# Residential & Commercial Sales Worksheet

						Juios v				10 10 10 10						
Cnty No.	Bo	ok	Page		Sal	e Date	· ·			Sch	ool Dis	trict Code	è			
91	20	23	320	1	./1,	/2023	Base: S	91-0	074	Affili	ated:		Unit	fied:		
Location	D	Sale	Number	Useab	ility	& Code #	Parcel Number									
0003428	300		45	4		05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	BIk	Pa	rcel
Date of Sale Assessed Value						A COLOR OF A COLOR OF A COLOR	4133	4	10	3	0	20085		000	00	00
Land		Imŗ	provements		Т	otal		]	Date of S	Sale P	roperty	/ Classific	ation	Code		444.0
8	,250		220,990	)	:	229,240	Status	P	roperty Ty	pe	Zoning	Location	ı Ci	ty Size	Parce	el Size
Assessor Lo	cation:	BLUE	HILL (B	BH)			A) 1	B)	03	C	) 3	D) 1	E)	6	F)	4
and the second						Residentia	[					Commer	cial			
	Mul	tiple Im	provements:	Multiple. I	mprov	vements. :			Multiple.	Improv	ements. :	5				
		Constr	uction Date:	Constructio	on Da	te :			Construc	tion Dat		1977				
			Floor:	Floor Sq. F	Ft. :				Floor Sq.	Ft. :		3,456				
		Buildin	ig Cost New:	Cost :					Cost :		361	L,880				
Single Family	Style:			Resident	ial C	ondition:						cy Code:				
(100) 🗆 Mo		ne		(10) 🛛	W	om Out			Primary			her1: 34		Other2:	544	
(101) 🗆 One	e Story			(20)	Ba	dly Worn			Comme			tion Class:				
(102) 🗆 Tw	o Story			(30)	Av	verage	<u> </u>		(1) 🗆	^		uctural Stee		e		
(103) 🗆 Spl	it Level			(40) 🛛		bod						oncrete Fra	me			
(104) 🗆 1 1/				(50)		ery Good			<ul> <li>(3) □ Masonry Bearing Walls</li> <li>(4) ★ Wood or Steel Framed Ext. Walls</li> </ul>							
(111) 🗆 Bi-J		<u></u>		(60)	Ex	cellent			.,				Ext. Wa	lls		
(106) 🗆 Oth	ner											and Walls				
Townhouse of	-	Style:		Resident					.,		Frame					
(301) 🗆 On				(10)	Lo				Cost Ra					on: 20		
(302) 🗆 Tw				(20)	Fa				(10)					l Wom		
(307) □ 11/				(30)		/erage				Ave				l Badly		
(308) 🗆 Spl				(40)		ood					ve Avera			Avera	ge	
(309) □ 21/				(50)		ry Good			(40) 🗆	Higr	L		<u></u>	l Good	Tood	
(304) □ One	-			(60)	EX	cellent								Very C		
(305) 🛛 Tw									i en	4 g g		{	(00) L	Excel	cin	
	-		t to Sale P			):	· · · · · · · · · · · · · · · · · · ·						<u>.                                    </u>			
			Reason for A													
QCD; T	RANSF	ER IN	TO FAMI	LY LLC												
						· · · · · · · · · · · · · · · · · · ·							<u></u>			
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														<del>. ,</del>		
Comments :	from							Comn	nents:							
000342		_		· - ·		1.000										
														(Cont	inue on	back)

DEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE	• To be filed with the Re • If additional space is n	gister of Deeds. • Re		se side.	<sup>FORM</sup> 521
	The deed will not be recorded	l unless this statemen			
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of Deed	01 2023
	WEBSTER - 91		Mo. 01 Day 01	the local state of the second state of the sec	/Yr
5 Grantor's Name, Addr Grantor's Name (Seller)	ess, and Telephone (Please Print)		Grantee's Name, Addres Grantee's Name (Buyer)	s, and Telephone (Please Print)	
Blue Hill Motel, L.			Blue Hill Apartmen		
Street or Other Mailing Ac 515 N. Willson St	dress		Street or Other Mailing Add 515 N. Willson St.	ress	
City	State NE	Zip Code 68930	City Blue Hill	State	Zip Code 68930
Blue Hill Phone Number		00930	Phone Number	Is the grantee a 501(c)(3) organiz	the second s
(214) 763-6328			(214) 763-6328	If Yes, is the grantee a 509(a) four	ndation? Yes ZNo
Email Address N/a			Email Address n/a		
7 Property Classification	on Number. Check one box in categ	ories A and B. Check C if	property is also a mobile h	ome.	
(A) Status			) Property Type		(C)
Improved Unimproved IOLL	Multi-Family	dustrial [ pricultural [ ecreational	Mineral Interests-Nonproc	• 😐	Mobile Home
	Conservator Corrective	Distribution La	nd Contract/Memo Partiase Perso	ion Sheriff Construction	Other
Cemetery	Death Certificate - Transfer on Death	Executor Min	neral 🗹 Quit	Claim Warranty	
	C. § 1031 or seller? Auction eller ✓ No Court Decree		Life Estate	Sale Tr	ansfer on Death rustee to Beneficiary ther (Explain) <u>Transfer to LLC</u>
11 Was ownership transfe √ Yes No	erred in full? (If No, explain the division	ı.)	12 Was real e	estate purchased for same use? (If I	No, state the intended use.)
	een relatives, or if to a trustee, are the		and the second		
YesNo		$\Xi$ $\cdot$ $\cdot$		elf 🗌 Oth	er
	Brothers and Sisters	Parents and C		pouse tep-parent and Step-child	
14 What is the current ma	irket value of the real property?			med? (If Yes, state the amount and	interest rate.)
\$229,240			Yes 🖌 No	\$	%
	divide a current parcel of land?		17 Was transfer through a of the agent or title com	eal estate agent or a title company pany contact.) Yes	? (If Yes, include the name
18 Address of Property			19 Name and Address of P	erson to Whom the Tax Statement S	Should be Sent
515 N. Willson St.			Jon A. Capps, Sr.		
Blue Hill, NE 68930			515 N. Willson St.		
18a 🗌 No address assig	and the state of the		Blue Hill, NE 68930		
20 Legal Description (Atta	ch additional pages, if needed.)				
See attached.					
28 - 39	number of acres transferred in this tra		*		000
	e, including any liabilities assume rty included in the purchase?	50			00'00
	(If Yes, enter dollar amount and at	tach itemized list.) (see	instructions)		
12 III III	price paid for real estate (line 22			24	000
25 If this transfer is ex	empt from the documentary stam	p tax, list the exemption	n number <u>5(b)</u>		
Unde correct, an	er penalties of law, I declare that I had that I am duly authorized to sign this D. McMahon	ave examined this stateme	ent and that it is, to the best of	of my knowledge and belief, true, c	(402) 834-2022
Print or Ty	pe Name of Grantee or Authorized Re	presentative	A 44 -	u far Crantac	Phone Number
sign Signature	of Grantee or Authorized Representati	ive	Title	y for Grantee	02/16/23
here <sup>r</sup> <sup>Signature</sup>		ister of Deed's Use O			For Dept. Use Only
26 Date Deed Recorded	1,23 27 Value of Stamp or		28 Recording Data	320	
Mo Day Nebraska Department of Rever	nue		phavasig	Authorized by Neb. I	Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 10-2020	0 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee	-Retain a copy of the	nis document for your r	ecords.	

#### <u>Line 20 – Legal Description</u>

A tract of land in the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska: Beginning at a point 1,350.0 feet North of the Southwest corner of the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, and 40.0 feet East of the West line of the said Southwest Quarter; thence East at a 90 degree angle with the said West line of the Southwest Quarter a distance of 200.00 feet to a point; thence North parallel to the said West line of the Southwest Quarter and making a 90 degree angle with the last described line a distance of 350.00 feet to a point; thence West 200.0 feet at a 90 degree angle with the said West line of the Southwest Quarter to a point 40.0 feet from the said West line of the Southwest Quarter to a point 40.0 feet from the said West line of the Southwest Quarter to a distance of a first of the West line of the said West line of the Southwest Quarter to a point 40.0 feet from the said West line of the Southwest Quarter to a point 40.0 feet from the said West line of the Southwest Quarter a distance of 350.00 feet to and 40.0 feet East of the West line of the said Southwest Quarter a distance of 350.00 feet to a point 40.0 feet From the said West line of the Southwest Quarter to a point 40.0 feet from the said West line of the Southwest Quarter a distance of 350.00 feet to the point of beginning.

Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family family, and all shareholders of the corporation or members		
of the partnership or limited liability company are family members related to one another within the fourth degree of kindred?	Yes	🔳 No
If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred?	Yes	No
<b>Note</b> : An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.		

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Jon A. Capps, Sr., 25% owner, Blue Hill Motel, L.L.C.	Self
Lori L. McCreight, 25% owner, Blue Hill Motel, L.L.C.	Wife
Jon A. Capps, Jr., 25% owner, Blue Hill Motel, L.L.C.	Son
Stanley B. Capps, 25% owner, Blue Hill Motel, L.L.C.	Son

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

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

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Jon A. Capps, Sr., 25% owner, Blue Hill Apartments, L.L.C.	Self
Lori L. McCreight, 25% owner, Blue Hill Apartments, L.L.C.	Wife
Jon A. Capps, Jr., 25% owner, Blue Hill Apartments, L.L.C.	Son
Stanley B. Capps, 25% owner, Blue Hill Apartments, L.L.C.	Son

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

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

sign	al mark	Attorney for Grantor	02/16/23
here	Grantor or Grantor Representative	Title	Date
nere	al-Jame h	Attorney for Grantee	02/16/23
	Grantee or Grantee Representative	Title	Date

This Certificate of Exemption is to be filed with the Real Estate Transfer Statement, Form 521, when exemption #5b is claimed in Item 25 on the Form 521.

State of Nebraska ss.	BOOK_2023 PAGE_320
Entered on the         numerical index and filed for record in the         Clerk's office of said county this 21 day         ofA.D., 2023, at 10:43         o'clock_A.M. Recorded in Book 2023         on Page 320-321        County Clerk        County Clerk	NEBRASKA DOCUMENTARY STAMP TAX Date 2-21-23 \$ Exempt # 56 By (1)

Please Return To: McM Law Office, L.L.C., 2727 W. 2nd St., Suite 225, Hastings, NE 68901

#### **QUITCLAIM DEED**

Blue Hill Motel, L.L.C., a Nebraska Limited Liability Company, in consideration of transferring the members' ownership interests to Grantee, quitclaims and conveys to Blue Hill Apartments, L.L.C., a Nebraska Limited Liability Company, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section (76-201):

A tract of land in the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska: Beginning at a point 1,350.0 feet North of the Southwest corner of the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, and 40.0 feet East of the West line of the said Southwest Quarter; thence East at a 90 degree angle with the said West line of the Southwest Quarter a distance of 200.00 feet to a point; thence North parallel to the said West line of the Southwest Quarter and making a 90 degree angle with the last described line a distance of 350.00 feet to a point; thence West 200.0 feet at a 90 degree angle with the said West line of the Southwest Quarter to a point 40.0 feet from the said West line of the Southwest Quarter; thence South parallel to and 40.0 feet East of the West line of the said Southwest Quarter a distance of 350.0 feet to the point of beginning.p

EXECUTED:

Capps, Sr., Member

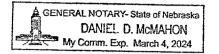
Jon A. Capps, Jr., Member

Lori L. McCreight, Member

Stanley B. Capps, Member

STATE OF NEBRASKA ) ) ss. COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on January 1, 2023, by Jon Capps, Sr., member of Blue Hill Motel, L.L.C.

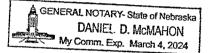


11. 1. m.l.a

Notary Public

STATE OF NEBRASKA ) ) ss. COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on January 1, 2023, by Lori McCreight, member of Blue Hill Motel, L.L.C.



Notary Public

STATE OF NEBRASKA ) ) ss. COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on January 1, 2023, by Jon Capps, Jr., member of Blue Hill Motel, L.L.C.

GENERAL NOTARY- State of Nebraska DANIEL D. MCMAHON My Comm. Exp. March 4, 2024

7 and

Notary Public

STATE OF NEBRASKA ) ) ss. COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on January 1, 2023, by Stanley Capps, member of Blue Hill Motel, L.L.C.

GENERAL NOTARY- State of Nebraska DANIEL D. McMAHON My Comm. Exp. March 4, 2024

Notary Public

	1				the Marshall Sector 1998	V OIK,								
Cnty No.	Bo		Page		e Date				Sc	hool Dis	trict Code	•		
91	20	23	322	2/20	/2023	Base: C	01-01	L23	Affil	iated:	· · · · · · · · · · · · · · · · · · ·	Unif	fied:	
Location	D	Sale	Number	Useability	& Code #					Parcel N	lumber			
0024049	900		46	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		4247	3	12	1	0	00000	1	000	0000
Land	t	Imp	provements	T	otal		I	Date of	Sale	Property	Classific	ation (	Code	
711	,475		199,690		911,165	Status	Pro	operty Ty	ype	Zoning	Location	ı Cit	ty Size	Parcel Size
		Irrigat	tion Type:			A) <b>1</b>	B)	05		c) <b>5</b>	D) <b>3</b>	E)	0	F) <b>10</b>
LCG	i F		ACRES:	VAI	LUE:		LCG			ACR	ES:	•	VAL	UE:
IRRIGATI	ED 1A1					GR	ASSL	AND 1	G1		3.000			88,200
	1A								1G	2	9.000			40,600
	2A1							2	G1					
	2A								2G					
	3A1								Gl					
	3A								3G					
	4A1								G1					
	4A		155.000		403,000				4G					
DRYLANI	·		56.000		145,600	2	sheltert	elt/Tim						
	1D 2D1				145,000			Accreti						
	2D1 2D							Wa Otl						
	3D1					AGL	AND	TOTA		31	0.000		6	88,810
	 3D							Roa			8.000			
	4D1		7.000		11,410			Farm Si	tes		1.000			13,840
	4D	; ;		-			I	Iome Si	tes		1.000			25,000
	nter († 1995) Strand Galacian Strand Galacian							Recreati	ion					
I	Owellings				174,515			Oti	her					
Out	buildings				25,175	No	n-AG	TOTA	L	1	0.000			38,840
Assessor's	s Adju	stmen	t to Sale Pr	ice (+ or -)	):			Total	Rec	apture	Value:			
			eason for Ad	justment:										
WD; TR	ANSFE	R INT	TO TRUST											
				<u> </u>										
	<u></u>			-	11.000							<del>_</del>		
<b>Comments</b>	from			· · · · · · · · · · · · · · · · · · ·		(	Comm	ents:						
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		<u> </u>			·								(Cont	inue on back)

PAT 96-106-99

Good Life. Great Service. • To be filed with the Register of Deeds. •	
	chment and identify the applicable item number.
1 County Name 2 County Number	and items 1-25 are accurately completed.  3 Date of Sale/Transfer  4 Date of Deed
WEBSTER - 91	Mo.         02         Day         20         Yr.         2023         Mo.         02         Day         20         Yr.         2023
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Virginia J. Kral	Grantee's Name (Buyer) Virginia J. Kral, Trustee Virginia J. Kral Rvoc Trust
Street or Other Mailing Address 815 Road U	Street or Other Mailing Address 815 Road U
City State Zip Code Bladen NE 6892	
(402) 756-1283	(402) /56-1283 If Yes, is the grantee a 509(a) foundation? Yes
Email Address N/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check	C if property is also a mobile home.
(A) Status	(B) Property Type (C)
Improved     Single Family     Industrial       Unimproved     Multi-Family     Agricultural       IOLL     Commercial     Recreational	Mineral Interests-Nonproducing State Assessed Mobile Hom Mineral Interests-Producing Exempt
8 Type of Deed       Conservator       Distribution         Bill of Sale       Corrective       Easement         Cemetery       Death Certificate – Transfer on Death       Executor	Land Contract/Memo Partition Sheriff Other Lease Personal Rep. Trust/Trustee Mineral Quit Claim VWarranty
9       Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?       10 Type of Transfer       Distribution       Fo         Auction       Easement       Gi	reclosure
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary	
Yes No Aunt or Uncle to Niece or Nephew Family Cor	b., Partnership, or LLC     Self     Image: Other Record or Grantor       tts and Grandchild     Spouse
14 What is the current market value of the real property? \$900,000	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?	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       ✓ N         18 No.       19 No.       Yes       ✓ N
18 Address of Property Same as Grantor	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantor
18a 🗌 No address assigned 18b 🗌 Vacant land	
P.M., Webster County, Nebraska.	o Three (3) North, Range Twelve (12) West of the 6th
21 If agricultural, list total number of acres transferred in this transaction320+	· · · · · · · · · · · · · · · · · · ·
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	ee instructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 <sup>\$</sup> 0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemp	ion number ment 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) 746-361
sign Print or Type Name of Grantee for Authorized Representative	Attorney Phone Number Feb 20, 2023
here Signature of Granted or Authorized Representative	Title Date
Register of Deed's Use	
Mo. <u>2</u> Day <u>21</u> yr. <u>23</u> 27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK2023, Rg 322
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327

Grante	e-Retain a	copy of this	document for	vour records.

State of Nebraska }ss.	.* · ·
Entered on the numerical index and filed for record in the	
Clerk's office of said county this 21 day of Leb A.D., 2023, at 3:31	
o'clock P.M. Recorded in Book 2023	. Г
abberthing County Clerk	
IndCompAssessorCarded	

NEBRASKA DOCUMENTARY

BOOK 2023 PAGE 32

### WARRANTY DEED

Virginia J. Kral, surviving spouse of James T. Kral and still a single person, GRANTOR, whether one or more, in consideration of Transfer to Trust for benefit of Grantor, hereby conveys to Virginia J. Kral, Trustee of the Virginia J. Kral Revocable Trust under agreement dated February 20, 2023, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W<sup>1</sup>/<sub>2</sub>) of Section One (1), Township Three (3) North, Range Twelve (12) West of the 6th P.M., 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 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 February  $\Im O$ , 2023.

### STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on February <u>70</u>, 2023. by Virginia L Kral. GENERAL NOTARY - State of Nebraska DAVID B. GARWOOD Wy Comm. Exp. December 2 2026 Comm. expires <u>12-2-2026</u>

Notary Public

Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Ph/Fax (402) 746-3613 DAVEF:\wp\750\kral\VIRGINIA.WDT.2/1/23 Page 1 of 1 pages

Chity No.         Book         Page         Sale Parte         School District Code           91         2023         323 $2/20/202$ Base: $1-123$ Affiliated:         Unit for:         Unit for:           Location ID         Sate Number         Useability & Code #         Ease: $1-123$ Affiliated:         Unit for:         Unit for:           O02405100         47         4         05         GeoCle         Two         Reg         Set of Sale Assessed         Base: $0-100$ $0000$ $0000$ $0000$ $0000$ $0000$ $0000$ $0000$ $0000$ $0000$ $0000$ $0000$ $000000$ $000000000$ $0000000000000$ $000000000000000000000000000000000000$						sales v		51100		~	1	L+ 1 77 - 1			
Location ID         Sale Number         Usseability & Code #         Parcel         Number         Numer         Number         Number<	Cnty No.						School District Code								
Join Annual D       Order Annual V       Order Annual V       Order Annual V       Order Annual V       Seet       Ord       Subdity       Area       BBL       Parcel         Odd 405 Geo Cán       Ton       Sag       Sect       Ord       Subdity       Area       BBL       Parcel       Odd 0000       1       000       0000       1       000       0000         Land       Improvements       Total       Total       Date of Sale Assessed Value       Ale 2       D       D       Zonling       Leasting       Parcel       Sag       Sag <th>91</th> <th>202</th> <th>23</th> <th colspan="3">3 323 2/20/2023</th> <th colspan="5">Base: 01-0123 Affiliated:</th> <th></th> <th colspan="3">Unified:</th>	91	202	23	3 323 2/20/2023			Base: 01-0123 Affiliated:						Unified:		
Date of Sale Assessed Value         4247         3         12         2         0         00000         1         000         0000           Land         Improvements         Total         Date of Sale Property Type         Zoning         Leading         City Size         Percent Size           1,752,960         Irrigation Type:         A)         2         B)         05         C)         5         D)         3         D         D         F)         10           LCG         ACRES:         VALUE:         LCG         ACRES:         VALUE:         CCF         CALES         CALES <th< th=""><th>Location</th><th>D</th><th>Sale</th><th>Number</th><th>Useability</th><th>&amp; Code #</th><th></th><th colspan="6">Parcel Number</th><th><b>T</b></th></th<>	Location	D	Sale	Number	Useability	& Code #		Parcel Number						<b>T</b>	
Land         Improvements         Total         Date of Sale Property Classification Code           1,752,960         1,752,960         Status         Property Type         Zoning         Leanton         City Size         Parcel Size           Inrigation Type:         A)         2         B)         0.5         C         5         D)         3         B)         0         T)         10           LCG         ACKES:         VALUE:         LCG         ACKES:         VALUE:         VALUE: <th>002405</th> <th>100</th> <th></th> <th>47</th> <th>4</th> <th>05</th> <th>GeoCde</th> <th>Twn</th> <th>Rng</th> <th>Sec</th> <th>t Qrt</th> <th>Subdiv</th> <th>Area</th> <th>Blk</th> <th>Parcel</th>	002405	100		47	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel
Land       Injected rates       1,752,960       Status       Property Type       Zoadug       Lecation       City Size       Parcet Size         Lriegation Type:       A)       2       B)       0       Ci       5       D)       3       D)       0       P)       10         LCC       ACRES:       VALUE:       LCC       ACRES:       VALUE:       16       147.170       206,035         1A		Da	ate of S	ale Assessed	Value		4247	3	12	2	0	00000	1	000	0000
Irrigation Type:       A)       2       b)       05       C)       5       D)       3       E)       0       T)       10         LCG       ACRES:       VALUE:       LCG       ACRES:       VALUE:       LCG       ACRES:       VALUE:         IRRIGATED       1A       34.450       187,410       GRASSLAND       IGI       48.130       67,380         1A       1G       147.170       206,035       5.120       7,170         2A       201       2.120       5.120       7,170         2A       201       3GI       20       7,170         3A       3GI       3GI       3GI       5.120       7,170         3A       0.560       2,795       4G       -       -       -         3A       0.560       2,795       4G       -       -       -         3A       0.560       2,795       4G       -       -       -         3D       449.980       1,168,910       Accretion       -       -       -         3D       26.890       61,445       Other       -       -       -         3D       26.890       39,690       Home Sites	Land	I	Imj	provements	T	otal		D	ate of	Sale	Property	v Classific	ation	Code	
LCG         ACRES:         VALUE:         LCG         ACRES:         VALUE:           IRRIGATED 1A1         34.450         187,410         GRASSLAND 1G1         48.130         67,380           1A         16         147.170         206,035         201         5.120         7,170           2A         2G1         5.120         7,170         206,035         301	1,752	,960			1,	752,960	Status	Pro	perty Ty	pe	Zoning	n Ci	City Size Parcel Siz		
IRRIGATED IAI       34.450       187,410       GRASSLAND IGI       48.130       67,380         IA       IG       147.170       206,035         2AI       2G       7,170         2A       2G       7,170         2A       3G       3G         3AI       3G       3G         3A       3G       3G         4AI       4GI       3G         4AI       4GI       3G         1D       48.940       49,245       Shelterbelt/Timber         1D       449.580       1,168,910       Accretion         2DI       Waste       11.720       3,280         2DI       Waste       11.720       3,280         2DI       Kag LAND TOTAL       784.480       1,822,000         3DI       AG LAND TOTAL       784.480       1,822,000         3DI       Koads       19.710       10         Assessor's Adjustment to Sale Price (+ or -):       Total Recapture Value:       19.710			Irriga	tion Type:	1		A) <b>2</b>	B)	05		c) 5	D) <b>3</b>	E)	0	F) <b>10</b>
IRRIGATED IAI       34.450       187,410       GRASSLAND IGI       48.130       67,380         IA       IG       147.170       206,035         2AI       2GI       7,170         2A       2GI       7,170         3AI       3GI       3GI         3AI       3GI       3GI         4AI       4GI       4GI         4AI       4GI       4GI         1D       18.940       49,245       Shelterbelt/Timber         1D       449.580       1,168,910       Accretion         2DI       Waste       11.720       3,280         3DI       Chart Age LAND TOTAL       784.480       1,822,000         3DI       Roads       19.710       18.22,000         3DI       AG LAND TOTAL       784.480       1,822,000         3DI       Roads       19.710       1.822,000         3DI       Roads       1.9.710       1.822,000	LCC	Y F		ACRES:	VA	LUE:		LCG			ACF	RES:		VAL	UE:
2A1       2Gi       5.120       7,170         2A       2Gi       3Gi       2Gi       2Gi         3A1       3Gi       3Gi       3Gi       3Gi       3Gi         4A1       4Gi       4Gi       4Gi       3Gi       3Gi <t< td=""><td></td><td></td><td>[</td><th>34.450</th><td></td><th>187,410</th><td>GI</td><td>ASSLA</td><td>AND 1</td><td>G1</td><td>4</td><td>8.130</td><td></td><td></td><td></td></t<>			[	34.450		187,410	GI	ASSLA	AND 1	G1	4	8.130			
2A       2G         3Al       3Gi         3A       3Gi         4A1       4Gi         4A1       4Gi         4A1       4Gi         10       49,245         Shelterbelt/Timber       10         10       449.580       1,168,910         2D1       Waste       11.720         2D1       Waste       11.720         3D1       AG LAND TOTAL       784.480         3D1       Roads       19.710         4D       24.350       39,690       Home Sites         201       Other       11.720         3D1       Recreation       19.710         4D       24.350       39,690       Home Sites         201       Other       19.710         Assessor's Adjustment to Sale Price (+ or -):       Total Recapture Value:         Assessor Comments and Reason for Adjustment:       WD; TRANSFER INTO TRUST		1A					1			1G	14			2	
3A1       3G1         3A       3G1         4A1       4G1         4A1       4G1         4A       0.560       2,795         4A       0.560       2,795         1D       18.940       49,245         Shelterbelt/Timber       10         1D       449.580       1,168,910         2D1       Waste       11.720         2D2       26.890       61,445         3D1       AG LAND TOTAL       784.480         3D1       Roads       19.710         4D1       17.570       28,640       Fam Sites         4D1       17.570       28,640       Fam Sites         4D2       24.350       39,690       Home Sites         4D3       Other       19.710       19.710         Assessor's Adjustment to Sale Price (+ or -):       Total Recapture Value:         Assessor Comments and Reason for Adjustment:       WD; TRANSFER INTO TRUST		2A1							2	G1		5.120			7,170
3A       3G       3G         4AI       4AI       4GI         4AI       0.560       2,795       4G         DRYLAND IDI       18.940       49,245       Shelterbelt/Timber         1D       449.580       1,168,910       Accretion         2D1       Waste       11.720       3,280         2D1       Waste       11.720       3,280         2D1       Waste       11.720       3,280         3D1       AG LAND TOTAL       784.480       1,822,000         3D       Reads       19.710       19.710         4D1       17.570       28,640       Farm Sites		2A								2G					··•
AA1       443         4A1       443         4A1       443         4A1       443         4A1       443         0       20         1D       18.940         449.245       Shelterbelt/Timber         1D       449.580         1D       449.580         2D1       Waste         2D1       Waste         2D1       Waste         3D1       AG LAND TOTAL         3D1       AG LAND TOTAL         4D1       17.570         28,640       Farm Sites         4D       24.350         39,690       Horne Sites         4D       24.350         39,690       Horne Sites         4D       State Price (+ or -):         Assessor's Adjustment to Sale Price (+ or -):       Total Recapture Value:         Assessor Comments and Reason for Adjustment:       WD; TRANSFER INTO TRUST		3A1						<u> </u>							
4A       0.560       2,795       4G         DRYLAND       IDI       18.940       49,245       Shelterbelt/Timber         ID       449.580       1,168,910       Accretion         2DI       Waste       11.720       3,280         2DI       Waste       11.720       3,280         2DI       AG LAND TOTAL       784.480       1,822,000         3DI       AG LAND TOTAL       784.480       1,822,000         3D       Roads       19.710       1,822,000         4DI       17.570       28,640       Farm Sites       1.000000000000000000000000000000000000		3A			ļ										
DRYLAND       1D1       18.940       49,245       Shelterbelt/Timber						0.705									
1D       449.580       1,168,910       Accretion       3,280         2D1								CI 14-1		<u> </u>					
2D1       Waste       11.720       3,280         2D1       26.890       61,445       Other          3D1       AG LAND TOTAL       784.480       1,822,000         3D1       Roads       19.710          4D1       17.570       28,640       Farm Sites          4D       24.350       39,690       Home Sites           0wellings       Other       Other            0utbuildings       Non-AG TOTAL       19.710           Assessor's Adjustment to Sale Price (+ or -):       Total Recapture Value:          Assessor Comments and Reason for Adjustment:       WD; TRANSFER INTO TRUST	DRYLAN				1			Sneltert					-		
2D1       26.890       61,445       Other         3D1       AG LAND TOTAL       784.480       1,822,000         3D       Roads       19.710         4D1       17.570       28,640       Farm Sites         4D       24.350       39,690       Home Sites         4D       24.350       39,690       Home Sites         0urbuildings       Other				449.380	1,							1.720	-		3,280
3D1       AG LAND TOTAL       784.480       1,822,000         3D       Roads       19.710       1.822,000         4D1       17.570       28,640       Farm Sites       1.000         4D1       17.570       28,640       Farm Sites       1.000         4D2       24.350       39,690       Home Sites       1.000         0       Wellings       Other       1.000       1.000         0       Outbuildings       Other       1.000       1.000         Assessor's Adjustment to Sale Price (+ or -):         Total Recapture Value:         Assessor Comments and Reason for Adjustment:         WD; TRANSFER INTO TRUST       Total Recapture Value:				26 890		61.445	<u> </u>			-			+		
3D       Roads       19.710         4D1       17.570       28,640       Farm Sites         4D       24.350       39,690       Home Sites         0       24.350       39,690       Home Sites         0       Recreation       Image: Control of the sites       Image: Control of the sites         0       Outbuildings       Other       Image: Control of the sites         0       Non-AG TOTAL       19.710         Assessor's Adjustment to Sale Price (+ or -):         Total Recapture Value:         MD ; TRANSFER INTO TRUST					<u> </u>		AGI	LAND			78	34.480		1,8	322,000
4D1       17.570       28,640       Farm Sites       Image: Sites         4D       24.350       39,690       Home Sites       Image: Sites <t< td=""><td></td><td></td><td></td><th></th><td></td><th></th><td></td><td></td><td></td><td></td><td></td><td>19.710</td><td></td><td></td><td></td></t<>												19.710			
Dwellings       Recreation         Outbuildings       Other         Assessor's Adjustment to Sale Price (+ or -):       Total Recapture Value:         Assessor Comments and Reason for Adjustment:       WD; TRANSFER INTO TRUST				17.570		28,640			Farm S	ites					
Dwellings       Other       Other         Outbuildings       Non-AG TOTAL       19.710         Assessor's Adjustment to Sale Price (+ or -):       Total Recapture Value:         Assessor Comments and Reason for Adjustment:       WD; TRANSFER INTO TRUST				24.350		39,690		]	Home S	ites					
Outbuildings       Non-AG TOTAL       19.710         Assessor's Adjustment to Sale Price (+ or -):       Total Recapture Value:         Assessor Comments and Reason for Adjustment:       WD; TRANSFER INTO TRUST					a ang sa sa		17. <b>6</b> 7. N		Recreat	tion			<u> </u>		
Outbuildings     Non-AG TOTAL     19.710       Assessor's Adjustment to Sale Price (+ or -):     Total Recapture Value:       Assessor Comments and Reason for Adjustment:     WD; TRANSFER INTO TRUST	n na shakiri na sayar tangan kasa saya ang saga nag	Dwellings	;												
Assessor S Adjustment to Sale Theo (Corp.) Assessor Comments and Reason for Adjustment: WD; TRANSFER INTO TRUST	Ou	itbuildings	;					on-AG	TOT	AL		19.710			
Assessor Comments and Reason for Adjustment: WD; TRANSFER INTO TRUST	Assessor	's Adju	stmer	nt to Sale P	rice (+ or	-):			Tota	I Re	capture	e Value:	_		
	·						<u>.</u>	l.							
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	Comment	s from						Comm	ents:		······································				

002405100 002515700

(Continue on back)

PAT 96-106-99

DEBRASKA Good Life. Great Service.	<ul> <li>To be filed with t</li> </ul>	he Register of Deeds. • Re	nsfer Statement ad instructions on reverse side. ment and identify the applicable item no	ЧЛ umber.	FORM <b>521</b>
	The deed will not be red	orded unless this statemen	t is signed and items 1-25 are accurate	ly completed.	
1 County Name	2 County Nu	mber		Date of Deed	20 2023
[	WEBSTER - 91		Mo. 02 Day 20 Yr. 2023	Mo Day	Yr
Grantor's Name, Addr	ess, and Telephone (Please F	rint)	6 Grantee's Name, Address, and Telephone Grantee's Name (Buyer)		
Virginia J. Kral, T	rustee James T. Kral	Rvoc Trust	Grantee's Name (Buyer) Virginia J. Kral, Trustee Virginia	J. Kral Rvo	c Trust
Street or Other Mailing Ad 815 Road U	ddress		Street or Other Mailing Address 815 Road U		
City Bladen	State NE	Zip Code 68928	Bladen	State NE	Zip Code 68928
Phone Number (402) 756-1283			Phone Number 1393 Is the grantee a	501(c)(3) organiza	ation? Yes Vo
Email Address N/a			Email Address	ntee a 509(a) four	idation? Yes No
1.202.000			n/a		
7 Property Classificatio	on Number. Check one box in		property is also a mobile home. ) Property Type		(0)
Unimproved	Single Family Multi-Family Commercial	Industrial [ Agricultural [ Recreational	Mineral Interests-Nonproducing Mineral Interests-Producing	]State Assessed ]Exempt	(C)
Bill of Sale	Conservator Corrective Death Certificate – Transfer on	Easement Lea	ase Personal Rep.	eriff ust/Trustee arranty	Other
	C. § 1031 r seller? Auction eller V No Court De rred in full? (If No, explain the o	Easement Gift	Insure Irrevocable Trust Revocable Trust Life Estate Sale or Trust Partition Satisfaction of 12 Was real estate purchased for Ves No	Contract Ot	unsfer on Death ustee to Beneficiary her (Explain) lo, state the intended use.)
		are the trustor and beneficiany rela	atives? (If Yes, check the appropriate box.)		
Yes No	Aunt or Uncle to Niece Brothers and Sisters Ex-spouse	or Nephew E Family Corp., F	Partnership, or LLC Self and Grandchild Spouse		r RvocTr for Grantor
\$2,600,000	rket value of the real property?		15 Was the mortgage assumed? (If Yes, state		%
Yes V No	divide a current parcel of land?		17 Was transfer through a real estate agent or of the agent or title company contact.)	Yes	No
18 Address of Property Same as Gran	ntor		19 Name and Address of Person to Whom the Same as Grantor	Tax Statement S	houid be Sent
18a 🗌 No address assig	ned 18b 🗌 Vacant lan	d			
	ch additional pages, if needed. cription attached.		х		a.
21 If agricultural, list total r	number of acres transferred in t	this transaction320+			
22 Total purchase price	e, including any liabilities a	ssumed		22 \$	0.00
23 Was non-real proper	ty included in the purchase?			\$	0,00
Yes 🖌 No (	If Yes, enter dollar amount a	and attach itemized list.) (see	instructions)	23	
24 Adjusted purchase	price paid for real estate (li	ne 22 minus line 23)	· · · · · · · · · · · · · · · · · · ·	24	000
Unde	empt from the documentary or penalties of law, I declare t t that I am duly <u>authorized to si</u>		n number nt and that it is, to the best of my knowledge a	nd belief, true, co	mplete, and
	3. Garwood	)			(402) 746-3613
sign Print or Type	e Name of Grantee or Authoriz	red Representative	Attorney		Phone Number Feb 20, 2023
	of Grantee or Authorized Repre	sentative	Title		- Date
	2	Register of Deed's Use Or	niv.		For Dept. Use Only
26 Date Deed Recorded	v. 23 \$ Fy	amp or Exempt Number	28 Recording Data BK 2023, Pg 323		
Nebraska Department of Reven		6-2019		uthorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)

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

All of Section Two, Township Three (3) North, Range Twelve West of the 6th P.M., Webster County, Nebraska, EXCEPT the following described Parcel 1: A tract of land located in the South Half (S<sup>1</sup>/<sub>2</sub>) of Section Two (2), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast corner of the SW¼ of said Section, thence N90°00'W, along the South line of said SW¼, a distance of 214.04 feet; thence N00°00'E, a distance of 400.00 feet; thence S90°00'E, a distance of 390.00 feet; thence S00°00'W, a distance of 400 feet to the South line of the SE<sup>1</sup>/<sub>4</sub> of said Section; thence N90°00'W, along the South line of the SE<sup>1</sup>/<sub>4</sub>, a distance of 175.96 feet to the Point of Beginning, subject to county road right of way, AND SUBJECT to an Easement for the benefit of Parcel 1 granted in Warranty Deed recorded November 30, 1988, in Book 88, Pages 1170-1171, in the office of the Clerk of Webster County, Nebraska, for ingress and egress across the land described as: Commencing at the Southeast corner of the above described tract; thence east 25 feet on the south line of the SE<sup>1</sup>/<sub>4</sub> of said Section 2, to a point; thence due North a distance of 300 feet to a point; thence due west a distance of 25 feet to the east line of the above described property; thence South along the East line of the above described property to the point of beginning; AND

The Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) of Section Thirty-five (35), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

#### WARRANTY DEED

Virginia J. Kral, Trustee of the James T. Kral Revocable Trust dated February 13, 1997, GRANTOR, whether one or more, in consideration of Transfer to Trust for benefit of Grantor, hereby conveys to Virginia J. Kral, Trustee of the Virginia J. Kral Revocable Trust under agreement dated February 20, 2023, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All of Section Two, Township Three (3) North, Range Twelve West of the 6th P.M., Webster County, Nebraska, EXCEPT the following described Parcel 1: A tract of land located in the South Half (S1/2) of Section Two (2), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast corner of the SW1/4 of said Section, thence N90°00'W, along the South line of said SW<sup>1</sup>/4, a distance of 214.04 feet; thence N00°00'E, a distance of 400.00 feet; thence S90°00'E, a distance of 390.00 feet; thence S00°00'W, a distance of 400 feet to the South line of the SE¼ of said Section; thence N90°00'W, along the South line of the SE¼, a distance of 175.96 feet to the Point of Beginning, subject to county road right of way, AND SUBJECT to an Easement for the benefit of Parcel 1 granted in Warranty Deed recorded November 30, 1988, in Book 88, Pages 1170-1171, in the office of the Clerk of Webster County, Nebraska, for ingress and egress across the land described as: Commencing at the Southeast corner of the above described tract; thence east 25 feet on the south line of the SE¼ of said Section 2, to a point; thence due North a distance of 300 feet to a point; thence due west a distance of 25 feet to the east line of the above described property; thence South along the East line of the above described property to the point of beginning; AND

The Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) of Section Thirty-five (35), Township Four (4) North, Range Twelve (12) West of the 6th P.M., 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 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 February <u>26</u>, 2023.

rana J. Kral

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on February <u>26</u>, 2023, by Virginia J. Kral, Trustee of the James T. Kral Revocable <u>Trust dated February 13, 19</u>97.

