 6<sup>th</sup> 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.

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

Executed December 21, 2022.

ESTATE OF KENNETH C. BURWELL, DECEASED

BY: Sheila M. Wilson  
SHEILA M. WILSON, PERSONAL REPRESENTATIVE

STATE OF NEBRASKA )  
  ) ss.  
COUNTY OF Boyrne )

On the 21 day of December, 2022, before me the foregoing instrument was acknowledged, by SHEILA M. WILSON, Personal Representative of the Estate of KENNETH C. BURWELL.

Witness my hand and seal the day and year first above written.

[Signature]  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	169	1/26/2023	Base: 91-0002		Affiliated:		Unified:					
Location ID	Sale Number	Useability & Code #		Parcel Number									
000128500	23	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371			00	0	10020		014	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
1,030	9,265	10,295		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :					
<b>Construction Date:</b>				Construction Date : 1910				Construction Date :					
<b>Floor:</b>				Floor Sq. Ft. : 816				Floor Sq. Ft. :					
<b>Building Cost New:</b>				Cost : 73,145				Cost :					
<b>Single Family Style: 101</b>				<b>Residential Condition: 20</b>				<b>Commercial Occupancy Code:</b>					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:          Other1:          Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 20</b>				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>			
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
<b>Assessor's Adjustment to Sale Price (+ or -):</b>													
<b>Assessor Comments and Reason for Adjustment:</b>													
WD; BETWEEN PARENT & CHILD													
<b>Comments from</b>						<b>Comments:</b>							
000128500													
(Continue on back)													

# Real Estate Transfer Statement

23

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 01 Day 26 Yr. 2023		4 Date of Deed Mo. 01 Day 26 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Raymond and Eleanor Burgess Street or Other Mailing Address 905 N Locust Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2651 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Marty R. Burgess Street or Other Mailing Address 841 N Seward Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3608 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
 905 N Elm Street  
 Red Cloud, NE 68970

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

18a  No address assigned 18b  Vacant land

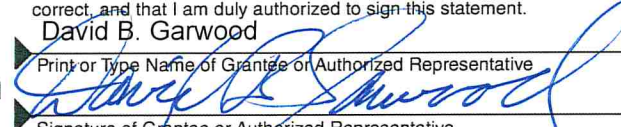
20 Legal Description (Attach additional pages, if needed.)  
 Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Fourteen (14), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	\$	10,295.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	10,295.00

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 (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney Jan. 26, 2023  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 26 Yr. 23	27 Value of Stamp or Exempt Number \$ 24.75	28 Recording Data BK 2023, Pg 169

State of Nebraska } ss.  
County of Webster }

BOOK 2023 PAGE 169

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of Jan A.D., 2023, at 11:13 o'clock AM. Recorded in Book 2023 on Page 169  
Arbee Haug County Clerk  
10.00 Deputy  
Ind AD Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-26-23  
\$ 24.75 By AD

**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.

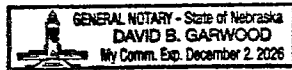
Executed January 26, 2023.

Raymond Burgess  
Raymond Burgess

Eleanor 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.



Comm. expires 12-2-2026

David B. Garwood  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	176	1/20/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000131400		24		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020			018	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,385		204,125		205,510		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :						
<b>Construction Date:</b>				Construction Date : 1992				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,661				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 269,790				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 40</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
QCD; TRANSFER INTO REVOCABLE TRUST														
<b>Comments from</b>						<b>Comments:</b>								
000131400														
(Continue on back)														

# Real Estate Transfer Statement 24

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>20</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>1</u> Day <u>20</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Michael D. &amp; Barbara A. Kenny</b> Street or Other Mailing Address <b>340 W 11th</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-4225</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Michael D. &amp; Barbara A. Kenny, Trustees</b> Street or Other Mailing Address <b>340 W. 11th</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-4225</b> Email Address			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$155,705**

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

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

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

18 Address of Property  
**340 W 11th  
 Red Cloud, NE 68970**

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption 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 I am duly authorized to sign this statement.