GENERAL NUTARY - State of Netraska DAVID B. GARWOOD	Comm. expires 12-2-2026
My Comm. Exp. December 2, 2026	

Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970

Notary Public

Ph/Fax (402) 746-3613 DAVEF:\wp\750\kraf\TRUSTEE.WDT.2/20/23 Page 1 of 1 pages

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Cnty No.	Bo	ok	Page	Sale	e Date				Sch	ool Dis	trict	Code						
91	20	23	324	2/15	/2023	Base: 0	)1-01	.23	Affilia	Affiliated:				Unified:				
Location	ι <b>ID</b>	Sale	Number	Useability	& Code #				Ē	Parcel Number								
002013	700		48	4	05	GeoCde	Twn	Rng	Sect	Qrt	Sub	odiv	Area	Blk	Pa	rcel		
	D	ate of S	ale Assessed	Value		4245	3	11	31	1	000	000	1	000	98	45		
Land	1	Imp	provements	T	otal		D	ate of	Sale P	roperty	7 Clas	ssifica	ation (	Code				
641	,190				541,190	Status	Рго	perty Ty	ре	Zoning	Lo	ocation	Cit	y Size	Parce	l Size		
		Irrigat	tion Type:			A) <b>2</b>	B)	05	С	) 5	D)	3	E)	0	F)	9		
LCG	í r		ACRES:	VAI	JUE:		LCG			ACR	ES:			VAL	UE:			
IRRIGATE	ED 1A1		27.200	:	L47,970	GR	ASSLA	AND 10	G1									
	1A		55.600		302,465				1G									
	2A1							20	G1									
	2A		0.500		2,615			2	2G									
	3A1							30	G1									
	3A								3G									
	4A1		7.700		38,425				G1									
	4A		40.000	-	L99,600			2	4G									
DRYLAN	D 1D1		5.300		13,780	ŝ	Shelterb	elt/Timb	)er									
	1D	)	11.650		30,290			Accreti	on			]						
	2D1						<u>.</u>	Was	ste		1.0	10			2	285		
	2D		3.900		8,910			Otł										
	3D1		0.900		2,055	AG L	AND '	ΤΟΤΑ	$\mathbf{L}$		56.4			7	50,7	95		
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1220 ST Wathering Children In a 1944	4D		1.000		1,630			Iome Sit				]						
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Out	tbuildings	;				No	n-AG '	ΤΟΤΑ	$\mathbf{T}$		4.0	00						
Assessor'	s Adju	stmen	t to Sale Pr	ice (+ or -)	):		,	Total	Reca	pture	Valı	ae:						
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JTWD;	CREAT	E JO	INT TENAN	CY WITH	ADDING	SPOUSE												
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002013						`												
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PAT 96-106-99

	Real Estate Trail be filed with the Register of Deeds. • Re dditional space is needed, add an attach	ad instructions on reverse si	de.	FORM 521
The deed v	will not be recorded unless this statemen	t is signed and items 1-25 are	accurately completed.	
1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed	15 2023
	TER - 91	Mo. 02 Day 15 Yr		y <u>15</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telep Grantor's Name (Seller)		6 Grantee's Name, Address, and Grantee's Name (Buyer)		
Grantor's Name (Seller) Kenneth P. "Phil" Kosse and		Grantee's Name (Buyer) Kenneth P. "Phil" Kossi		
Street or Other Mailing Address 4600 Old Jackson Hwy, Ap		Street or Other Mailing Address 4600 Old Jackson Hwy		
Wichita Falls	State Zip Code TX 76302	Wichita Falls	State	Zip Code 76302
Phone Number (940) 781-6507			e grantee a 501(c)(3) organiz s, is the grantee a 509(a) fou	ation? Yes VNo
Email Address N/a		Email Address n/a		
0.0000	heck one box in categories A and B. Check C if	5.52.07233		
(A) Status		) Property Type		(C)
Improved Single Fa Unimproved Multi-Fan IOLL Commerce	nily Agricultural	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed	Mobile Home
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certifica		nd Contract/Memo Partition ase Personal R neral Quit Claim	_	Other
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?     Buyer Seller 🖉 No     11 Was ownership transferred in full? (If	10 Type of Transfer     Distribution     Forecl       Auction     Easement     Gift       Court Decree     Exchange     Granter	osure Irrevocable Trust Re Life Estate Sa or Trust Partition Sa	evocable Trust	ansfer on Death ustee to Beneficiary ther (Explain) <u>Create Joint Te</u> No, state the intended use.)
	r if to a trustee, are the trustor and beneficiary rela			
Yes No Aunt o	or Uncle to Niece or Nephew Family Corp., F ers and Sisters Grandparents	Partnership, or LLC Self and Grandchild Spouse	Oth	er
14 What is the current market value of th \$811,633		15 Was the mortgage assumed?		%
16 Does this conveyance divide a curren	A CONTRACTOR AND A CONTRACTOR	17 Was transfer through a real es of the agent or title company c	ontact.) Yes	No No
18 Address of Property Rural Webster County,	, Nebraska	(Same as Grantee)	o whom the Tax Statement S	snould be Sent
18a       No address assigned       18b         20       Legal Description (Attach additional p         The Northeast Quarter (11)       West of the 6th P.I		(31), in Township Thi iska, subject to easei	ree (3) North, Ra ments and restric	nge Eleven tions of record.
21 If agricultural, list total number of acre	es transferred in this transaction160+			
22 Total purchase price, including a	any liabilities assumed		22 \$	0.00
23 Was non-real property included in	the purchase?		\$	100 C
Yes Vo (If Yes, enter d	dollar amount and attach itemized list.) (see i	instructions)	23	0,00
	r real estate (line 22 minus line 23)			000
25 If this transfer is exempt from the	e documentary stamp tax, list the exemption	number		
Under penalties of	authorized to sign this statement.	nt and that it is, to the best of my k	nowledge and belief, true, c	omplete, and (402) 746-3613
	antee or Authorized Representative	Attorn	ev	Phone Number
sign Signature of Grantee or A	uthorized Representative	Title	<b>.</b> ,	- 2-20-22 Date
here 'Signature of Grantee or A				
26 Date Deed Recorded	Register of Deed's Use On 27 Value of Stamp or Exempt Number	11y 28 Recording Data		For Dept. Use Only
Mo. 2 Day 21 Yr. 23	s Exempt#20	BK2023, ta 3	324	
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes	96-269-2008 Rev. 6-2019		Authorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)

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

BOOK 2023 PAGE 32

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 2 day	
of Feb A.D., 2023, at 3:39	
o'clock P.M. Recorded in Book 2023	
on Page 324	-
abben Haria County Clerk	
D.ºO O O Deputy	
IndCompAssessorCarded	-

NEBRASKA DOCUMENTARY	
STAMP 123	
DateBy_A	
S.CXONI	

### JOINT TENANCY WARRANTY DEED

Kenneth P. "Phil" Kosse and Patty Kosse, husband and wife,, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Creation of Joint Tenancy, convey to Kenneth P. "Phil" Kosse and Patty Kosse, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) 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 GRANTEES 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 February <u>15</u>, 2023

STATE OF TEXAS, COUNTY OF  $\underline{Wich}$  ) ss.

The foregoing instrument was acknowledged before me on February <u>15</u> 2023, by Kenneth P. "Phil" Kosse and Patty Kosse, husband and wife,

Comm. expires 18-24-2024

Notary Public

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970

Phone/Fax: (402) 746-3613 DAVE:F:\WP\700\KOSSE\KENNETH.DD 2/14/23 Page 1 of 1 Pages

VICKIE L CHAVIS Notary ID #3957702 My Commission Expires

December 24, 2024

Cnty No. 91	Bo	ok	D											
91			Page	Sale	Date				Sch	ool Dis	trict Code	e		
and the second se	20:	23	326	2/8/	/2023	Base: S	1-00	74	Affilia	ted: Unified			ied:	
Location I	D	Sale	Number	Useability	& Code #				F	Parcel Number				
00171280	00		49	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value	an a	4133	4	10	20	3	00000	1	000	0000
Land		Imp	provements	T	otal		D	ate of	Sale P	roperty	Classific	ation (	Code	
1,371,	885		62,960	1,4	134,845	Status	Pro	perty Ty	pe	Zoning	Location	ı Cif	y Size	Parcel Siz
		Irrigat	tion Type:			A) <b>1</b>	B)	05	С	) 5	D) <b>3</b>	E)	0	F) <b>9</b>
LCG			ACRES:	VAI	.UE:		LCG			ACR	ES:		VAL	UE:
IRRIGATED	D 1A1					GR	ASSLA	AND 10	G1	25	3.630		3	55,090
	1A								1G	12	7.500		1	79,415
	2A1							20	G1	g	8.290		1	37,610
	2A								2G		0.740			1,285
	3A1								Gl	2	4.040			33,660
	3A								3G					-
	4A1			ļ				40	G1					
	4A				01.070				4G					
DRYLAND	1D1	1	88.950	-	231,270	5		elt/Timt						
	1D	<u> </u>	134.630		350,040		i., au	Accreti			6 050			0 105
	2D1		4.050		9,255			Wa		T	.6.250			8,125
	2D 3D1	<u> </u>	4.050		9,255	ACT		Oth TOTA		76	7.020		1 २	40,490
1. 191. <b>19</b> 17	3D1 3D		5.910		13,303	AGL	and	Roa			0.870		-,5	10,100
	4D1		7.470		12,175		1	Farm Si			2.000			27,680
	4D1		5.560		9,060			Iome Si			1.000			25,000
								Recreati				<b> </b>		
	wellings	CONTRACTOR AND INCOME	n na haran da karan d		15,515			Otl	ner					
	uildings				47,445	Noi	1-AG	ΤΟΤΑ	$\mathbf{T}$	1	.3.870			52,680
Assessor's	Adju	stmen	t to Sale Pr		):		,	Total	Reca	pture	Value:			
Assessor Con						<u></u>	N							
WD; TRA	NSFE	R INT	TO MARITA	L TRUST										
							•							
				<u></u>										
<u> </u>							1							
<b>Comments</b> fr		01713	2400 0017	16300 00	1716900		Comme 7600	ents:		<del>.</del>				
	1111 11					<u> </u>								
0017128	00 0	01/10	5400 0017											
	00 0		5400 0017			~								

(Continue on back)

PAT 96-106-99

NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE DEPARTMENT OF REVENUE		FORM 521
The deed will not be recorded unless this statement		
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of	
WEBSTER - 91	Mo. <u>2</u> Day <u>8</u> Yr. <u>2023</u> Mo	2 Day <u>8 Yr. 2023</u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Pleas	se Print)
Grantor's Name (Seller) Wesley H Siebrass, Suc TR, Harlan H Siebrass & Mildred L. Street or Other Mailing Address	Grantee's Name (Buyer) Wesley H. Siebrass, TTEE, Mildred Street or Other Mailing Address	L Siebrass Marital Trust
Siebrass Living Trust. 14702 Wilden Dr.	14702 Wilden Dr.	
City State Zip Code Urbandale IA 50323	City State Urbandale IA	50323
Phone Number (217) 381-2913	Phone Number (217) 381-2913 Is the grantee a 501(c) If Yes, is the grantee a	
Email Address	Email Address	, , kanad , kanad
7 Property Classification Number. Check one box in categories A and B. Check C if		
(A) Status (B)	Property Type	(C)
✓ Improved       Single Family       Industrial       [         ☐ Unimproved       Multi-Family       ✓ Agricultural       [         ☐ IOLL       Commercial       Recreational	Mineral Interests-Nonproducing       State         Mineral Interests-Producing       Exerr	Assessed Mobile Home
8 Type of Deed Conservator Distribution	d Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Lee		
9       Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?       10 Type of Transfer Distribution Forecle         Image: A strange of the second sec	Desure Irrevocable Trust Revocable Trust	Transfer on Death
Buyer Selfer V No Court Decree Exchange Granto	r Trust Partition Satisfaction of Contra 12 Was real estate purchased for sam	
✓ Yes  No	Yes 🗌 No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives		
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P Brothers and Sisters	artnership, or LLC 🖌 Self nd Grandchild 🔽 Spouse	Other
Ex-spouse Parents and Ch		ŧ
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the ar	nount and interest rate.)
\$4,940,852	Yes Vo \$ 17 Was transfer through a real estate agent or a title	%
16 Does this conveyance divide a current parcel of land?         □ Yes       ☑ No	of the agent or title company contact.)	No
18 Address of Property	19 Name and Address of Person to Whom the Tax S Wesley H. Siebrass, Trustee 14702 Wilden Drive	tatement Should be Sent
18a 🔽 No address assigned 18b 🗌 Vacant land	Urbandale, IA 50323	
	E 1/2 SE 1/4 Sec. 29-4-10, Webster Cou 2-4-10, Webster County, NE	inty, NE
21 If agricultural, list total number of acres transferred in this transaction800		
22 Total purchase price, including any liabilities assumed		\$ 0,00
23 Was non-real property included in the purchase?	nstructions)	\$ 0,00
Ves Vo (If Yes, enter dollar amount and attach itemized list.) (see i	<u>123</u>	\$ 0100
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penaities of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	number It and that it is, to the best of my knowledge and bel	ief, true, complete, and (402) 496-3432
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign	Attorney	2/13/2023
nere///		
Register of Deed's Use On           26 Date Deed Recorded         27 Value of Stamp or Exempt Number	ly 28 Recording Data	For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 23 Yr. 23 \$ Exempt 4 56	BK2013 PG 326	
Nebraska Department of Revenue Form No. 96-269-2008 flo-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authoriz	ed by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

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a second a second second

BOOK 2023 PAGE 326

State of Nebraska Ss.

Entered on the numerical index and filed for record in the
numerical index and med for record in the
Clerk's office of said county this 3.3 day
of Foh A.D., 20 23, at 10:23
o'clock A.M. Recorded in Book 2023
on Page 326
appentaria County Clerk
10.00 a (1) Deputy
Ind CompAssessorCarded

1	
	NEBRASKA DOCUMENTARY
	STAMP TAX
	Date 2-23-23
L	S Drempt #50 By aD

#### WARRANTY DEED

WESLEY H. SIEBRASS, Successor Trustee under the HARLAN H. SIEBRASS and MILDRED L. SIEBRASS LIVING TRUST, dated April 20, 2005, and any amendments thereto, GRANTOR, in consideration of One Dollar (\$1.00) and other consideration received from WESLEY H. SIEBRASS, Trustee of the MILDRED L. SIEBRASS MARITAL TRUST, created under the Harlan H. Siebrass and Mildred L. Siebrass Living Trust, dated April 20, 2005, GRANTEE, conveys to Grantee, the following described real estate:

### TOWNSHIP 4 NORTH, RANGE 10 WEST of the 6th PM

Section Twenty (20): SW¼ Section Twenty-one (21): SW¼ Section Twenty-eight (28): NW¼ Section Twenty-nine (29): S½NE¼, E½SE¼ Section Thirty-two (32): NE¼

All in Webster County, Nebraska.

GRANTOR covenants, jointly and severally (if more than one), with GRANTEE that GRANTOR is lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this gth day of February, 2023.

) ss.

Wesley H. SIEBRASS, Successor Trustee,

WESLEY H. SIEBRASS, Successor Trustee, Harlan H. Siebrass & Mildred L. Siebrass Living Trust, Grantor

STATE OF NEBRASKA

COUNTY OF MORRIEL

The foregoing instrument was acknowledged before me on this 8<sup>th</sup> day of <u>February</u>, 2023, by WESLEY H. SIEBRASS, Successor Trustee, Harlan H. Siebrass & Mildred L. Siebrass Living Trust, Grantor.

BARBARA M.A. ARMENT ommission Number 824565 My Commission Expires March 31, 2023

Notary Public

Return to: James T. Blazek BLAZEK & GREGG, P.C., L.L.O. 1405 N. 205<sup>th</sup> Street, Ste. 120 Elkhorn, Nebraska 68022 (402) 496-3432

				-	Juios v									· · ·			
Cnty No.		ok	Page	Sal	e Date					1	Scho	ol Dis	strict	Code	•		
91	20	23	327	9/7	/2018	Base	e: 0	1-01	.23	Af	filiate	ed:			Unif	ied:	
Location	<b>ID</b>	Sale	Number	Useability	& Code #						Pa	Parcel Number					
002405	502		50	1		Geo	Cde	Twn	Rng	, s	ect	t Qrt Subdiv			Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		424	47	3	12		4	4	00	000	1	000	0000
Land	L	Imp	orovements	Т	otal			D	Date o	f Sal	e Pro	opert	y Cla	ssific	ation (	Code	
692	,165				692,165	Sta	atus	Pro	perty ?	Туре	z	oning	L	ocation	ı Cit	y Size	Parcel Siz
		Irrigat	tion Type:			A)	2	B)	05	5	C)	5	D)	) 3	E)	0	F) <b>10</b>
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	2A1									2G1							1
	2A									2G							
	3A1									3G1							
	3A	L		<u> </u>						3G							
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	4A	·								4G							
DRYLAN	D 1D1		20.110		52,285		S	helterb	elt/Tin	nber							
	10	+	203.590		529,330				Accre	etion							
	2D1	-								aste			3.7	710			1,855
	2D	-	13.750		31,420		~ -			other							
	3D1		2.000		4,570	A	G L	AND			<u></u>	30	)3.5			7	12,645
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	4D		28.510		46,470				lome S								
_									Recrea								
	Dwellings buildings						Nor	-AG		ther AL			7.9	20			
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Comments i							C	omme	ents:								
002405	502																
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(Continue on back)

PAT 96-106-99

	nsfer Statement 40	FORM
DEPARTMENT OF REVENUE     OF A REVENUE     OF A REVENUE     OF A REVENUE	ead instructions on reverse side.	521
The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.	
bunty Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	07 2019
WEBSTER - 91		Yr
ntor's Name (Seiler)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
e Attached et or Other Mailing Address	See Attached Street or Other Mailing Address	
29 Road 400 State Zip Code	P. O. Box 175 City State	Zin Cada
Impbell State Zip Code NE 68932	Campbell NE	Zip Code 68932
02) 460-8553	Phone Number (402) 746-4797         Is the grantee a 501(c)(3) organiza           If Yes, is the grantee a 509(a) found	
ail Address	Email Address	
roperty Classification Number. Check one box in categories A and B. Check C		
(A) Status (E Improved Single Family Industrial	Property Type     Mineral Interests-Nonproducing     State Assessed	(C)
Unimproved     Multi-Family     Agricultural       IOLL     Commercial     Recreational	Mineral Interests-Nonproducing     State Assessed       Mineral Interests-Producing     Exempt	Mobile Home
		Other
	ease Personal Rep. Trust/Trustee	
Was transfer part of IRS like- 10 Type of Transfer Distribution Fore-		nsfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		stee to Beneficiary
Buyer Seller No Court Decree Exchange Gran		ier (Explain)
V Yes No	12       Was real estate purchased for same use? (If N               Yes          No	o, state the intended use
las the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	latives? (If Yes, check the appropriate box.)	
		r
Brothers and Sisters Grandparents	and Grandchild Double Spouse	
/hat is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)
941,820	Yes 🗹 No \$	%
oes this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name
ddress of Property	19 Name and Address of Person to Whom the Tax Statement St	
	Benjamin J. Kosse and Samuel J. Kosse	
Dissidence and the Distance had	P. O. Box 175 Campbell, NE 68932	
No address assigned     18b     18b     Vacant land egal Description (Attach additional pages, if needed.)		
ee Attached		
agricultural, list total number of acres transferred in this transaction 311.49	·	
Total purchase price, including any liabilities assumed		941,820,00
Was non-real property included in the purchase?  Ves V No (If Yes, enter dollar amount and attach itemized list.) (see	e instructions)	
	\$	941,820,00
Adjusted purchase price paid for real estate (line 22 minus line 23)		041,020,00
If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statem		mplete and
correct, and that I am duly authorized to sign this statement.		
Henry C. Schenker Print or Type Name of Grantee or Authorized Representative		(308) 425-6273 Phone Number
	Attorney	2/23/2023
gn Channe Cuchanken		Date
ere Signature of Authorized Representative	Title	Dale
		For Dept. Use Only
Signature of Grantee or Authorized Representative Register of Deed's Use C ate Deed Recorded 27 Value of Stamp or Exempt Number	Dnly 28 Recording Data	
Signature of Grantee or Authorized Representative Register of Deed's Use C	BK2023 B 327	

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### Attachment to Nebraska Form 521

5. Grantors' Names:

JASON S. LEWIS and JENNIFER J. LEWIS, Trustees of the JASON S. LEWIS and JENNIFER J. LEWIS REVOCABLE TRUST

6. Grantees' Names:

BENJAMIN J. KOSSE and SAMUEL J. KOSSE, each an undivided one-half (1/2) interest as tenants in common

20. Legal Description:

The East Half (E<sup>1</sup>/<sub>2</sub>) of Section Four (4), Township Three (3), North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southeast Quarter of said Section Four (4), described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 4; thence S00°18'42"E (assumed bearing) on the East line of said Southeast Quarter, a distance of 1085.21 feet to the Northeast corner of an existing 20 foot wide access Easement previously described on a survey plat and recorded in Book 97, Page 1583; thence N87°54'25"W on the North line of said Easement, a distance of 791.63 feet to the point of beginning; thence N37°55'58'W, a distance of 49.96 feet; thence N00°18'42"W, a distance of 355.00 feet; thence S68°51'54"W, a distance of 345.37 feet; thence N87°44'09"W, a distance of 292.59 feet; thence S00°09'26"W, a distance of 275.60 feet; thence S10°02'02"E, a distance of 199.23 feet; thence N89°41'17" E, a distance of 199.00 feet; thence S72°59'32"E, a distance of 243.67 feet; thence N37°39'23"E, a distance of 296.79 feet; thence N00°18'41"W, a distance of 25.59 feet to the point of beginning; and subject to an EASEMENT described as follows: A tract of land located in the Southeast Quarter (SE¼) of Section 4, Township 3 North, Range 12 West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast corner of said Section 4, thence N00°00'00"E (assumed bearing) along the east line of said Southeast Quarter (SE¼) 1555.00 feet to the TRUE PLACE OF BEGINNING; thence N87°36'00"W 1058.00 feet; thence S01°16'00"E 20.04 feet; thence S87°36'00"E 1057.56 feet to the east line of said Southeast Quarter (SE¼); thence N00°00'00"E along said East line 20.02 feet to the place of beginning.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX Date: 02/24/23 \$2119.50 By AS

### Bk 2023, Pg 327

State of Nebraska County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of February A.D., 2023, at 09:11 o'clock AM. Recorded in Book 2023 on Pages 327-328

mallyweek Fee: \$16.00 By: AS Deputy Electronically Recorded

County Clerk

When recording is completed, please return to: DUNCAN, WALKER, SCHENKER & DAAKE P.O. Box 207 Franklin, NE 68939

#### TRUSTEES' WARRANTY DEED

JASON S. LEWIS and JENNIFER J. LEWIS, Trustees of the JASON S. LEWIS and JENNIFER J. LEWIS REVOCABLE TRUST, Grantor, whether one or more,

in consideration of Nine Hundred Forty-one Thousand Eight Hundred Twenty and no/100 ---(\$941,820.00)--- Dollars, receipt of which is hereby acknowledged, conveys to

BENJAMIN J. KOSSE and SAMUEL J. KOSSE, each an undivided one-half (1/2) interest as tenants in common, Grantees,

the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Webster County, Nebraska:

The East Half (E1/2) of Section Four (4), Township Three (3), North, Range Twelve (12), West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southeast Quarter of said Section Four (4), described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 4; thence S00°18'42"E (assumed bearing) on the East line of said Southeast Quarter, a distance of 1085.21 feet to the Northeast corner of an existing 20 foot wide access Easement previously described on a survey plat and recorded in Book 97, Page 1583; thence N87°54'25"W on the North line of said Easement, a distance of 791.63 feet to the point of beginning; thence N37°55'58'W, a distance of 49.96 feet; thence N00°18'42"W, a distance of 355.00 feet; thence S68°51'54"W, a distance of 345.37 feet; thence N87°44'09"W, a distance of 292.59 feet; thence S00°09'26"W, a distance of 275.60 feet; thence S10°02'02"E, a distance of 199.23 feet; thence N89°41'17" E, a distance of 199.00 feet; thence S72°59'32"E, a distance of 243.67 feet; thence N37°39'23"E, a distance of 296.79 feet; thence N00°18'41"W, a distance of 25.59 feet to the point of beginning; and subject to an EASEMENT described as follows: A tract of land located in the Southeast Quarter (SE¼) of Section 4, Township 3 North, Range 12 West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast corner of said Section 4, thence N00°00'00"E (assumed bearing) along the east line of said Southeast Quarter (SE¼) 1555.00 feet to the TRUE PLACE OF BEGINNING; thence N87°36'00"W 1058.00 feet; thence S01°16'00"E 20.04 feet; thence S87°36'00"E 1057.56 feet to the east line of said Southeast Quarter (SE¼); thence N00°00'00"E along said East line 20.02 feet to the place of beginning.

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

is lawfully seised of such real estate and that it is free from encumbrances subject to (1)easements, reservations, covenants and restrictions of record;

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

Executed: September 7, 2018.

Truster

Jason S. Lewis, Trustee.

Wis, Trustee. Jennif

STATE OF NEBRASKA ) ss. WEBSTER COUNTY )

The foregoing instrument was acknowledged before me on September 7, 2018 by Jason S. Lewis and Jennifer J. Lewis, Trustees of the Jason S. Lewis and Jennifer J. Lewis Revocable Trust, Grantor.

GENERAL NOTARY - State of Nebraska HENRY C. SCHENKER My Comm. Exp. June 16, 2022

Henry C. Schenker Notary Public.

C-+- NT-	. 15	-1-	n	-	Det-				~	1		3.			
Cnty No.	Bo		Page		le Date						strict Co		·		
91	20	23	331	2/24	4/2023	Base: 9	91-00	74	Affi	liated:		Uni	fied:		
Location	D	Sale	Number	Useability	y & Code #				·	Parcel	Number				
0016146	600		51	4	05	GeoCde	Twn	Rng	See	ct Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		4243	3	10	6	2	00000	) 1	000	0000	
Land		Imp	provements	נ	[otal	1999) 	D	ate of	Sale	Propert	y Classif	ication	Code		
167	,155	,155			167,155	Status	Pro	perty Ty	pe	Zoning	Locati	on Ci	ty Size	Parcel Size	
		Irrigat	ion Type:			A) <b>2</b>	B)	05		C) <b>5</b>	D) <b>3</b>	E)	E) <b>O</b> F) 9		
LCG	-		ACRES:	VA	LUE:		LCG		•	AC	RES:		VAL	UE:	
IRRIGATE	ED 1A1					GR	ASSLA	ND 1	G1		· ·				
	1A								1G		4.100			5,740	
	2A1							2	G1						
	2A								2G						
	3A1							3	G1						
	3A								3G						
	4A1							4	G1						
	4A								4G						
DRYLANI	D IDI					5	Shelterb	elt/Timl	ber						
	1D		0.420		1,090			Accreti	ion						
	2D1		20.910		54,365			Wa	ste						
	2D		21.410		48,920			Otl							
	3D1		0.770		1,760	AG L	AND '				34.520		1	.72,035	
	3D							Roa			1.350				
	4D1	1	15.530		25,315			Farm Si							
K-PERSONAL PROPERTY	4D		21.380		34,845			ome Si							
							ŀ	Recreati							
	Dwellings					NT-	n-AG '	Ot	~~ ~~		1.350				
Out	buildings					INO	n-AG		L		1.350				
Assessor's	s Adju	stmen	t to Sale Pr	ice (+ or -	·):		, r	Total	Ree	capture	Value:				
			eason for Ad		. <u> </u>										
QCD; A	DDING	SPOU	JSE TO PR	OPERTY											
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. <u></u>															
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Comments i	from					(	Comme	nts:							
001614	600 0	01712	2501				-								

(Continue on back)

PAT 96-106-99

DEBRASK	•To be filed with the Re	gister of Deeds. • Re	nsfer State	se side.	FORM 521
DEVANIMENT OF REVEN	The deed will not be recorded				4
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of Deed	
	WEBSTER - 91	Y	Mo. 02 Day 24	Yr. 2023 Mo. 02 E	Day24 Yr2023
	ddress, and Telephone (Please Print)		· · · · · · · · · · · · · · · · · · ·	s, and Telephone (Please Print)	
Grantor's Name (Selle Zachary D. Var	n) Boening and Ashleigh C. Va	nBoening	Grantee's Name (Buyer) Zachary D. VanBoe	ning and Ashleigh C. \	/anBoening
Street or Other Mailing 13550 S. Willow	g Address W Ave.		Street or Other Mailing Add 13550 S. Willow Av	855 C.	· · · · · · · · · · · · · · · · · · ·
Glenvil	State NE	Zip Code 68941	City Glenvil	State NE	Zip Code 68941
Phone Number			Phone Number	Is the grantee a 501 (c)(3) organ If Yes, is the grantee a 509(a) for	
Email Address NA			Email Address		oundation? Yes VNo
7 Property Classific	ation Number. Check one box in categ	ories A and B. Check C If	property is also a mobile h	ome,	
(A) Status			Property Type		(C)
Improved	Mutti-Family Ag	dustrial [ pricultural [ ecreational	Mineral Interests-Nonprod	~	ed 🛛 🗌 Mobile Home
8 Type of Deed Bill of Sale Cemetery	Conservator Corrective Death Certificate Transfer on Death		nd Contract/Memo Partit ase Perso neral V Quit	nal Rep. Trust/Trustee	Other
9 Was transfer pal kind exchange (I Exchange) by buye	I.R.C. § 1031 er or seller? Auction	Distribution Forect	Life Estate	Sale	Transter on Death Trustee to Beneficiary
11 Was ownership trar	Seller V No Court Decree referred in full? (If No, explain the division No		or Trust Partition 12 Was real e V Yes	Satisfaction of Contract state purchased for same use? (	Other (Explain) <u>Tenants in Comm</u> (If No, state the intended use.)
_	tween relatives, or if to a trustee, are the No Aunt or Uncle to Niece or Ne Brothers and Sisters Ex-spouse	phew 🔲 Family Corp., i	Partnership, or LLC 🔽 S and Grandchild 🗹 S		Other
14 What is the current \$167,155	market value of the real property?		15 Was the mortgage assu	med? (If Yes, state the amount a \$	nd Interest rate.)
16 Does this conveyan	ice divide a current parcel of land? No		17 Was transfer through a of the agent or title com	eal estate agent or a title compa pany contact.}	ny? (If Yes, include the name
18 Address of Property	1		19 Name and Address of P Same as granted	erson to Whom the Tax Statemer 3.	nt Should be Sent
18a. 🔽 No address a					
20 Legal Description ( See attached	Attach additional pages, if needed.) C				
21 If agricultural, list to	tal number of acres transferred in this tra	nsaction <u>85.87</u>			
23 Was non-real pro	price, including any liabilities assume sperty included in the purchase? No (If <b>Yes, enter dollar amount and at</b>		instructions)		1 <sup>1</sup> 00
	se price paid for real estate (line 22		76 002/5\/a	24 \$	1 00
U	exempt from the documentary stam nder penalties of law, I declare that I h	ave examined this stateme	number <u>70-902(5)(a)</u> int and that it is, to the best o	of my knowledge and belief, true	e, complete, and
Pierc	and that I am duly authorized to sign this CE D. Fiala - Type Name of Grantee or Authorized Re				(402) 834-3300 Phone Number
sign 9	ure of Grantee or Authorized Representat	·	Attor	ney at Law	<u>2/24/23</u> Date
	Rec	ister of Deed's Use O	nly		For Dept. Use Only
26 Date Deed Records	· · · · · · · · · · · · · · · · · · ·		28 Recording Data BK203, P	33	
Nebraska Department of Re	2020 Rev. Supersedes 96-269-2008 Rev. 6-2019		his document for your r	) promie	eb. Rev. Stat. §§ 76-214, 77-1327(2)
			2023 Feb 24	02:00 PM Ex05a E	300K 2023 Page 331

### Item 20: Legal Description

The West Half of the Northwest Quarter (W ½ NW ¼) of Section Six (6), Township Three (3) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

A tract of land comprising a part of the Northeast Quarter (NE ¼) of Section Twenty (20), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of Section Twenty (20); thence running S88°42′29″W along the North line of said Section Twenty (20) a distance of 1076.61 feet to the actual point of beginning; thence S0°00′00″E, a distance of 510.19 feet; thence N88°46′34″W a distance of 418.03 feet; thence N01°58′32″W, a distance of 491.75 feet; thence N88°42′29″E, a distance of 435.00 feet to the actual point of beginning and containing 4.903 acres more or less.

Index	
Computer	
Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX Date: 02/24/23 \$ Ex05a By AS

### Bk 2023, Pg 331

State of Nebraska }ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of February A.D., 2023, at 02:00 o'clock PM. Recorded in Book 2023 on Page 331

Fee: \$10.00 By: AS Deputy Electronically Recorded

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

#### **QUITCLAIM DEED**

Zachary D. VanBoening and Ashleigh C. VanBoening, husband and wife, *Grantor*, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, quitclaims and conveys to Zachary D. VanBoening and Ashleigh C. VanBoening, husband and wife, *Grantee*, as Tenants in Common, the following described real estate (as defined in NEB. REV. STAT. §76-201) in Webster County, Nebraska:

The West Half of the Northwest Quarter (W ½ NW ¼) of Section Six (6), Township Three (3) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

A tract of land comprising a part of the Northeast Quarter (NE ¼) of Section Twenty (20), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of Section Twenty (20); thence running S88°42′29″W along the North line of said Section Twenty (20) a distance of 1076.61 feet to the actual point of beginning; thence S0°00′00″E, a distance of 510.19 feet; thence N88°46′34″W a distance of 418.03 feet; thence N01°58′32″W, a distance of 491.75 feet; thence N88°42′29″E, a distance of 435.00 feet to the actual point of beginning and containing 4.903 acres more or less.

EXECUTED:	February	24	, 2023.

VanBoening, Grantor

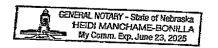
) ) ss.

)

Ashleigh C. VanBoening, Granto

State of Nebraska County of Adams

The foregoing instrument was acknowledged before me this  $24^{\text{h}}$  day of <u>Forwar</u>, 2023, by Zachary D. VanBoening and Ashleigh C. VanBoening, husband and wife, *Grantor*.