**sign here**

Print or Type Name of Grantee or Authorized Representative: **Michael J. Metkewicz**

Signature of Grantee or Authorized Representative: *[Signature]*

Title: **Attorney in Trustee**

Phone Number: **402 393-1400**

Date: **01-20-2023**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>30</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <b>Exempt #4</b>	28 Recording Data <b>BK 2023, Pg 176</b>

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 10:52  
o'clock AM. Recorded in Book 2023  
on Page 176-177

Abbey Haring County Clerk  
16.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>1-30-23</u>
\$ <u>Exempt #4</u>	By <u>AD</u>

### 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. 11<sup>th</sup>, 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:

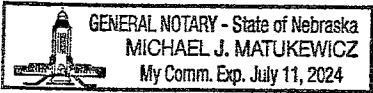
Michael D. Kenny  
MICHAEL D. KENNY

GRANTOR:

Barbara A. Kenny  
BARBARA A. KENNY

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.



*Michael Matukewicz*  
\_\_\_\_\_  
NOTARY PUBLIC

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

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	178	1/20/2023	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001914500		25	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4371	2	11	35	0	00000		000	9005
Land		Improvements		Total		Date of Sale Property Classification Code							
16,085		60,620		76,705		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Irrigation Type:					A) 1	B) 01	C) 5	D) 2	E) 0	F) 5			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:			
IRRIGATED	1A1					GRASSLAND	1G1						
	1A						1G						
	2A1						2G1						
	2A						2G						
	3A1						3G1						
	3A						3G						
	4A1						4G1						
	4A						4G						
DRYLAND	1D1					Shelterbelt/Timber							
	1D					Accretion							
	2D1					Waste							
	2D					Other							
	3D1					<b>AG LAND TOTAL</b>							
	3D					Roads	0.130						
	4D1					Farm Sites	1.000				13,840		
	4D					Home Sites	0.720				3,120		
						Recreation							
	Dwellings					Other							
	Outbuildings				60,620	<b>Non-AG TOTAL</b>	1.850				16,960		

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD; TRANSFER INTO REVOCABLE TRUST	
<b>Comments from</b>	<b>Comments:</b>
001914500	
(Continue on back)	

# Real Estate Transfer Statement

25

FORM  
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 01 Day 20 Yr. 2023		4 Date of Deed Mo. 01 Day 20 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael & Barbara Kenny Street or Other Mailing Address 340 W 11th City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4225 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael D. Kenny & Barbara A. Kenny, Trustees Street or Other Mailing Address 340 W 11th City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4225 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$70,675

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
 Michael & Barbara Kenny  
 340 W 11th  
 Red Cloud, NE 68970

18a  No address assigned 18b  Vacant land

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

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption 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 I am duly authorized to sign this statement.

Print or Type Name of Grantee or Authorized Representative: Michael J. Matykenicz

Signature of Grantee or Authorized Representative: [Signature]

Title: Attorney for Trustee

Phone Number: 402 393-1400

Date: 01-23-2023

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>30</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 4</u>	28 Recording Data <u>BK 2023, pg 178</u>

State of Nebraska } ss.  
County of Webster }

BOOK 2023 PAGE 178

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 10:54  
o'clock a M. Recorded in Book 2023  
on Page 178-179  
Albey Harig County Clerk  
16.00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-30-23  
\$ Exempt #4 By ad

### 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 6<sup>th</sup> 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:

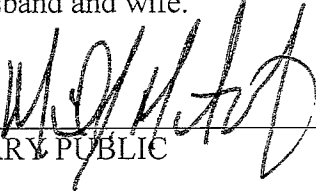
Michael D. Kenny  
MICHAEL KENNY

GRANTOR:

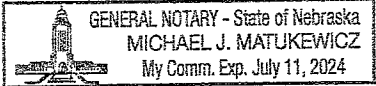
Barbara A. Kenny  
BARBARA KENNY

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.



\_\_\_\_\_  
NOTARY PUBLIC



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



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	180	1/20/2023	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000133500		26	4	05	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4371			00	0	10020		021	0000
Land		Improvements		Total		Date of Sale Property Classification Code							
725		32,635		33,360		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)					A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial					
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :					
<b>Construction Date:</b>				Construction Date : 1900				Construction Date :					
<b>Floor:</b>				Floor Sq. Ft. : 1,264				Floor Sq. Ft. :					
<b>Building Cost New:</b>				Cost : 106,020				Cost :					
<b>Single Family Style: 101</b>				<b>Residential Condition: 25</b>				<b>Commercial Occupancy Code:</b>					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 20</b>				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>			
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
<b>Assessor's Adjustment to Sale Price (+ or -):</b>													
<b>Assessor Comments and Reason for Adjustment:</b>													
QCD; TRANSFER INTO REVOCABLE TRUST													
<b>Comments from</b>						<b>Comments:</b>							
000133500													
(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.

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <b>01</b> Day <b>20</b> Yr. <b>2023</b>	4 Date of Deed Mo. <b>01</b> Day <b>20</b> Yr. <b>2023</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Michael &amp; Barbara Kenny</b> Street or Other Mailing Address <b>340 W 11th</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-4225</b> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Michael D. &amp; Barbara A. Kenny, Trustees</b> Street or Other Mailing Address <b>340 W. 11th</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-4225</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$26,745**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Michael & Barbara Kenny, Trustees**  
**340 W. 11th**  
**Red Cloud, NE 68970**

18a  No address assigned 18b  Vacant land

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

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4.

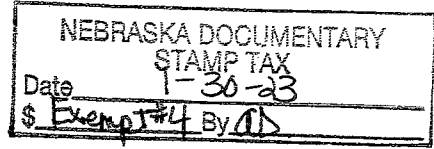
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Michael D. Kenny** **Michael J. Matykenicz** **402 393-1460**  
 Print or Type Name of Grantee or Authorized Representative Phone Number

**[Signature]** **Attorney for** Trustee **01-20-2023**  
 Signature of Grantee or Authorized Representative Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>1</b> Day <b>30</b> Yr. <b>23</b>	27 Value of Stamp or Exempt Number \$ <b>Exempt # 4</b>	28 Recording Data <b>BK2023, Pg 180</b>

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., 20 23, at 10:56  
o'clock 4 M. Recorded in Book 2023  
on Page 180-181  
Abbeytaria County Clerk  
16.00 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.

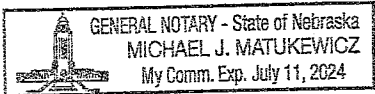
EXECUTED this 20th day of January, 2023.

GRANTOR:  
Michael D. Kenny  
MICHAEL KENNY

GRANTOR:  
Barbara A. Kenny  
BARBARA 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.



*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

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

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	182	1/20/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000133300		27		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10020		021	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,030		2,335		3,365		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : 1910				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 904				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 77,875				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 10</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 20</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
QCD; TRANSFER INTO REVOCABLE TRUST														
<b>Comments from</b>						<b>Comments:</b>								
000133300														
(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.

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

1 County Name WEBSTER - 91		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 01 Day 20 Yr. 2023		4 Date of Deed Mo. 01 Day 20 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael D. & Barbara A. Kenny Street or Other Mailing Address 340 W 11th City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4225 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael D. & Barbara A. Kenny, Trustees Street or Other Mailing Address 340 W. 11th City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4225 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$3,365

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
 Michael & Barbara Kenny, Trustees  
 340 W. 11th  
 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 Twenty-one (21), Smith & 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	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4