Heis Markhame

Notary Public

## Residential & Commercial Sales Worksheet

						Sales v	V UIK										
Cnty No.	Bo	ok	Page		Sa	le Date		ana di sali Tanàna di sali		Sch	ool Dis	trict Cod	e				
91	202	23	335		2/1	0/2023	Base: 9	91-00	)74	Affili	ated:		Uni	Unified:			
Location	D	Sale	Number	Us	eabilit	y & Code #				I	Parcel I	Number		· · · · · · · · · · · · · · · · · · ·	······································		
0003035	500		52		4	09	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Агеа	Blk	Parcel		
,	Da	te of S	ale Assessec	l Valu	ie		4133			00	0	20005		000	0000		
Land		Imp	orovements		-	Fotal		D	ate of	Sale P	roperty	y Classific	ation	Code	<u></u>		
2	,115		58,74	5		60,860	Status	Pro	perty Ty	pe	Zoning	Location	n C	ity Size	Parcel Size		
Assessor Lo	ocation:	BLUE	HILL (1	3H)			A) <b>1</b>	B)	03	С	) 3	D) 1	E)	6	F) <b>1</b>		
						Residential			· · · · ·			Commer	rcial		· · · · · · · · · · · · · · · · · · ·		
	Mult	tiple Im	provements:	Multip	ple. Impr	ovements. :		:	Multiple.	Improv	ements. :	2					
		Constr	uction Date:	Constr	ruction D	ate :			Construc	tion Dat	e :	1890					
			Floor:	Floor	Sq. Ft. :				Floor Sq.	Ft. :	(	6,977					
		Buildin	ıg Cost New:	Cost :					Cost :		472	2,550					
Single Family	y Style:			Resid	dential	Condition:			Comme	rcial O	ccupan	cy Code:					
(100) 🗆 Mo	bile Hom	ie		(10)		Vom Out			Primary	: 319		ther1:		Other2:			
(101) 🗆 On	e Story			(20)		adly Worn			Comme	rcial C	onstruc	tion Class:	3		<i></i>		
(102) 🗆 Tw	o Story			(30)	$\Box$ A	verage			(1)	l Firep	roof Str	uctural Stee	el Fram	ie			
(103) 🗆 Spl	lit Level			(40)		Bood			(2)	l Rein	forced C	Concrete Fra	ame				
(104) 🗆 1 1.	/2 Story			(50)		ery Good			(3) 🛃	I Mase	onry Bea	aring Walls					
(111) 🗆 Bi-	Level			(60)		xcellent			(4)	l Woo	d or Ste	el Framed I	Ext. Wa	alls			
(106) 🗆 Oth	her					n i seste de l'an La constante de la constante			(5)	I Meta	l Frame	and Walls					
Townhouse o	r Duplex	Style:		Resid	dential	Quality:			<u> </u>	l Pole							
(301) 🗆 On	e Story			(10)		.ow			Cost Ra	nk: 2	20		Condit	ion: 20	)		
(302) 🗆 Tw				(20)		air			(10)			(	<u>` /</u>	∃ Wom			
(307) 🗆 1 1	/2 Story			(30)		verage		1		Aver			(20)	Badly	Worn		
(308) 🗆 Spl	lit Level			(40)		Good			(30)	l Abo	ve Avera	ige (	(30) E	] Avera	ge		
(309) 🛛 21/				(50)		Very Good			(40) 🗆	l High			· · · · ·	Good			
(304) 🛛 On				(60)	DE	xcellent							<u> </u>	] Very			
(305) 🗆 Tw	o Story D	Duplex							· · · ·			(	(60) E	] Excel	ent		
Assessor's	s Adjus	stmen	t to Sale P	rice (	(+ or	-):											
Assessor Co	omments	s and R	leason for A	djust	ment:												
WD; TR	ANSFE	R TO	NON-PRO	FIT	ORGA	NIZATION											
						<u>,</u>					_	· · · · ·					
Comments								Comm	ents:								
000303	500	<u> </u>															
														(Cont	inue on back)		
			•											•			

NEBRA	SKA Real Estate Trai			FORM
Good Life. Great	To be med that the neglater of becas. • neg	ad instructions on reverse side.	Hom number	521
COMPARTIENT	The deed will not be recorded unless this statement			
1 County Name		3 Date of Sale/Transfer	4 Date of Deed	
	WEBSTER - 91	Mo. 02 Day 10 Yr. 20	23 Mo. 02 D	ay <u>10 yr. 2023</u>
	ame, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Te		
Grantor's Name Timothy F.	a <u>(Seller)</u> . Thramer	Grantee's Name (Buyer) Blue Hill Community Four	ndation	
Street or Other	Malling Address Hynes Ave.	Street or Other Mailing Address		
		PO Box 65	State	Zin Code
O'Neill	NE 68763	Blue Hill	State NE	Zip Code 68930
Phone Number			grantee a 501 (c)(3) organ is the grantee a 509(a) fo	
Email Address		Email Address NA		
	assification Number. Check one box in categories A and B. Check C If		········	
(A) Status		Property Type		(C)
		Mineral Interests-Nonproducing	State Assesse	
Unimpi	roved Multi-Family Agricultural	Mineral Interests-Producing	Exempt	
8 Type of Dee		vd Contract/Memo	Sheriff	Other
Bill of 9				
	tery Death Certificate - Transfer on Death Executor Min fer part of IRS like- 10 Type of Transfer Distribution Foreck	Cuit Cialm	Warranty	₩
kind excha	by buyer or seller?	osure Irrevocable Trust I Revo		Transfer on Death Trustee to Beneficiary
Buyer				Other (Explain)
11 Was ownerst	hip transferred in full? (If No, explain the division.)	12 Was real estate put		If No, state the Intended use
13 Was the tran	sfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate b	ox.)	
Yes		Partnership, or LLC	□ o	ther
	Brothers and Sisters Grandparents a			
14 Million In Alton	Ex-spouse Parents and Ch surrent market value of the real property?	15 Was the mortgage assumed? (If	nt and Step-child	
\$60,860	unent market value of the real property:	Yes Vo \$	Tes, state the amount an	winterest rate.)
• •	nveyance divide a current parcel of land?	17 Was transfer through a real estat	a agent or a litle compar	
Yes	No No	of the agent or title company con	itact.) 🗌 Yes	No
	Gage Street	19 Name and Address of Person to Same as grantee.	Whom the Tax Statemen	t Should be Sent
	NE 68930-0155			
18a 🗌 No add				
· ·	ption (Attach additional pages, if needed.)	(07) Dissishing		
	enty-five (25), Twenty-six (26), and Twenty-			
Hill, web	oster County, Nebraska, EXCEPT Six inche	s off the west side of i	Lot Twenty-five	e (20).
21 If acricultural	I, list total number of acres transferred in this transaction			
			1 16	
	hase price, including any liabilities assumed	• • • • • • • • • • • • • • • • • • • •	22 <sup>v</sup>	1,00
	eal property included in the purchase?           Image: second state of the second state of t	univertions)	23	
	[*] NO (il res, enter dollar amount and attach itemized list.) (see i	instructions)	\$	
24 Adjusted p	ourchase price paid for real estate (line 22 minus line 23)	· · · · · · · · · · · · · · · · · · ·	24	1,00
25 If this trans	sfer is exempt from the documentary stamp tax, list the exemption	number <u>76-902(25)</u>		
	Under penalties of law, I declare that I have examined this statement	nt and that it is, to the best of my kno	wledge and belief, true,	complete, and
	orrect, and that I am duly authorized to sign this statement. Matthew D. Baack			(402) 834-3300
	Print or Type Name of Grantee of Authorized Representative	4		Phone Number
sign	The B.	Attorney at	Law	2/24/23
here 7	Signature of Grantee or Authorized Representative	Title		Date
	Register of Deed's Use On	цу		For Dept, Use Only
26 Date Deed R		28 Recording Data	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
Mo. 2 1	Day 24 Yr. 23 \$ Exempt # 25	<u>BK2023 1/ 33</u>	55	·
Nebraska Departme	ent of Revenue I 108 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	6,	Authorized by Net	b. Rev. Stat. §§ 76-214, 77-1327(2
VIIII ITUL SU 205-20	Grantee—Retain a copy of th	is document for your records		
		2023 Feb 24 03:50	JPM EX025 E	300k 2023 Page 33

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NEBRASKA DO STAM	CUMENTARY P TAX
Date:	02/24/23
\$ Ex025	Bv AS

### Bk 2023, Pg 335

State of Nebraska Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of February A.D., 2023, at 03:50 o'clock PM. Recorded in Book 2023 on Pages 335-336

gindlynetta

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

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

### WARRANTY DEED

Timothy F. Thramer, individually, *Grantor*, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to **Blue Hill Community Foundation**, a Nebraska Nonprofit Corporation, *Grantee*, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

Lots Twenty-five (25), Twenty-six (26), and Twenty-seven (27), Block Nine (9), Original Town of Blue Hill, Webster County, Nebraska, EXCEPT Six inches off the West side of Lot Twenty-five (25).

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

EXECUTED: 2/102023.

Timothy F. Thramer, individually Grantor STATE OF NEBRASKA

- ,

) ss. to 1tCOUNTY OF }

)

The foregoing instrument was acknowledged before me on the  $10^{46}$  day of -2023, by **Timothy F. Thramer**, individually, *Grantor*.



-04-

Notary Public

-06 Nin A

Printed Name

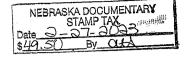
# Residential & Commercial Sales Worksheet