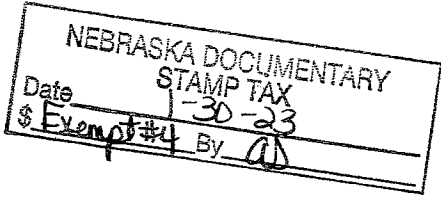
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **Michael J. Motykenicz** Print or Type Name of Grantee or Authorized Representative  
**[Signature]** Signature of Grantee or Authorized Representative  
**Attorney for Trustee** Title  
 402-393-1400 Phone Number  
 1-20-2023 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 30 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK 2023, Pg 182

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 10:58 o'clock aM. Recorded in Book 2023 on Page 182-183  
Abbeytonig County Clerk  
16.20 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 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. Kenny  
MICHAEL D. KENNY

GRANTOR:

Barbara A. Kenny  
BARBARA A. KENNY

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	184	1/20/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000138100	28	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		001	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
585	6,710	7,295		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial				
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :				
<b>Construction Date:</b>				Construction Date :				Construction Date :				
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. :				
<b>Building Cost New:</b>				Cost :				Cost :				
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>												
<b>Assessor Comments and Reason for Adjustment:</b>												
QCD; TRANSFER INTO REVOCABLE TRUST												
<b>Comments from</b>						<b>Comments:</b>						
000138100												
(Continue on back)												



# Real Estate Transfer Statement

28

FORM  
521

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

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

1 County Name WEBSTER - 91		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 01 Day 20 Yr. 2023		4 Date of Deed Mo. 01 Day 20 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael & Barbara Kenny Street or Other Mailing Address 340 W 11th City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4225 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael D. & Barbara A. Kenny, Trustees Street or Other Mailing Address 340 W. 11th City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4225 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$7,295

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

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

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

18 Address of Property  
441 West 5th Ave.  
Red Cloud, NE 68970

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  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 Total purchase price, including any liabilities assumed	\$	0	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	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 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 statement.

sign here

Print or Type Name of Grantee or Authorized Representative: Michael J. Matykenicz  
 Signature of Grantee or Authorized Representative: [Signature]  
 Title: A Homeowner Trustee  
 Phone Number: 402-393-1180  
 Date: 8/1-20-2023

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 30 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK 2023, pg 184

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

State of Nebraska } ss.  
County of Webster }

BOOK 2023 PAGE 184

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 11:00  
o'clock A M. Recorded in Book 2023  
on Page 184-185  
Abbey Farig County Clerk  
16.00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-30-23  
\$Exempt#4 By AD

### 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  
MICHAEL D. KENNY

Barbara A. Kenny  
BARBARA A. KENNY

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	186	1/20/2023	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000133401		29	4	05	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					0000			00	0	00000		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code							
2,780		16,425		19,205		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)					A) 1	B) 03	C) 3	D) 1	E) 6	F) 2			
				<b>Residential</b>				<b>Commercial</b>					
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :					
<b>Construction Date:</b>				Construction Date :				Construction Date : 1998					
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. : 4,032					
<b>Building Cost New:</b>				Cost :				Cost : 93,865					
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 390 Other1: Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class: 5</b>					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input checked="" type="checkbox"/> Metal Frame and Walls					
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>		<b>Condition: 30</b>			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input checked="" type="checkbox"/> Average			
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(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
<b>Assessor's Adjustment to Sale Price (+ or -):</b>													
<b>Assessor Comments and Reason for Adjustment:</b>													
QCD; TRANSFER INTO REVOCABLE TRUST													
<b>Comments from</b>						<b>Comments:</b>							
000133401													
(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.