Chty No.         Book         Page         Sale Date         Use Hold District Code           91         2023         341         2/27/2023         Base: 91-0002         Affiliated:         Vinited:           Location ID         Sale Number         Useability & Code #         Event Number         Vinited:           00120/000         53         1         GeoCd:         Tm         Reg         Set Qri         Madw         Areal         Bis         Parcel           00120/000         53         1         GeoCd:         Tm         Reg         Set Qri         Madw         Areal         Bis         Parcel           00120/000         53         1         Sole         Property Classification         Cole         OOQ         0000         OOQ         0000         Sole         Parcel         Notifiel Bis         Parcel		_															<u>مر ما النظر الم</u>
Location ID         Sale Number         Useability & Code #         Parcel Number           000120000         53         1         GeoCle         Twn         Rag         Set         Qrt         Subdr         Area         Bit         Parcel           000120000         53         1         GeoCle         Twn         Rag         Set         Qrt         Subdr         Area         Bit         Parcel           000120000         13,540         15,230         Stata         Property Type         Zoaing         Location         City Size         Parcel Size           Assessor Location:         RED CLOUD (RC)         A) 1         0         0         1         D         1         D         1         D         1         D         1         D         1         D         1         D         1         D         1         D         1         D         1         D         1         D         1         D         1         D         1         D         1         D         1         D         1         D         D         D         D         D         D         D         D         D         D         D         D         D         D <t< th=""><th>Cnty No.</th><th></th><th></th><th>Page</th><th></th><th></th><th></th><th>I</th><th></th><th></th><th></th><th>·</th><th>trict Code</th><th>··· -</th><th></th><th></th><th></th></t<>	Cnty No.			Page				I				·	trict Code	··· -			
000120000         53         1         GeoCit         Twi         Rig         Sect         Ort         Subtr         Area         Bit         Parcel           Date of Sale Assessed Value         4371         0         0         0         10015         002         0000           Land         Improvements         Total         Date of Sale Assessed Caciton         Code         002         0000         0         10015         002         0000           Assessor Location:         RED CLOUD (RC)         N         1         B         01         C         1         D         1         B         1         B         0         1         D         1         D         1         D         1         D         1         D         1         D         1         D         1         D         1         D         1         D         1         D	91	20	23	341		2/	27/2023	Base: 9	91-0	002	002 Affiliated:			Unif	fied:		
Date of Sale Assessed Value         4371         0         0         10013         002         00000           Land         Improvements         Total         Date of Sale Property Classification         Oode         002         0000           690         14,540         15,230         Status         Property Type         Zoaling         Lecation         City Size         Parent Size           Assessor Location:         RED         CLOUD (RC)         A)         1         B)         01         C)         1         D)         6         F)         1           Assessor Location:         RED CLOUD (RC)         A)         1         B)         01         C)         1         D)         6         F)         1           Assessor Location:         RED CLOUD (RC)         A)         1         B)         01         C)         1         D)         6         F)         1           Multiple Improvements:         Multiple Improvements:         Multiple Improvements:         1.452         Floor Sq.F:         Commercial	Location	D	Sale	Number	U	seabi	lity & Code #		• •••• •*		•	Parcel I	Number				
Land         Improvements         Total         Date of Sale Property Classification Code           690         14,540         15,230         Status         Property Type         Zoning         Location         City Size         Parcel Size           Assessor Location:         RED CLOUD (RC)         A)         1         B)         01         C)         1         D)         1         S)         6         F)         1           Multiple Improvements:         Multiple Improvements:         Multiple Improvements:         Multiple Improvements:         Total         Commercial         Commercial           Gastraction Date:         1890         Construction Date:         Improvements:         Total         Construction Date:         Improvements:         Sign Sign Sign Sign Sign Sign Sign Sign	0001200	000		53		1		GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Pa	ircel
690       14,540       15,230       status       Property Type       Zouling       Location       City Size       Parcet Size         Assessor Location:       RED CLOUD (RC)       A)       1       B)       01       C)       1       D)       D)       D)       D) <tdd< td=""><td></td><td>Da</td><td>ate of S</td><td>ale Assessec</td><td>l Val</td><td>ue</td><td></td><td>4371</td><td></td><td></td><td>00</td><td>0</td><td>10015</td><td></td><td>002</td><td>00</td><td>00</td></tdd<>		Da	ate of S	ale Assessec	l Val	ue		4371			00	0	10015		002	00	00
Assessor Location:       RED       CLOUD       (RC)       A)       1       19       01       C)       1       D)       1       D)       6       F)       1         Multiple Improvements:       Commercial Cecupancy Code:       Improvements:       Improvements: <td>Land</td> <td>1</td> <td>Imp</td> <td>orovements</td> <td></td> <td></td> <td>Total</td> <td></td> <td>]</td> <td>Date of</td> <td>Sale ]</td> <td>Property</td> <td>Classific</td> <td>ation</td> <td>Code</td> <td></td> <td></td>	Land	1	Imp	orovements			Total		]	Date of	Sale ]	Property	Classific	ation	Code		
Residential         Commercial           Multiple Improvements:         Multiple. Improvements:         Multiple. Improvements:           Construction Date:         Construction Date:         1890         Construction Date:           Builting Construction Date:         1.452         Floor Sq. Pt.:         1.452           Builting Construction Date:         131, 655         Cont:         Commercial Occupancy Code:           Itom Construction Class:         Other         Other         Other           (100)         Moon Out         Primary:         Other         Other           (101)         One Story         (20)         E adaly Worn         Commercial Construction Class:           (102)         Two Story         (30)         Average         (1)         Fireproof Structural Steel Frame           (103)         Split Level         (40)         Good         (3)         Mascrup Rearing Walls           (111)         Bi-Level         (60)         Very Good         (3)         Mascrup Rearing Walls           (104)         Gore         Split Level         (40)         Good         (5)         Metal Prame and Walls           (104)         Deve         Cost Rank:         Condition:         Condition:           (201)         Fair		690		14,54	0		15,230	Status	PI	roperty T	ре	Zoning	Location	ı Ci	ty Size	Parc	el Size
Multiple Improvements:         Multiple. Improvements:         Multiple. Improvements:           Construction Date:         Construction Date:         1890         Construction Date:           Floor:         Floor: Sp. R:         1,452         Floor: Sp. R:         Construction Date:           Building Cost New:         Cost:         131,655         Cost:         Cost:         Cost:           (100)         Mobile Home         (10)         Wom Out         Primary:         Other1:         Other2:           (101)         One Story         (20)         B Badly Wom         Commercial Construction Class:         Other2:           (102)         Two Story         (30)         Average         (1)         Floor: Offstuctural Steel Frame           (103)         Split Level         (40)         Good         (2)         Reinforced Concrete Frame           (104)         Bit Level         (40)         Excellent         (4)         Wood or Steel Frame Ad Walls           (111)         Bit-Level         (60)         Excellent         (4)         Wood or Steel Pramed Ext Walls           (111)         Bit-Level         (40)         Good         (5)         Metal Prame and Walls           Fornhouse or Duples Style:         Residential Quality: 30         (6)	Assessor Lo	ocation:	RED	CLOUD (I	RC)			A) <b>1</b>	B)	01		C) 1	D) 1	E)	6	F)	1
Construction Date         Construction Date         1890         Construction Date :           Floor:         Floor Sq. FL:         1,452         Floor Sq. FL:         Term           Building CostNew:         Cost:         131,655         Cost:         Commercial Occupancy Code:           (100)         Mobile Flome         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         One Story         (20)         BB Badly Worn         Commercial Construction Class:         Other2:           (102)         Two Story         (30)         Average         (1)         If proor Structural Steel Frame           (103)         Split Level         (40)         Good         (2)         Reinforced Concrete Frame           (104)         Bi 1/2 Story         (30)         Average         (3)         Masomy Bearing Walls           (111)         Bi-Level         (60)         Excellent         (4)         Wood or Steel Frame dExt. Walls           (104)         Dirtz Story         (30)         Kastare         Condition:         Good           (301)         One Story         (10)         Low         (10)         Worn         Good           (302)         Split Level         (40)         Average							Residentia	I					Commer	cial		-	
Floor         Floor Sq. FL:         1,452         Floor Sq. FL:           Building Cost New:         Cost:         131,655         Cost:           Single Family Style:         104         Residential Condition:         20         Commercial Occupancy Code:           (100)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         One Story         (20)         BB addy Worn         Commercial Construction Class:           (102)         Two Story         (30)         Average         (1)         Fireproof Structural Steel Prame           (103)         Split Level         (40)         Good         (3)         Masomy Bearing Walls           (111)         Bi-Level         (60)         Excellent         (4)         Wood or Steel Prame Bext Walls           (104)         D one Story         (10)         Low         Cost Rank:         Condition:           (200)         D fair         (10)         Low         (10)         Low         (10)         Worn Out           (302)         Two Story         (20)         Fair         (10)         Low         (10)         Worn Out           (302)         Two Story         (30)         M Average         (20)	í	Mul	tiple Im	provements:	Multi	iple. In	provements. :			Multiple	. Impro	vements. :					
Building Cost New:         Cost :         131, 655         Cost :           Single Family Style:         104         Residential Condition:         20         Commercial Occupancy Code:           (100)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         One Story         (20)         Bit Badity Worn         Commercial Construction Class:         (10)           (102)         T Yo Story         (30)         A verage         (1)         Frierproof Structural Steel Frame           (103)         Split Level         (40)         Good         (2)         Residential Quality: 30         (3)         Masonry Bearing Walls           (111)         Bi-Level         (60)         Excellent         (4)         Good         (3)         Masonry Bearing Walls           (104)         Bi Level         (60)         Excellent         (4)         Mood or Steel Frame         (10)           (106)         One Story         (101)         Low         Cost Rank:         Condition:           (301)         One Story         (20)         Fair         (10)         Low         (10)         Bdy Worn           (302)         T Yo Story         (20)         Fair         (10)			Constr	uction Date:	Cons	truction	n Date : 18	90	:	Construc	tion Da	ate :					
Single Family Style: 104         Residential Condition: 20         Commercial Occupancy Code:           (100)         Mobile Home         (10)         Wom Out         Primary: Other1: Other2:           (101)         One Story         (20)         B Badly Wom         Commercial Construction Class:           (102)         Two Story         (30)         Avarage         (1)         Firmproof Structural Steel Frame           (103)         Split Level         (40)         Good         (2)         Reinforced Concrete Frame           (104)         Split Level         (40)         Good         (3)         Masony Bearing Walls           (111)         Bi-Level         (60)         Excellent         (4)         Woon Out           (104)         GotAcceree         (3)         Masony Bearing Walls           (111)         Bi-Level         (60)         Excellent         (4)         Woon Out           (301)         One Story         (10)         Low         Oest Rank:         Condition:           (302)         Two Story         (3)         B Average         (20)         Average         (30)         Average           (301)         I.2 Story         (3)         B Average         (20)         Average         (30)         Aver				Floor:	Floor	Sq. Ft	.: 1,4	52		Floor Sq	. Ft. :						
(100 □ Mobile Home       (10) □ Worn Out       Primary: Other1: Other2:       Other2:         (101 □ One Story       (20) ■ Badly Worn       Commercial Construction Class:         (102 □ Two Story       (30) □ Average       (1) □ Frieproof Structural Stele Frame         (103 □ Split Level       (40) □ Good       (2) □ Reinforced Concrete Frame         (104 □ Bi 1/2 Story       (50) □ Very Good       (3) □ Masonry Bearing Walls         (111 □ Bi-Level       (60) □ Excellent       (4) □ Wood or Stele Frame dExt. Walls         (106) □ Other       (5) □ Metal Frame and Walls       Image: Condition:         (300 □ Other       (5) □ Metal Prame and Walls       Image: Condition:         (301 □ One Story       (10) □ Low       (10) □ Worn Out         (301 □ One Story       (20) □ Fair       (10) □ Low       (10) □ Worn Out         (302 □ Two Story       (20) □ Fair       (10) □ Low       (10) □ Worn Out         (307 □ 1 1/2 Story       (30) ■ Average       (20) □ Average       (30) □ Average         (304 □ One Story Duplex       (60) □ Excellent       (30) □ Average       (30) □ Average         (309 □ 2 1/2 Story       (50) □ Very Good       (40) □ Good       (30) □ Average       (30) □ Average         (305 □ Two Story Duplex       (60) □ Excellent       (60) □ Excellent       (60) □ Excellent <td></td> <td></td> <td>Buildin</td> <td>ig Cost New:</td> <td>Cost</td> <td>:</td> <td>131,6</td> <td>55</td> <td></td> <td>Cost :</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>			Buildin	ig Cost New:	Cost	:	131,6	55		Cost :							
(10)       One Story       (20)       B Badly Wom       Commercial Construction Class:         (102)       Two Story       (30)       Average       (1)       Fireproof Structural Steel Frame         (103)       Split Level       (40)       Good       (2)       Reinforced Concrete Frame         (104)       B 1 1/2 Story       (50)       Very Good       (3)       Masomy Bearing Walls         (111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Frame Ext. Walls         (106)       Other       (5)       Metal Prame and Walls       Intermediate Styles       Residential Quality: 30       (6)       Pole Frame         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Worn Out         (307)       1 1/2 Story       (30)       B Average       (20)       Average       (20)       Badly Worn         (308)       Split Level       (40)       Good       (30)       Above Average       (30)       Average         (304)       One Story Duplex       (60)       Excellent       (60)       Excellent         Assessor's Adjustment to Sale P	Single Family	y Style:	104		Resi	denti	al Condition: 2	0		Comm	ercial	Occupan	cy Code:				
(10)       Two Story       (30)       Average       (1)       Fireproof Structural Steel Frame         (103)       Split Level       (40)       Good       (2)       Reinforced Concrete Frame         (114)       Bi 11/2 Story       (50)       Very Good       (3)       Masomy Bearing Walls         (111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Frame Ext. Walls         (106)       Other       (5)       Mestdential Quality: 30       (6)       Pole Frame and Walls         Fownhouse or Duplex Style:       Residential Quality: 30       (6)       Pole Frame       Condition:         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Worn Out         (307)       Two Story       (30)       E Average       (20)       Average       (20)       Bedly Worn         (308)       Split Level       (40)       Good       (30)       Average       (30)       Excellent       (40)	(100) 🗆 Mo	bile Hon	ne		(10)		Wom Out			Primary	r:	O	her1:	ŕ	Other2:		
(103)       Split Level       (40)       Good       (2)       Reinforced Concrete Frame         (104)       Image: Inf2 Story       (50)       Very Good       (3)       Masonry Bearing Walls         (111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Frame Ext. Walls         (106)       Other       (5)       Metal Frame and Walls       Frame         Fownhouse or Duples Style:       Residential Quality: 30       (6)       Pole Frame         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Worn Out         (307)       11/2 Story       (30)       B Average       (20)       Average       (20)       B adly Worn         (308)       Split Level       (40)       Good       (30)       Average       (20)       B adly Worn         (308)       Split Level       (40)       Good       (30)       Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       Good       Good       (30)       Average       (30)       Very Good         (305)       T	(101) 🗆 On	e Story			(20)	×	Badly Worn			Comm	rcial	Construc	tion Class:	:			
(104) Bi       11/2 Story       (50)       Very Good       (3)       Masonry Bearing Walls         (111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Framed Ext. Walls         (106)       Other       (5)       Metal Prame and Walls         Fownhouse or Duplex Style:       Residential Quality: 30       (6)       Pole Frame         (301)       One Story       (10)       Low       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)         (307)       1 1/2 Story       (30)       B Average       (20)       Average       (20)       Badly Worn         (308)       Split Level       (40)       Good       (30)       Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good         (306)       Two Story Duplex       (60)       Excellent       (50)       Very Good         (307)       Two Story Duplex       (60)       Excellent       (50)       Very Good         (306)       Two Story Duplex       (60)       Excellent       (50)       Very Good         (306)       Two Story Duplex	(102) 🗆 Tw	o Story			(30)		Average			(1) [	] Fire	eproof Str	uctural Stee	el Frame	Э		
(111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Framed Ext. Walls         (106)       Other       (5)       Metal Frame and Walls         Fownhouse or Duplex Style:       Residential Quality: 30       (6)       Pole Frame         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Wood Or Steel Framed Ext. Walls         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Wood Or Out         (307)       1 1/2 Story       (30)       E Average       (20)       Average       (20)       Badly Wom         (308)       Split Level       (40)       Good       (30)       Above Average       (30)       Average         (304)       One Story Duplex       (50)       Very Good       (40)       High       (40)       Good         (305)       Two Story Duplex       (60)       Excellent       (50)       Very Good       (60)       Excellent         Assessor's Adjustment to Sale Price (+ or -):       Assessor Comments and Reason for Adjustment:       TureTureTureTureTureTur       Tur       Tur <td< td=""><td>(103) 🗆 Spl</td><td>lit Level</td><td></td><td></td><td>(40)</td><td></td><td>Good</td><td></td><td></td><td>(2) E</td><td>l Rei</td><td>nforced C</td><td>oncrete Fra</td><td>ame</td><td></td><td></td><td></td></td<>	(103) 🗆 Spl	lit Level			(40)		Good			(2) E	l Rei	nforced C	oncrete Fra	ame			
(106 □ Other       (5) □ Metal Frame and Walls         Townhouse or Duplex Style:       Residential Quality: 30       (6) □ Pole Frame         (301 □ One Story       (10) □ Low       Cost Rank:       Condition:         (302 □ Two Story       (20) □ Fair       (10) □ Low       (10) □ Worn Out         (307 □ 1 1/2 Story       (30) ■ Average       (20) □ Average       (30) □ Average         (309 □ 2 1/2 Story       (50) □ Very Good       (40) □ Good       (30) □ Above Average       (30) □ Average         (309 □ 2 1/2 Story       (50) □ Very Good       (40) □ High       (40) □ Good       (50) □ Very Good         (303 □ Two Story Duplex       (60) □ Excellent       (50) □ Very Good       (60) □ Excellent       Very Good         (305 □ Two Story Duplex       (60) □ Excellent       (60) □ Excellent       (60) □ Excellent       Very Good         Assessor's Adjustment to Sale Price (+ or -):       Assessor's Adjustment to Sale Price (+ or -):       Very Sood       Very Sood       Very Sood         000120000       Comments from       Comments:       Very Sood       Very Sood       Very Sood	(104) 🐱 11	/2 Story			(50)		Very Good			(3) E	] Ma	sonry Bea	ring Walls				
Commonuse or Duplex Style:         Residential Quality:         30         (6)         Pole Frame           (301)         One Story         (10)         Low         Cost Rank:         Condition:           (302)         Two Story         (20)         Fair         (10)         Low         (10)         Worn Out           (307)         11/2 Story         (30)         Ed Average         (20)         Average         (20)         Badly Worn           (308)         Split Level         (40)         Good         (30)         Average         (30)         Average           (309)         2 1/2 Story         (50)         Very Good         (40)         High         (40)         Good           (304)         One Story Duplex         (60)         Excellent         (50)         Very Good           (305)         Two Story Duplex         (60)         Excellent         (50)         Very Good           Assessor's Adjustment to Sale Price (+ or -):         Assessor Comments and Reason for Adjustment:         JTWD         Very Good         Very Good           000120000         Image: Comments:         Image: Comment	(111) 🗆 Bi-	Level			(60)		Excellent			(4) E	] Wo	ood or Ste	el Framed I	Ext. Wa	lls		
(301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Wom Out         (307)       1 1/2 Story       (30)       B Average       (20)       Average       (20)       B adly Wom         (308)       Split Level       (40)       Good       (30)       Above Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent         Assessor's Adjustment to Sale Price (+ or -):       Assessor Comments and Reason for Adjustment:       Image: Sale Sale Sale Sale Sale Sale Sale Sale	(106) 🛛 Oth	ner								(5) E	] Me	tal Frame	and Walls				
(302)       Two Story       (20)       Fair       (10)       Low       (10)       Wom Out         (307)       1 1/2 Story       (30)       M Average       (20)       Average       (20)       Badly Wom         (308)       Split Level       (40)       Good       (30)       Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent         Assessor's Adjustment to Sale Price (+ or -):       Assessor Comments and Reason for Adjustment:       JTWD         JTWD       JTWD       Comments:       O00120000       Use Story	Townhouse of	r Duples	Style:		Resi	denti	al Quality: 30			(6) E	] Pol	e Frame					
(307)       1 1/2 Story       (30)       E Average       (20)       Average       (20)       Badly Wom         (308)       Split Level       (40)       Good       (30)       Above Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent         Assessor's Adjustment to Sale Price (+ or -):       Assessor Comments and Reason for Adjustment:       JTWD       JTWD	(301) 🗆 On	e Story			(10)					Cost Ra	ank:			Conditi	on:		
(308)       Split Level       (40)       Good       (30)       Above Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent         Assessor's Adjustment to Sale Price (+ or -):       Assessor Comments and Reason for Adjustment:       JTWD       JTWD	(302) 🗆 Tw	ro Story			(20)		Fair			(10) E	] Lov	₩	(	<u>`</u>			
(309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent         Assessor's Adjustment to Sale Price (+ or -):       Assessor Comments and Reason for Adjustment:       JTWD         JTWD	(307) 🗆 1 1/	/2 Story			(30)	×								(20)	l Badly	Worn	
(304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent         Assessor's Adjustment to Sale Price (+ or -):       Assessor Comments and Reason for Adjustment:       JTWD       JTWD         Assessor Comments from       Comments:       Comments:       000120000       Comments:	(308) 🗆 Spl	lit Level			(40)		Good						ge (	(30)	l Avera	ge	
(305) □ Two Story Duplex       (60) □ Excellent         Assessor's Adjustment to Sale Price (+ or -):       Assessor Comments and Reason for Adjustment:         JTWD	(309) 🗆 2 1/	/2 Story			(50)		Very Good			(40) E	] Hig	ţh	(	(40) 🛛	l Good		
Assessor's Adjustment to Sale Price (+ or -): Assessor Comments and Reason for Adjustment: JTWD Comments from 000120000	(304) 🗆 On	e Story E	Duplex		(60)		Excellent							(50) 🗆	l Very (	Good	
Assessor Comments and Reason for Adjustment: JTWD Comments from Comments: 000120000	(305) 🗆 Tw	o Story I	Duplex										(	(60) 🗆	l Excell	ent	
JTWD Comments from O00120000	Assessor's	s Adju	stmen	t to Sale P	rice	(+ 0	r -):										
Comments from Comments: 000120000	Assessor Co	omment	s and <b>R</b>	Reason for A	djus	tmen	t:				<u>.</u>						
000120000	JTWD																
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Nebraska Department of		Insfer Statement	<sup>FORM</sup> 521
		ent is signed and items 1-25 are accurately completed	
1 County Name	2 County Number	3 Date of Sale/Transfer 4 Date of Deed	ay 3) yr. 17
5 Grantor's Name, Addre	ess, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Brandon D. Young		Grantee's Name (Buyer) Francis X. Ray and Jodie L. Nichols	
Street or Other Mailing Ad 442 North Franklin	ldress	Street or Other Mailing Address 502 North elm St.	
Red Cloud	State Zip Code NE 68970		Zip Code 68970
Phone Number (402) 746-4081		Phone Number (402) 257-7350 Is the grantee a 501(c)(3) organ If Yes, is the grantee a 509(a) fo	
Email Address		Email Address NA	
7 Property Classificatio	n Number. Check one box in categories A and B. Check C	if property is also a mobile home.	
(A) Status		B) Property Type	(C)
Improved Unimproved IOLL	Single Family     Industrial       Multi-Family     Agricultural       Commercial     Recreational	Mineral Interests-Nonproducing       State Assesse         Mineral Interests-Producing       Exempt	d 🛛 🗌 Mobile Home
Bill of Sale	Corrective Easement	and Contract/Memo Partition Sheriff [ ease Personal Rep. Trust/Trustee lineral Quit Claim V Warranty	Other
9 Was the property purc part of an IRS like-kind (I.R.C. § 1031 Exchang ☐ Yes	d exchange? Auction Easement Gift Geourt Decree Exchange Gran rred in full? (If No, explain the division.)	Life Estate	Transfer on Death Trustee to Beneficiary Other (Explain) No, state the intended use.)
☐ Yes   ✔No	Brothers and Sisters     Grandparent       Ex-spouse     Parents and	Partnership, or LLC       Self       Ot         s and Grandchild       Spouse         Child       Step-parent and Step-child	her
14 What is the current mar \$11,185	ket value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	d interest rate.) %
	livide a current parcel of land?	17 Was transfer through a real estate agent or a title compan of the agent or title company contact.) Yes	y? (If Yes, include the name
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement	Should be Sent
502 North Elm	St. Red Cloud, NE 68970	Grantee	
18a 🗌 No address assig	ned 18b Vacant land		
<sup>20 Legal Description</sup> Lots Thirteen ( Nebraska	13) and Fourteen (14), Block Four (4	Richardson'S 4), <del>Radeliff'</del> s Addition to Red Cloud, W	ebster County,
21 If agricultural, list total r	number of acres	-	
22 Total purchase price	e, including any liabilities assumed	22 <sup>3</sup>	21,600,00
23 Was non-real prope	rty included in the purchase? TYes I No (If Yes,	enter dollar amount and attach itemized list.)	i
24 Adjusted purchase	price paid for real estate (line 22 minus line 23)		21,600 00
Unde	empt from the documentary stamp tax, list the exemption r penalties of law, I declare that I have examined this statem I that I am duly authorized to sign this statement.	on number nent and that it is, to the best of my knowledge and belief, true,	complete, and
	Pe Name of Grantee of Authorized Representative	2	Phone Number
sign grature	of Grantee or Authorized Representative	Title	
here ' Signature of	Register of Deed's Use (		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	TO Dept. Ose Only
Mo. 2 Day 27	Lyr. 2008 \$ 49.50	BK2003, Pa 341	
Nebraska Department of Reven Form No. 96-269-2008 2-2016 F	Rev. Supersedes 96-269-2008 Rev. 7-2014	this document for your records.	Rev. Stat. §§ 76-214, 77-1327(2)

BOOK 2023 PAGE 34

State of Nebraska ss. Entered on the numerical index and filed for record in the Clerk's office of said county this 74day of Tebriony A.D., 2023, at 2:14 o'clock P M. Recorded in Book TOP on Page County Clerk taño all \_\_\_Deputy \$10.00 Carded \_Assessor\_ Ind \_Comp\_



Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970

#### JOINT TENANCY WARRANTY DEED

Brandon D. Young, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Francis X. Ray, a single person, and Jodie L. Nichols, a single person, conveys to Grantee, as joint tenants with rights of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Sixteen (16), Seventeen (17), and the South Half (S1/2) of Lot Eighteen (18), Block Two (2), Richardson's Addition to Red Cloud, Webster County, Nebraska.

Grantor covenants, jointly and severally, with Grantee that Grantors:

- (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.

2017. Executed

Brandon D.

STATE OF NEBRASKA COUNTY OF WEBSTER

2017 by The foregoing instrument was acknowledged before me or Brandon D. Young, a single person.

) ss.

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

Notary Public

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Cnty No.		ok	Page	-	Date		1 00				trict Code		~ 1	<u></u>		
91	20		342		/2023	Base: 9	01-00	02		ffiliated: Unified:						
Location		Sale	Number	Useability				1	ŀ	Parcel N	lumber		<del>.</del>	<b>_</b>		
0018070	000		54	4	05	GeoCde	Twn	Rng	Sect		Subdiv	Area	Blk	Par		
	D	ate of S	ale Assessed	Value	·	4491	1	11	15	1	00000	1	000	78	65	
Land	l	Imp	provements	T	otal	Date of Sal				Property	Classific	ation (	ation Code			
75	,165				75,165	Status	Pro	perty Ty	pe	Zoning	Location	ı Cif	ty Size	Parcel	l Size	
		Irrigat	tion Type:			A) <b>2</b>	B)	05		C) 5	D) <b>3</b>	E)	0	F)	8	
LCG	;		ACRES:	VAI	LUE:		LCG			ACR	ES:		VAL	UE:		
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	1 <i>A</i>								IG							
	2A1	-							G1			 				
	2A								2G			<u> </u>				
	3A1								G1							
	3A 4A1								3G G1			<u> </u>				
	4A) 4A								4G		7.680	<u> </u>		3,8	40	
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	10	-	6.130		15,940			Accreti								
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	2E							Otl	ner							
	3D1					AG L	AND '	ΤΟΤΑ	$\mathbf{T}$		7.850	ļ		79,0	35	
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	building	_				Noi	n-AG '	TOTA			2.060	<u> </u>		B.I		
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			t to Sale Pr leason for Ad		):			10131	Keca	apture	Value:					
			OPERTY IN		2											
Comments	from						Comme	ents:								
001807							- on me									
								<u></u>		<u> </u>						
						· · · ·			<u> </u>				(Conti	inue on t	back)	
<u> </u>														PAT 96-1		

NEBRASKA Good Life, Great Service. •To be filed with the Register of Deeds.	insfer Statement 54	FORM 521
	hment and identify the applicable item number.	521
And an and a second s	ent is signed and items 1-25 are accurately complete	4.
1 County Name  2 County Number	3 Date of Sale/Transfer 4 Date of Deed	17 73
WEBSTER - 91		Day <u>17 yr. 23</u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print	l
Grantor's Name (Seller) Iantha Hicks	Grantee's Name (Buyer) Iantha F. Hicks, Trustee of the Iantha F. H	icks Living Trust
Street or Other Mailing Address 1909 Janeway	Street or Other Mailing Address 1909 Janeway	
City State Zip Code Clovis NM 88101	City State Clovis NM	Zip Code 88101
Phone Number (575) 749-2571	Phone Number (575) 749-2571 Is the grantee a 501(c)(3) orga If Yes, is the grantee a 509(a) f	nization? Yes No
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C (A) Status (		(C)
Improved     Single Family     Industrial       Unimproved     Multi-Family     Agricultural       IOLL     Commercial     Recreational	B) Property Type  Mineral Interests-Nonproducing  Mineral Interests-Producing  Exempt	ed Dobile Home
Bill of Sale Corrective Easement	and Contract/Memo     Partition     Sheriff       ease     Personal Rep.     Trust/Trustee       /ineral     Quit Claim     Warranty	Other
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Irrevocable Trust       Revocable Trust         Life Estate       Sale         ntor Trust       Partition         Image: Sale       Image: Sale         12       Was real estate purchased for same use?         Image: Ves       No	Transfer on Death Trustee to Beneficiary Other (Explain) If No, state the intended use.)
	Partnership, or LLC Self	)ther
Brothers and Sisters     Grandparent       Ex-spouse     Parents and	— ·· ·	
14 What is the current market value of the real property? \$90,000	15 Was the mortgage assumed? (If Yes, state the amount ar         □ Yes       ✓ No       S	%
16 Does this conveyance divide a current parcel of land? ☐ Yes  ✓ No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.)	ny? (If Yes, include the name
18 Address of Property         18a ✓ No address assigned       18b □ Vacant land	19 Name and Address of Person to Whom the Tax Statemer Iantha F. Hicks, Trustee Iantha F. Hicks Living Trust 1909 Janeway Clovis, NM 88101	t Should be Sent
<ul> <li>20 Legal Description (Attach additional pages, if needed.)</li> <li>NW/4NE/4 Section 15, T1N, R11W, 6th P.M. Webs</li> <li>21 If agricultural, list total number of acres transferred in this transaction <u>39.910 acr</u></li> </ul>	- 75	
<ul> <li>22 Total purchase price, including any liabilities assumed</li></ul>	22 <sup>\$</sup> e instructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		000
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.	on number <u>REG-52-003.02D</u> 5b nent and that it is, to the best of my knowledge and belief, true	
Print or Type Name of Grantee or Authorized, Representative		(575) 749-2571 Phone Nymber
here Signature of Grantee or Authorized Representative	Trustee	 Date
liele	N-1	For Dentilly Oak
Register of Deed's Use 0       26 Date Deed Recorded       Mo.     2       Mo.     2       Day     2       Yr.     2       S     EVenpt # 5b	BK2023, g 342	For Dept. Use Only
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	this document for your records.	233 - 233 - 233 233

BOOK 2023 PAGE 342

State o	of Nebraska	lee
County	of Webster	<b>S S</b>

Comp

Ind

323

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 2 day
of Fob A.D., 2023, at 12:51
o'clock DM. Recorded in Book 2023
on Page 342
abbutaria County Clerk
10.00 0 0 Deputy

Assessor

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date 2-21-23	
\$ Fremnittso By AS	_

### WARRANTY DEED

Return to: Kathleen M. Haynes, P.C., 501 Commerce Way, Suite 1, Clovis, NM 88101

GRANTOR(S), IANTHA HICKS, a single person

whether one or more, in consideration of ZERO DOLLARS

Carded

receipt of which is hereby acknowledged, conveys to GRANTEE(S) IANTHA F. HICKS, as Trustee of the IANTHA F. HICKS LIVING TRUST DATED February 17<sup>th</sup>, 2023 the following described real estate (as defined in Neb. Rev. Stat § 76-201) in WEBSTER County, Nebraska

NW/4NE/4 Section 15, Township 1 North (T1N), Range Eleven West (R11W), 6th P.M. Webster County, Nebraska

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

(1) Is lawfully seized of such real estate and that it is free from encumbrances, except: None

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

Warrants and will defend the title to the real estate against the lawful claims of all.

Executed this 17th day of February 2023.by IANTHA MICKS New Mexico State of Mebraska, County of \_ CURRY The foregoing instrument was acknowledged before me this  $17^{\text{th}}$  day of Fehrward/2023 by IANTHA HICKS Kim Renie Chambers Printed Notary Name My Commission Expires: 9/29/2026 Kenu Notary Public Signature

STATE OF NEW MEXICO NOTARY PUBLIC KIM RENEE CHAMBERS COMMISSION NUMBER 1040927 EXPIRATION DATE 09-29-2026

### Residential & Commercial Sales Worksheet

					Dates v			<u>v</u> .							
Cnty No.	Bo	ok	Page		Sale Date	School District Code									
91	202	23	344	2	/28/2023	Base: 9	002 Affiliated:				Unified:				
Location	D	Sale	Number	Useab	oility & Code #		Parcel Number								
0001589	900		55	1		GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Pa	rcel
	Da	te of S	ale Assessec	l Value		4371			00	) 0	10075		001	00	00
Land	I	Improvements			Total D			Date of	Sale	Property	/ Classific	ation	Code		
1	,005		104,89	0	105,895	Status	Pr	operty T	ype	Zoning	Location	ι <b>Ci</b>	y Size	Parce	el Size
Assessor Lo	Assessor Location: RED CLOUD (					A) <b>1</b>	B)	01		C) 1	D) 1	E)	6	F)	2
					Residentia	L					Commer	cial			
	Mult	iple Im	provements:	Multiple.	Improvements. :			Multiple	. Impro	ovements. :					
		Constr	ruction Date:	Constructi	on Date : 19	50		Construc	tion D	ate :					
			Floor:	Floor Sq. 1	Ft.: <b>1,4</b>	10		Floor Sq	. Ft. :						
		Buildin	ıg Cost New:	Cost :	196,1	25		Cost :							
Single Family	y Style:	101		Residen	tial Condition: 3	0		Comm	ercial	Occupan	cy Code:				
(100) 🗖 Mo	obile Hom	e		(10)	Worn Out			Primary	r:	Of	her1:	1	Other2:		
(101) 🗷 On	le Story			(20)	Badly Worn		-	Comm	ercial	Construc	tion Class:				
(102) 🗆 Tw	o Story			(30) 🗷 Average				(1) E	] Fir	eproof Str	uctural Stee	l Fram	e		
(103) 🗆 Spl	lit Level			(40) 🛛	Good			(2) 🗆 Reinforced Concrete Frame							
(104) 🗆 1 1	/2 Story			(50) 🗆	Very Good			(3) E	] Ma	isonry Bea	ring Walls				
(111) 🗆 Bi-	Level			(60) 🗆 Excellent				(4) 🗆 Wood or Steel Framed Ext. Walls							
(106) 🗆 Otl	her							(5) E	] Me	etal Frame	and Walls				
Townhouse o	r Duplex	Style:		Resident	tial Quality: 30			(6) E	] Po	le Frame					
(301) 🗆 On	e Story			(10)	Low			Cost R	ank:		(	Conditi	on:		
(302) 🗆 Tw	o Story			(20) 🛛	Fair	_		(10) E	] Lo	w	(	· /	Worn		
(307) 🗆 11.	/2 Story		_10+	(30) 🗷	Average				] Av				l Badly		
(308) 🗆 Spl	lit Level			(40) 🛛	Good			(30) E	] Ab	ove Avera	ge (	(30) 🗆	Avera	ge	
(309) 🗆 21.	/2 Story		· • (	(50) 🛛	Very Good			(40) E	] Hig	gh			Good		
(304) 🗆 On				(60) 🛛	Excellent								Very (		
(305) 🗆 Tw	vo Story D	Juplex									(	(60) 🗆	Excell	ent	
Assessor's	s Adjus	stmen	t to Sale P	rice (+	or -):										
Assessor Co							<u>k</u>	<u> </u>							
JTWD			0												
													10 mil		
Comments							Comm	ents:		· ,	· · · ·				
000158	900														
									· · ·		100		(Cont	inue on	back)
													_		

NEBRASKA   Real Estate Tra	ansfer Statement 55	FORM
Good Life. Great Service. • To be filed with the Register of Deeds. • I	Read instructions on reverse side.	521
	hment and identify the applicable item number.	
1 County Name 2 County Number	ant is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91	Mo. 21 Day 28 Yr. 2023 Mo. 2 Day	20 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Mary Marlene Hansen	Grantee's Name (Buyer) Charles R. Van Beber and Merna C. Van Be	ber
Street or Other Mailing Address The N. Chen. St. Ant. 41	Street or Other Mailing Address 2117-Glenfair Ro 207 W 7 The	Alle
City State Zip Code Red Cloud NE 6897	City O C State	Zip Code 68970-80631
Phone Number 462744-4030 20	Phone Number / Is the grantee a 501(c)(3) organiz	ation? Yes No
Email Address	Email Address	
n/a	n/a	1
7 Property Classification Number. Check one box in categories A and B. Check C (A) Status	B) Property Type	(C)
Improved     Single Family     Industrial       Unimproved     Multi-Family     Agricultural       IOLL     Commercial     Recreational	Mineral Interests-Nonproducing       State Assessed         Mineral Interests-Producing       Exempt	Mobile Home
Bill of Sale Corrective Easement	Land Contract/Memo Partition Sheriff Lease Personal Rep. Trust/Trustee Vineral Quit Claim Warranty	] Other
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale	ansfer on Death ustee to Beneficiary ther (Explain) No, state the intended use.)
Ves No	Ves 🗌 No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary r Yes VNO Aunt or Uncle to Niece or Nephew Family Corp	elatives? (If Yes, check the appropriate box.) , Partnership, or LLC	er
Brothers and Sisters     Grandparen       Ex-spouse     Parents and	is and Grandchild Spouse Child Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
\$158,000	Yes ✓ No \$	%
16 Does this conveyance divide a current parcel of land? ☐ Yes  ✓ No	17 Was transfer through a real estate agent or a title company' of the agent or title company contact.) Ves GTA Real	Estate No
18 Address of Property 707 W 7th Avenue	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
Red Cloud, NE 68970	Grantee	
18a 🗌 No address assigned 18b 🗌 Vacant land		
<ul> <li>20 Legal Description (Attach additional pages, if needed.) The West 86 feet of lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11 Webster County, Nebraska.</li> <li>21 If agricultural, list total number of acres transferred in this transaction</li></ul>	) and Twelve (12), Block One (1), Case & McNeny ' s Add	ition to Red Cloud,
22 Total purchase price, including any liabilities assumed	22 \$	158,000,00
23 Was non-real property included in the purchase?	\$	158,000.00
Yes No (If Yes, enter dollar amount and attach itemized list.) (se	\$	158,000,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		
25 If this transfer is exempt from the documentary stamp tax, list the exempt Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement. Charles R. Van Beber	on number nent and that it is, to the best of my knowledge and belief, true, c 9	omplete, and 54-718-9679
Print or Type Name of Grantee or Authorized Representative	<i>d</i>	Phone Number
sign charles & Van Bel	Grantee	
here Signature of Grantee of Authorized Representative	Title	
Register of Deed's Use		For Dept. Use Only
26 Date Deed Recorded     27 Value of Stamp or Exempt Number       Mo.     Day     28 Yr.       A3     \$ 355,50	BK2023 Re 344	
Mo.         Day         The operation of the second	Authorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)

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 20 day
of teb A.D., 2023, at 8:58
o'clock A. M. Recorded in Book 2023
on Page 344
ahhay taria County Clerk
D. C C Deputy
ind Comp Assessor Carded

1000	NEBRASKA DOCUMENTARY	
Number of Contemporation	STAMP TAX	
1	Date 2-28-23	
ļ	\$ 355.50 Byad	

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

#### JOINT TENANCY WARRANTY DEED

Mary Marlene Hansen, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Charles R. Van Beber and Merna C. Van Beber, husband and wife, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West 86 feet of Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block One (1), Case and McNeny's Addition to Red Cloud, Webster County, Nebraska

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

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

Executed FLbrua

February 27 , 2023.

mary marlene Mary Marlene Hansen

STATE OF NEBRASKA	
COUNTY OF WEBSTER	

) ) ss. )

The foregoing instrument was acknowledged before me on by Mary Marlene Hansen, a single person.

February 27 , 2023

à r	ENERAL NOTARY - State of Nebratka
	BRIDGET DAEHLING
	My Comm. Exp. May 19, 2024
12	

Notary Public

My commission expires: May 9,2024

# Residential & Commercial Sales Worksheet

	essante de la constante		35.10 Ex. 311 242 - 1		I VIII				vorie der er				
and a state of the	Book	Page	and Lifeates are	Sale Date				<u> 19 an an</u>	at frank 1994 y	strict Cod			
91	2023	229	12	/27/2022	Base: 9	074 Affiliated:				Unified:			
Location ID	Sal	e Number	Useabi	lity & Code #	Parcel Number				Number				
000313600		36	4	05	GeoCde	T₩n	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
	Date of S	Sale Assessed	Value		4133			00	0	20010		004	0000
Land	Im	provements		Total			Date of	Sale P	ropert	y Classific	ation	Code	
1,05	0	29,520		30,570	Status	Pr	operty Ty	тре	Zoning	Locatio	n Cit	y Size	Parcel Size
Assessor Locatio	on: BLU	E HILL (B	H)		A) <b>1</b>	B)	01	(	01	D) 1	E)	6	F) 1
				Residential						Comme	rcial		
Ì	Aultiple In	oprovements:	Multiple. In	provements. :	in an in the		Multiple	Improv	ements. :	<u>la de la secon</u>			<u></u>
	an da sa da sa ƙasar ƙasar ƙ	Burth Arthur et al	Constructio		61		Construc	tion Dat	e:				
		Floor:	Floor Sq. F	7	20		Floor Sq	. Ft. :	·				
	Buildi	and the second second	Cost :	81,1	15		Cost :						
Single Family Styl	a the second to be		Residenti	al Condition: 2	5		Comme	ercial C	)ccupan	cy Code:			
(100) 🗆 Mobile H			(10)	Worn Out	<u> </u>	<u> </u>	Primary			ther1:		Other2:	<u></u>
(101) 🗷 One Stor	ry		(20) 🗷 Badly Worn				Commercial Construction Class:						
(102) 🗆 Two Sto	ıy		(30) 🗷 Average				(1)  Fireproof Structural Steel Frame						
(103) 🗆 Split Lev	<i>v</i> el		(40) 🗆 Good				(2)  Reinforced Concrete Frame						
(104) 🗆 1 1/2 Sto	лу		(50) 🗆 Very Good				(3)  Masonry Bearing Walls						
(111) 🗆 Bi-Level			(60)  Excellent				(4) Uwood or Steel Framed Ext. Walls						
(106) 🛛 Other							(5)  Metal Frame and Walls						
Townhouse or Duj	plex Style:		Residenti	al Quality: 20			(6) E	] Pole	Frame				
(301) 🗖 One Stor	ry		(10)	Low			Cost Ra	ınk:			Conditi	on:	align to state in the
(302) 🗆 Two Sto	ſУ		(20) 🗷	Fair			(10) E	] Low			(10) 🗆	Worn	Out
(307) 🗆 1 1/2 Sto	лу:		(30)	Average			(20) E	] Ave	rage		(20) 🗆	Badly	Worn
(308) 🗆 Split Lev	<i>v</i> el		(40) 🛛	Good			(30) E	] Abo	ve Avera	age	(30) 🗆	Avera	ge
(309) 🗆 2 1/2 Sto	лу		(50) 🛛	Very Good			(40) E	] Higł	1		(40) 🗆	Good	
(304) 🛛 One Stor	ry Duplex		(60) 🛛	Excellent							<u></u>	Very	
(305) 🛛 Two Sto	ry Duplex										(60) 🗆	Excell	lent
Assessor's Ad	ljustmer	nt to Sale P	rice (+ 0	or -):									
Assessor Comm			· · ·			I							
				, SALE BET	WEEN P	AREI	NT &	CHIL	D	·			
		<u>.</u>			·								
<u> </u>													
				····									
<b>Comments from</b>						Comn	ients:						
000313600													<u></u>
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												(0	
			<u>.                                    </u>									(Cont	tinue on back)

NEBRASKA       Real Estate Train         Good Life. Great Service.       • To be filed with the Register of Deeds.       • Re         • If additional space is needed, add an attachm		<sup>FORM</sup> 521
	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91		y <u>27</u> Yr. <u>22</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
MARK D KÜMKE & KAREN M KUMKE	KAITLIN M KUMKE LE MARK D KUMKE &	KAREN M KUMKE
Street or Other Mailing Address 602 W MAPLE	Street or Other Mailing Address 602 W MAPLE	
CityStateZip CodeBLUE HILLNE68930	BLUE HILL State	Zip Code 68930
Phone Number (402) 705-8672	Phone Number (402) 705-8672 Is the grantee a 501(c)(3) organi: If Yes, is the grantee a 509(a) fou	
Email Address mkkumke1@gmail.com	Email Address mkkumke1@gmail.com	
7 Property Classification Number. Check one box in categories A and B. Check C if		
(A) Status (B)	Property Type	(C)
Improved       Improved       Industrial         Unimproved       Multi-Family       Agricultural         IOLL       Commercial       Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	1 Mobile Home
Bill of Sale Corrective Easement	ad Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee heral Quit Claim Varranty	Other
9       Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?       10 Type of Transfer       Distribution       Forecl         Auction       Easement       Gift	osure Irrevocable Trust Revocable Trust T Life Estate Sale T	ransfer on Death rustee to Beneficiary Other (Explain) No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Oth	ner
Brothers and Sisters Grandparents and Ct		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
\$30,570	☐ Yes	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name
18 Address of Property 105 N PINE ST, BLUE HILL, NE	19 Name and Address of Person to Whom the Tax Statement S MARK D KUMKE & KAREN M KUMKE 602 W MAPLE	Should be Sent
18a No address assigned 18b Vacant land	BLUE HILL, NE 68930	
<ul> <li>20 Legal Description (Attach additional pages, if needed.) THE SOUTH 50 FEET, LOTS 5 &amp; 6, BLOCK 4, ROP COUNTY, NEBRASKA</li> <li>21 If agricultural, list total number of acres transferred in this transaction</li> </ul>	HRER'S ADDITION TO BLUE HILL, V	VEBSTER
		the second
22 Total purchase price, including any liabilities assumed		0.00
23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number <u>5A</u> .	
Under penalties of law, I declare that I have examined this statement exprrect, and that I am duly authorized to sign this statement.		
JENNIFER FLEISCHER Print or Type Name of Granted or Authorized Representative		(402) 762-3524 Phone Number
sign	ATTORNEY	1/31/23
here Signature of Grantee of Authonized Representative	Title	Date
Register of Deed's Use On		For Dept. Use Only
Mo. 2 Day 6 Yr. 23 27 Value of Stamp or Exempt Number \$ Exempt #5a	28 Recording Data BKJDBTg 229	
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. I	Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska County of Webste	erJ Er	ntered on the
numerical index a Clerk's office of s of <u>F.90</u> A. o'clock <u>A.</u>	aid county .D., 20 <u>23</u>	this $0_day$ b, at $1.17$
on Page <u>(1))000</u> IndComp		County Clerk

BOOK 2023 PAGE 22

NEBRASKA DOCUMENTARY ΤΑΜΡ ΤΑΧ

#### WARRANTY DEED

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

MARK D. KUMKE and KAREN M. KUMKE, husband and wife, herein called Grantor, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto KAITLIN M. KUMKE, a single person, herein called the grantee whether one or more and reserving full life use and benefit otherwise known as a LIFE ESTATE TO MARK D. KUMKE and KAREN M. KUMKE, husband and wife, as joint tenants and not as tenants in common, the following described real estate in Webster County, Nebraska:

THE SOUTH FIFTY FEET (S50'), LOTS FIVE (5) AND SIX (6), BLOCK FOUR (4), ROHRER'S ADDITION TO BLUE HILL, WEBSTER COUNTY, NEBRASKA.

To have and to hold the above described premises together will all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances that grantors have good right and lawful authority to convey the same; and that the grantor warrant will defend the title to said premises against the lawful claims of all person whomsoever.