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

1 County Name WEBSTER - 91		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 01 Day 20 Yr. 2023		4 Date of Deed Mo. 01 Day 20 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael & Barbara Kenny Street or Other Mailing Address 340 W 11th City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4225 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael D. & Barbara A. Kenny, Trustees Street or Other Mailing Address 340 W. 11th City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4225 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$19,205

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Michael & Barbara Kenny, Trustees  
340 W. 11th  
Red Cloud, NE 68970

18a  No address assigned 18b  Vacant land

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

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption 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 I am duly authorized to sign this statement.

sign here

Print or Type Name of Grantee or Authorized Representative: Michael J. Muty-Kewicz

Signature of Grantee or Authorized Representative: [Signature]

Title: Attorney for Trustee

Phone Number: 402.393.1400

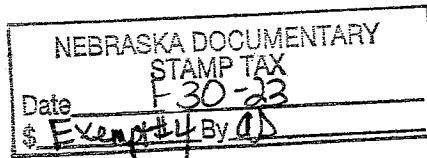
Date: 01-20-2023

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>30</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK2023, Pg 186</u>	

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

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 30 day  
of Jan A.D., 20 23, at 11:00  
o'clock a.M. Recorded in Book 2023  
on Page 186-187  
Abbey Tang County Clerk  
16.00 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 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 D Kenny  
MICHAEL KENNY

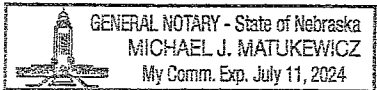
Barbara A Kenny  
BARBARA KENNY

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.

*[Handwritten Signature]*

NOTARY PUBLIC



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



# Real Estate Transfer Statement 30

FORM  
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 07 Day 20 Yr. 2023		4 Date of Deed Mo. 01 Day 20 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael & Barbara Kenny Street or Other Mailing Address 340 W 11th City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4225 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael D. & Barbara A. Kenny, Trustees Street or Other Mailing Address 340 W. 11th City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4225 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$203,185

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
 Michael & Barbara Kenny, Trustees  
 340 W. 11th  
 Red Cloud, NE 68970

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
 Lots Four (4), Five (5) and Six (6), Block Ten (10), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption 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 I am duly authorized to sign this statement.

sign here

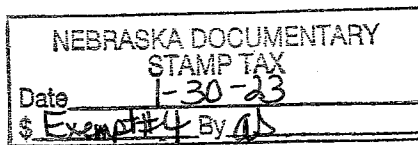
Print or Type Name of Grantee or Authorized Representative: Michael J. Matukewicz  
 Signature of Grantee or Authorized Representative: [Signature]  
 Title: Attorney in Trustee  
 Phone Number: 402 393-1400  
 Date: 01/20/2023

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 30 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK 2023, Pg 188

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



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 11:04 o'clock A.M. Recorded in Book 2023 on Page 188-189  
Abbey Harig County Clerk  
16.00 AD 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 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:

GRANTOR:

Michael D. Kenny  
MICHAEL D. KENNY

Barbara A. Kenny  
BARBARA A. KENNY

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

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	190	1/20/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000133901	31	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		022	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,365	4,525	5,890		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 2			
				Residential				Commercial				
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :				
<b>Construction Date:</b>				Construction Date :				Construction Date : 1950				
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. : 1,792				
<b>Building Cost New:</b>				Cost :				Cost : 17,240				
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 473 Other1: Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class: 4</b>				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input checked="" type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>		<b>Condition: 30</b>		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input checked="" type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>												
<b>Assessor Comments and Reason for Adjustment:</b>												
QCD; TRANSFER INTO REVOCABLE TRUST												
<b>Comments from</b>						<b>Comments:</b>						
000133901												
(Continue on back)												

# Real Estate Transfer Statement

31

FORM  
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 01 Day 20 Yr. 2023		4 Date of Deed Mo. 01 Day 20 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael & Barbara Kenny Street or Other Mailing Address 340 W 11th City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4225 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael D. & Barbara A. Kenny, Trustees Street or Other Mailing Address 340 W. 11th City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4225 Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$5,890

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

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

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

18 Address of Property  
1046 North Elm Street  
Red Cloud NE 68970

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption 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 I am duly authorized to sign this statement.

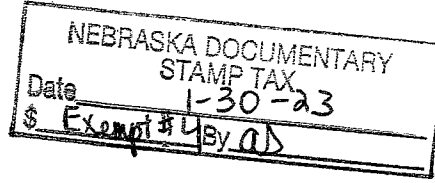
sign here

Print or Type Name of Grantee or Authorized Representative: Michael J. Matukewicz  
 Signature of Grantee or Authorized Representative: [Signature]  
 Title: Attorney in Trustee  
 Phone Number: 402 393-1400  
 Date: 01/20/2023

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 30 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK 2023, Pg 190

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 11:06 o'clock AM. Recorded in Book 2023 on Page 190-191  
Abbey Harris County Clerk  
16.00 AD 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:

Michael D. Kenny  
MICHAEL D. KENNY

GRANTOR:

Barbara A. Kenny  
BARBARA A. KENNY

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	192	1/20/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000133200		32		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020			021	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,285		56,400		57,685		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :						
<b>Construction Date:</b>				Construction Date : 1955				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,178				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 124,775				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 30</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 20</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
QCD; TRANSFER INTO REVOCABLE TRUST														
<b>Comments from</b>						<b>Comments:</b>								
000133200														

(Continue on back)

# Real Estate Transfer Statement

32

FORM  
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 01 Day 20 Yr. 2023		4 Date of Deed Mo. 01 Day 20 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael & Barbara Kenny Street or Other Mailing Address 340 W 11th City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4225 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael D. & Barbara A. Kenny, Trustees Street or Other Mailing Address 340 W. 11th City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4225 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$80,000

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

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

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

18 Address of Property  
1017 N Elm St.  
Red Cloud, NE 68970

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  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
 Lots Four (4), Five (5) and Six (6), Seven (7) and eight (8), Block Twenty-one (21), Smith & 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	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	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 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 statement.

**sign here**

Print or Type Name of Grantee or Authorized Representative: Michael J. Matyskewicz Phone Number: 402-393-1400

Signature of Grantee or Authorized Representative: [Signature] Title: Attorney in Trustee Date: 01/20/2023

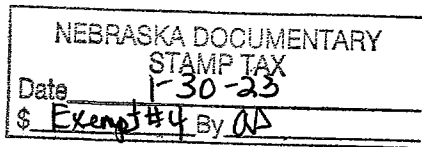
Register of Deeds Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>30</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 4</u>	28 Recording Data <u>BK 2023, pg 192</u>

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

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of Jan A.D., 2023, at 11:08 o'clock 6 M. Recorded in Book 2023 on Page 192-193

Abbey Harris County Clerk  
1600 AS 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 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:

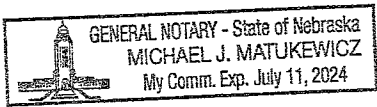
GRANTOR:

Michael D. Kenny  
MICHAEL D. KENNY

Barbara A. Kenny  
BARBARA A. KENNY

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.



Michael J. Matukewicz  
NOTARY PUBLIC

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



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	207	1/31/2023	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002010200	33	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	15	3	00000	1	000	9565
Land	Improvements		Total	Date of Sale Property Classification Code								
620,620			620,620	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:		VALUE:	LCG	ACRES:		VALUE:					
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1	37.050		201,550	2G1								
2A	31.500		164,745	2G								
3A1				3G1								
3A				3G								
4A1	39.800		198,600	4G1								
4A	24.650		123,000	4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1	0.800		2,180	Waste		1.000		280				
2D	5.000		12,000	Other								
3D1	2.600		6,240	<b>AG LAND TOTAL</b>		<b>156.000</b>		<b>731,785</b>				
3D				Roads		4.000						
4D1	11.200		19,095	Farm Sites								
4D	2.400		4,095	Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>		<b>4.000</b>						

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

# Real Estate Transfer Statement

33

FORM  
521

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

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>01</u> Day <u>31</u> Yr. <u>23</u>	4 Date of Deed Mo. <u>01</u> Day <u>25</u> Yr. <u>23</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Kathy McCabe, Trustee of the Kate McCabe Family Trust</b> Street or Other Mailing Address <b>1800 Lincoln Village Cir, Apt #2322</b> City <b>Larkspur</b> State <b>CA</b> Zip Code <b>94939</b> Phone Number <b>(402) 290-4732</b> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Max Vavricka</b> Street or Other Mailing Address <b>1215 Road Q</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(308) 384-0557</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$827,493**

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

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

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

18 Address of Property  
**SW1/4 15-3-11**  
**Red Cloud, NE 68970**  
 18a  No address assigned    18b  Vacant land

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

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

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

22 Total purchase price, including any liabilities assumed .....	22	\$	925,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	925,000	00

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

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

<b>sign here</b>	Print or Type Name of Grantee or Authorized Representative <b>Kory McCracken</b>	(402) 746-3613
	Signature of Grantee or Authorized Representative	Phone Number 01/31/23
	_____ Title	Date

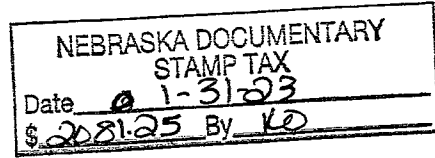
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>31</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>2081.25</u>	28 Recording Data <b>BL 2023, Pg 207</b>

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

The Southwest Quarter (SW $\frac{1}{4}$ ) 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 } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of Jan A.D., 2023, at 10:22 o'clock A M. Recorded in Book 2023 on Page 207-208  
Abbey Harig County Clerk  
110-00 Deputy  
Ind Comp Assessor Carded



**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 Jan 25, 2023.

Kate McCabe Family Trust

K M McCabe, Trustee  
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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Marin )

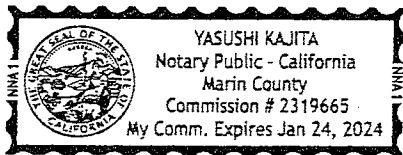
On January 25, 2023 before me, Yasushi Kajita, Notary Public  
Date Here Insert Name and Title of the Officer

Personally appeared Kathy McCabe  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Trustee's Deed Document Date \_\_\_\_\_

Number of Pages 1 Signer(s) Other Than Named Above \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

Signer's Name Kathy McCabe

- Corporate Officer—Title(s) \_\_\_\_\_
- Partner  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other \_\_\_\_\_

Signer's Name \_\_\_\_\_

- Corporate Officer—Title(s) \_\_\_\_\_
- Partner  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other \_\_\_\_\_

Signer Is Representing \_\_\_\_\_

Signer Is Representing \_\_\_\_\_

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	219	1/27/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000618400		34		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40025		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
455		30,060		30,515		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2					

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : 1890	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 1,067	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 106,935	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 30</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
000618400	

(Continue on back)

# Real Estate Transfer Statement

34

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 1 Day 27 Yr. 23		4 Date of Deed Mo. 1 Day 27 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joseph A. Hamburger and Amy Hamburger Street or Other Mailing Address 255 John Street City Guide Rock State NE Zip Code 68942 Phone Number (402) 469-6457 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kristopher L. Stromer Street or Other Mailing Address 5065 E. Hadice Rd. City Hastings State NE Zip Code 68901 Phone Number (402) 984-5378 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed					
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution
<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition
<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No					
10 Type of Transfer					
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property? \$11,501		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <u>Prairie Title</u> <input type="checkbox"/> No	
18 Address of Property 535 Pleasant St., Guide Rock, NE 68942		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> 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 Lot 3, Robert's Addition to the Village of Guide Rock, Webster County, Nebraska, according to the recorded plat thereof

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

22 Total purchase price, including any liabilities assumed	\$ 11,501.84
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 11,501.84

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

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

**sign here** Kristopher L. Stromer (402) 984-5378  
Print or Type Name of Grantee or Authorized Representative Phone Number  
*[Signature]* Grantee 1-2712023  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 1 Yr. 23	27 Value of Stamp or Exempt Number \$ 27.00	28 Recording Data BK2023 Pg 219	

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

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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 02/01/23  
\$ 27.00 By AS

Bk 2023, Pg 219

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 01 day of February A.D., 2023, at 11:07 o'clock AM. Recorded in Book 2023 on Page 219

*Attest* \_\_\_\_\_ 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 *Block 1* 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.

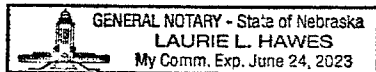
Dated: January 27<sup>th</sup>, 2023.

*Joseph A. Hamburger*  
\_\_\_\_\_  
JOSEPH A. HAMBURGER

*Amy Hamburger*  
\_\_\_\_\_  
AMY HAMBURGER

STATE OF NEBRASKA    )  
  ) SS:  
COUNTY OF ADAMS    )

The foregoing warranty deed was acknowledged before me on January 27<sup>th</sup>, 2023, by Joseph A. Hamburger and Amy Hamburger.



*Laurie L. Hawes*  
\_\_\_\_\_  
Notary Public Laurie L. Hawes

My commission expires: 6-24-23



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	220	2/1/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000105100		35		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371				00	0	10005		007	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
680		11,775		12,455		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
				<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. : 2						
<b>Construction Date:</b>				Construction Date :				Construction Date : 1950						
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. : 489						
<b>Building Cost New:</b>				Cost :				Cost : 22,345						
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 471 Other1: 528 Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class: 3</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>		<b>Condition: 20</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input checked="" type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
QCD ; TRANSFER FROM LLC TO ANOTHER LLC														
<b>Comments from</b>						<b>Comments:</b>								
000105100														
(Continue on back)														

1051  
30490

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

35

FORM  
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 2 Day 1 Yr. 2023		4 Date of Deed Mo. 1 Day 31 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Butterfly Beans, LLC Street or Other Mailing Address 845 N Elm St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4443 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Olson Auto Body, LLC Street or Other Mailing Address 845 N Elm St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4443 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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$12,455

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

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

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

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

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

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

Tyler L. Olson, Member, Olson Auto Body, LLC (402) 746-4443  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Signature of Grantee or Authorized Representative Tyler L. Olson Grantee 1-31-2023  
 Title Date

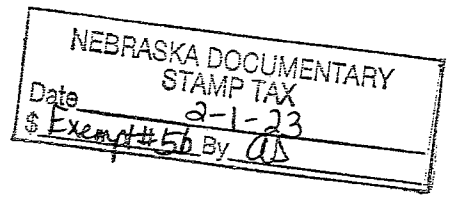
sign here

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 1 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt #5b	28 Recording Data BK2023, Pg 220	

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

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of Feb A.D., 2023, at 3:33 o'clock P.M. Recorded in Book 2023 on Page 220  
Abhaytarig County Clerk  
ID.00 AD Deputy  
Ind Comp Assessor Carded



Return to:  
Theobald Law Office  
P O Box 423  
Red Cloud, NE 68970

QUITCLAIM DEED

Butterfly Beans, LLC, a Colorado limited liability 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. Stat. 76-201):

Lots Eleven (11) and Twelve (12), Block Seven (7), Original Town of Red Cloud, Webster County, Nebraska

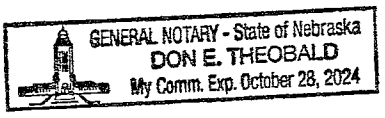
Executed January 31, 2023.

Butterfly Beans, LLC, a Colorado limited liability company

Tyler L. Olson  
BY: Tyler L. Olson, Member

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on January 31, 2023 by Tyler L. Olson, Member, Butterfly Beans, LLC, a Colorado limited liability company.



Don E. Theobald  
Notary Public