Executed

MÁRK D. KUMKE, Grantor

AREN M. KUMKE. Grantor

STATE OF NEBRASKA ) )SS. COUNTY O

My Comm. Exp. June 26, 2023

Before me, a notary public qualified for said county, personally came MARK D. KUMKE and KAREN M. KUMKE, husband and wife known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on	nbu 27.2022 -1 1
C L L L L L L L L L L L L L L L L L L L	Mothom Shotal
GENERAL NOTARY - State of Nebraska	

# Agricultural Land Sales Worksheet

	_									• •			-		—
Cnty No.	Bo		Page		e Date	School District Code									
91	20	23	236	2/2,	/2023	Base: 01-0123 Aff			Affi	liated:	an a	Unified:			
Location		Sale	Number	Useability	& Code #			1		Parcel N					
002401	601		37	4	05	GeoCde	Twn	Rng	Sec		Subdiv	Årea	Blk	Parc	
	D	ate of S	ale Assessed	Value		0000	3	12	12	2 0	00000	1	000	000	0
Land	[	Imp	orovements	T	otal		D	ate of	Sale	Property	Classific	ation (	Code		
						Status	Pro	perty Ty	pe	Zoning	Location	ı Cit	y Size	Parcel	Size
		Irrigat	ion Type:			A) <b>2</b>	B)	05		C) <b>5</b>	D) <b>3</b>	E)	0	F) S	•
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		1							4G						
DRYLAN	D 1D1		74.950	1	194,870		Shelterb	elt/Timl	ber						
1000	1D	i	48.410	1	125,870			Accreti	ion						
	2D1							Wa	ste			ļ			
	2D							Otl							
	3D1					AG L	AND			· · · ·	5.270		3	67,8	90
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	40			र्भ संस्थित	arrier services			Recreati			H 31 B	1			
T	Owellings							Otl	-+						
	buildings					No	n-AG				3.970				
Assessor	s Adin	stmen	t to Sale Pr	ice (+ or -`	):		,	Total	Rec	apture	Value:				
			eason for Ad												
			ED; BETWE		NT & CHI	LD								-	
												· · · ·	<u></u>		
Comments	from		<u></u>			(	Comme	ents:							
002401	601										<b>.</b>				
			and c												
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													(Cont	inue on b	ack)
			····							· · · · · · ·				PAT 96-10	16-99

Good Life. Great Service. • To be filed with the Register of Deeds. • Re	nsfer Statement 31 and instructions on reverse side. ment and identify the applicable item number.	FORM 521
	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91		Yr
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)	
Daniel Larrick, Pers. Rep. of the Estate of James R. Larrick	Grantee's Name (Buyer) Daniel Larrick	
Street or Other Mailing Address 10644 Shea De Lane	Street or Other Mailing Address 10644 Shea De Lane	
City State Zip Code Blair NE 68008	City State	Zip Code
Phone Number	Phone Number Is the grantee a 501(c)(3) groanize	68008 tion? Yes √No
(402) 616-5529	(402) 871-6521 If Yes, is the grantee a 509(a) foun Email Address	dation? Yes No
Email Address danlarrick@me.com	danlarrick@me.com	
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.	
	) Property Type	(C)
Improved       Single Family       Industrial         Unimproved       Multi-Family       Agricultural         IOLL       Commercial       Recreational	Mineral Interests-Nonproducing State Assessed	Mobile Home
Bill of Sale       Corrective       Easement       Let         Cemetery       Death Certificate - Transfer on Death       Executor       Mi	Ind Contract/Memo     Partition     Sheriff       ase     Personal Rep.     Trust/Trustee       neral     Quit Claim     Warranty	Other
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		nsfer on Death stee to Beneficiary ner (Explain)
11 Was ownership transferred in full? (If No, explain the division.)         Image: Comparison of the second seco	12       Was real estate purchased for same use? (If N         ✓       Yes       No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel		
	Partnership, or LLC Self Othe and Grandchild Spouse hild Step-parent and Step-child	r
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	-
\$311,254 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 Ves. include the name
Yes No	of the agent or title company contact.) Yes	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement St Daniel Larrick 10644 Shea De Lane	nould be Sent
18a 🗹 No address assigned 18b 🗹 Vacant land	Blair, NE 68008	
20 Legal Description (Attach additional pages, if needed.) The Northwest Quarter (NW1/4) of Section Twelve West of the Sixth P.M., Webster County, Nebraska		e Twelve (12),
21 If agricultural, list total number of acres transferred in this transaction160.0	·	
<ul> <li>22 Total purchase price, including any liabilities assumed</li> <li>23 Was non-real property included in the purchase?</li> </ul>		0 00
Yes V No (If Yes, enter dollar amount and attach itemized list.) (see	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		000
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Andrew J. Huettner	n number 15.	mplete, and
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign	Attorney for Grantee	2/7/2023
here Signature of Granitee or Authorized Representative	Title	Date
Register of Deed's Use O		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data PUCALO DA 331	
Mo. 2 Day 1 Yr. 20 \$ EXEMPTHIS	DN 2025 To 256	ev. Stat. §§ 76-214, 77-1327(2)
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	0	or. oral. 38 10-214, 11-1021(2)
Grantee—Retain a copy of t	his document for your records 2023 Feb 07 09:15 AM Ex015 Boo	k 2023 Page 236

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Index	
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NEBI		OCUMENTARY MP TAX							
	Date: 02/07/23								
\$	Ex015	Bv AS							

### Bk 2023, Pg 236

State of Nebraska }ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 07 day of February A.D., 2023, at 09:15 o'clock AM. Recorded in Book 2023 on Page 236

Loud A

County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

\_(Space Above This Line for Recording Data)\_\_\_

AFTER RECORDING, RETURN TO: Andrew J. Huermer, Erickson . Sederstroin, P.C., 10330 Regency Parkway Drive, Omaha, NE 68114

#### PERSONAL REPRESENTATIVE'S DEED

Daniel Larrick, Personal Representative of the Estate of James R. Larrick, Deceased, GRANTOR, whether one or more, in consideration of TEN DOLLARS (\$10.00) received from GRANTEE. Daniel Larrick, a married person, conveys to GRANTEE all of GRANTOR's interest in and to the following described real estate (as defined in Neb. Rev. Stat. 76-201) located in Webster County, Nebraska:

The Northwest Quarter (NW1/4) of Section Twelve (12). Township Three (3) North, Range Twelve (12), West of the Sixth P.M., Webster County. Nebraska.

subject to easements, reservations, covenants, current real estate taxes, and restrictions of record.

GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey the same.

Executed: February 2, 2023.

Daniel Larrick. Personal Representative of the Estate of James R. Larrick

STATE OF NEBRASKA ) COUNTY OF Washington )

) SS.

The foregoing Personal Representative's Deed was acknowledged before me on this  $2^{n}$  day of February. 2023. by Daniel Larrick, Personal Representative of the Estate of James R. Larrick, Deceased.

GENERAL NOTARY - State of Nebraska MERRI F. HIGHTREE My Comm. Exp. November 16, 2025

Notary Public

1463814

# Agricultural Land Sales Worksheet

					sales v							<u>من المارة</u>		
Cnty No.	Bo	ok	Page	Sale Date		School District Code								
91	20	23	237	2/2,	/2023	Base: 01-0123 Aff			Affili	ated:	-	Unified:		
Location	D	Sale	Number	Useability	& Code #	Parcel Number		Number						
002401	600		38	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		4247	3	12	12	0	00000	1	000	0000
Land	I	Imp	orovements	T	otal		D	ate of	Sale ]	Propert	y Classific	ation (	Code	
466	,880				466,880	Status	Pro	perty Ty	pe	Zoning	Location	ı Cit	y Size	Parcel Size
		Irrigat	tion Type:			A) <b>2</b>	B)	05	1	C) 5	D) <b>3</b>	E)	0	F) <b>10</b>
LCG	f F		ACRES:	VAI	UE:		LCG			ACI	RES:		VAL	UE:
IRRIGATI	ED 1A1					GF	ASSLA	ND 1	G1	1	L3.760			19,265
	1A								1G	2	27.340			38,275
	2A1							2	G1		6.810			9,535
	2A	L						:	2G					
	3A1							34	G1			<u> </u>		
	3A	-							3G			<u> </u>		
	4A1							4	G1			<u> </u>		
	4A								4G			<u> </u>		
DRYLAN			13.870		36,060	5	Shelterb					 		
	1D		1.830		4,760			Accreti			0 500	<u> </u>		0.05
	2D1		10 700		24 450		Waste Other				0.530			265
· · · · · · · · ·	2D 3D1		10.700		24,450		AND '			-	78.520	<u> </u>	1	38,610
	3D					AGL	AND	Roa			0.990		ـــــــــــــــــــــــــــــــــــــ	50,010
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	buildings					No	n-AG '				0.990			
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Comments	from						Comme	ents:						
002401			1 4 L <b></b>	· · · · ·		`	_ van in c							
													(Conti	inue on back)

PAT 96-106-99

NEBRASKA Good Life. Great Service. • To be filed with the Register of Deeds. • Real	nsfer Statement 38 FORM ad instructions on reverse side. 521
• If additional space is needed, add an attachr	nent and identify the applicable item number.
	t is signed and items 1-25 are accurately completed.
1 County Name  2 County Number WEBSTER - 91	3 Date of Sale/Transfer         4 Date of Deed           Mo.         2         Day         2 Yr.         2023
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
Daniel Larrick, Pers. Rep. of the Estate of James R. Larrick Street or Other Mailing Address 10644 Shea De Lane	Kari L. Larrick, Personal Rep. of the Estate of David J. Larrick Street or Other Mailing Address 10826 Fowler Ave.
City State Zip Code	City State Zip Code
Blair NE 68008 Phone Number (402) 616-5529	Omaha     NE     68164       Phone Number (402) 871-6521     Is the grantee a 501(c)(3) organization?     Yes     VNo
Email Address danlarrick@me.com	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	klarrick76@gmail.com property is also a mobile home.
	Property Type (C)
Improved       Single Family       Industrial       [         Unimproved       Multi-Family       Agricultural       [         IOLL       Commercial       Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
8 Type of Deed     Conservator     Distribution     Lar       Bill of Sale     Corrective     Easement     Leasement	nd Contract/Memo Partition Sheriff Other
	eral Quit Claim Warranty
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	osure       Irrevocable Trust       Revocable Trust       Transfer on Death         Life Estate       Sale       Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives	
	Partnership, or LLC Self Other
Brothers and Sisters Grandparents	and Grandchild Spouse
Ex-spouse Parents and Cl	hild 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.)
\$155,627 16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$% 17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Kari L. Larrick
	10826 Fowler Avenue
18a	Omaha, NE 68164
20 Legal Description (Attach additional pages, if needed.)	
The East Half of the Southeast Quarter (E1/2 SE1/4 Range Twelve (12), West of the Sixth P.M., Webste	
21 If agricultural, list total number of acres transferred in this transaction80.0	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	(s)
<ul> <li>Yes No (If Yes, enter dollar amount and attach itemized list.) (see i</li> <li>Adjusted purchase price paid for real estate (line 22 minus line 23)</li> </ul>	\$
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 stateme	nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement. And rew J. Huettner	River Martin
Sign	Attorney for Grantee 2/7/2023
	Title Date
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	Iv         For Dept. Use Only           28 Recording Data         Image: Contract of the second
Mo. 2 Day ] Yr 23 \$ FXenot # 15	BR2023.19 237
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee-Retain a copy of th	is document for your records.
	2023 Feb 07 09:16 AM Ex015 Book 2023 Page 237

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NEBRASKA DOCUMENTARY STAMP TAX							
Date: 02/07/23							
\$ Ex015	Bv AS						

### Bk 2023, Pg 237

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 07 day of February A.D., 2023, at 09:16 o'clock AM. Recorded in Book 2023 on Page 237

Loudth

Fee: \$10.00 By: AS Deputy Electronically Recorded

(Space Above This Line for Recording Data)

AFTER RECORDING, RETL'RN TO: Andrew J. Huettner, Erickson . Sederstrom, P.C., 10330 Regency Parkway Drive, Omaha, NE 68114

#### PERSONAL REPRESENTATIVE'S DEED

Daniel Larrick, Personal Representative of the Estate of James R. Larrick, Deceased, GRANTOR, whether one or more, in consideration of TEN DOLLARS (\$10.00) received from GRANTEE. Kari L. Larrick, Personal Representative of the Estate of David J. Larrick, conveys to GRANTEE all of GRANTOR's interest in and to the following described real estate (as defined in Neb. Rev. Stat. 76-201) located in Webster County. Nebraska:

The East Half of the Southeast Quarter (E1/2 SE1/4) of Section Twelve (12), Township Three (3) North, Range Twelve (12), West of the Sixth P.M., Webster County, Nebraska,

subject to easements, reservations, covenants, current real estate taxes, and restrictions of record.

GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey the same.

Executed: February 2.2023.

Daniel Larrick, Personal Representative of the Estate of James R. Larrick

STATE OF NEBRASKA ) ) SS. COUNTY OF <u>Llashington</u> )

A The foregoing Personal Representative's Deed was acknowledged before me on this day of February, 2023, by Daniel Larrick. Personal Representative of the Estate of James R. Larrick. Deceased.

GENERAL NOTARY - State of Nebraska MERRI F. HIGHTREE My Comm. Exp. November 16, 2025 Notary Public

1463790

# Residential & Commercial Sales Worksheet

Cnty No.	Book	L		1. A.M. 9755 (17. A.M. 70)	************************************		and the first state of the second	and the second	114 J. 1990		194 <u>13 19 19 1</u>	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·		
	DOOK	Page		Sale Date				Sch	ool Dis	trict Cod	8				
91	2023	238	1/	16/2023	Base: 9	1-00	002	Affili	ated:		Uni	ied:			
Location ID	Sale	Number	Useabi	lity & Code #				1	Parcel I	Number					
00010820	0	39	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Агеа	Blk	Parcel		
	Date of S	ale Assessed	Value		4371			00	0	10005		015	0000		
Land	Imj	orovements		Total		D	Date of	Sale P	roperty	y Classific	ation	Code			
5	55	11,200		11,755	Status	Pro	operty Ty	ре	Zoning	Locatio	1 <b>Ci</b>	y Size	Parcel Siz		
Assessor Loca	tion: RED	CLOUD (R	C)		A) 1	B)	01	- C	) 1	D) 1	E)	6	F) <b>1</b>		
				Residential						Comme	·cial				
	Multiple Im	provements:	Multiple. In	provements. :			Multiple.	Improv	ements.	<u>, processor de la composición de la composición</u>	* 11		<u> </u>		
		ruction Date:			00		Construc								
			Floor Sq. Ft		50		Floor Sq.								
	1		Cost :		20		Cost :								
Single Family St			- 1967 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 197	al Condition: 2				rcial C	occupan	cy Code:	<u>a e p</u>				
(100) 🗆 Mobile			(10)	Wom Out			Primary			ther1:		Other2:			
(101) 🗷 One St			(20) 🗷	Badly Worn					onstruc	tion Class					
(102) 🗆 Two S			(30)	Average			(1)	l Firer	proof Str	uctural Ste	el Frame	3			
(103) 🗆 Split L			(40)	Good			(2)  Reinforced Concrete Frame								
(104) □ 1 1/2 \$			(50) 🗆	Very Good		Ì		] Mas	опгу Веа	aring Walls					
(111) 🗆 Bi-Lev	rel		(60) 🗆	Excellent	(4) 🗆 Wood or Steel Framed Ext. Walls						or Steel Framed Ext. Walls				
(106) 🗆 Other					(5) 🗆 Metal Frame and Walls										
Townhouse or D	uplex Style:		Residentia	al Quality: 30			(6) E	] Pole	Frame						
(301) 🗆 One St	tory		(10) 🗆	Low		1	Cost Ra	ınk:			Conditi	on:	· · · · · · · · · · · · · · · · · · ·		
(302) 🗆 Two S	tory		(20) 🛛	Fair			(10)	l Low			(10)	Wom	Out		
(307) 🗆 1 1/2 S	Story		(30) 🐱	Average			(20) 🗆	] Aver	rage		(20)	Badly	Worn		
(308) 🗆 Split L	evel		(40) 🗆	Good			(30) 🗆	l Abo	ve Avera	nge	(30) 🗆	Avera	ge		
(309) 🗆 2 1/2 S	Story		(50) 🗆	Very Good			(40) 🗆	l High	L	·····	(40) 🗆	Good			
(304) 🗆 One St			(60) 🗆	Excellent								Very			
(305) 🛛 Two S	tory Duplex										(60) 🗆	Excell	ent		
Assessor's A	djustmen	t to Sale Pr	ice (+ o	r -):											
Assessor Com	ments and H	Reason for Ad	ljustmen	t:											
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NEBRASKA   Real Estate Tra	nsfer Statement	3   FORM
Good Life, Great Service. • To be filed with the Register of Deeds. • Re	ad instructions on reverse side.	521
DEPARTMENT OF REVENUE     If additional space is needed, add an attach     The deed will not be recorded unless this statement		
1 County Name 2 County Number	3 Date of Sale/Transfer 4 [	Date of Deed
WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 01 Day 16 Yr. 2023 6 Grantee's Name, Address, and Telephone	Mo. 01 Day 16 Yr. 2023
Grantor's Name (Seller) Michael Funaro	Grantee's Name (Buyer) Jonathan T VanCleve	(riease rink)
Street or Other Mailing Address 367 Beverly Ave	Street or Other Mailing Address 445 N Seward St	State Zie Cade
City San LeandroState CAZip Code 94577-1925	Red Cloud	NE Zip Code 68970
(510) <sup>472-2000</sup>	(402) 879-9392 If Yes, is the gran	501(c)(3) organization? Yes No tee a 509(a) foundation? Yes No
Email Addrass michaelfunaro60@gmail.com	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C i	property is also a mobile home.	
	) Property Type	(C)
Improved     Improved     Industrial       Unimproved     Multi-Family     Agricultural       IOLL     Commercial     Recreational	Mineral Interests-Nonproducing	State Assessed Mobile Home
	nd Contract/Memo Partition She	
	ase Personal Rep. Tru: neral Quit Claim VWa	st/Trustee
	osure ☐ Irrevocable Trust ☐ Revocable Trus ☐ Life Estate ✔ Sale	
Buyer Seller No Court Decree Exchange Gran	or Trust Partition Satisfaction of C	
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for	r same use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel		
	Partnership, or LLC	Other
Brothers and Sisters     Grandparents       Ex-spouse     Parents and C	and Grandchild Spouse hild Step-parent and Step	p-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state	
	Yes V No \$	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or of the agent or title company contact.)	a title company? (If Yes, include the name Yes Iv No
18 Address of Property 445 N Seward St Red Cloud, NE 68970	19 Name and Address of Person to Whom the (Same as Grantee)	Tax Statement Should be Sent
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		L. O. H. Naharaha
Lots One (1) and Two (2), Block Fifteen (15), Origin	al Town of Red Cloud, Webs	ster County, Nebraska.
21 If agricultural, list total number of acres transferred in this transaction	X	1.0
22 Total purchase price, including any liabilities assumed		22 5 18,000 00
23 Was non-real property included in the purchase?	instructions)	23
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		<b>24</b> \$ 18,000 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 statemer correct, and that I am duly authorized to sign this statement. David B. Garwood	nt and that it is, to the best of my knowledge an	(402) 746-3613
sign Print or Type Name of Grantee of Authorized Representative	Attorney	Phone Number 01/30/2023
	Title	01/30/2023 Date
liele	G.M.2019	For Dept. Use Only
Register of Deed's Use O           26 Date Deed Recorded         27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 2 Day 7 Yr. 23 \$ 40,50	BK2023. 6 238	
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	'O' AI	uthorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
	nis document for your records.	

BOOK 2023 PAGE 2

State of Nebraska 355.
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
of Feb A.D., 2023, at 11:57
o'clock A.M. Recorded in Book 2023
on Page238
(bben Hania County Clerk
10.00 0 0 1 Deputy
Ind Comp Assessor Carded

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Date	By AN	]
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#### WARRANTY DEED

Michael Funaro, a resident of the state of California, GRANTOR, in consideration of EIGHTEEN THOUSAND AND NO/100 DOLLARS (\$18,000.00) receipt of which is hereby acknowledged, convey to Jonathan VanCleve, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Block Fifteen (15), Original Town of 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 against the lawful claims of all persons.

Executed January 16, 2023.

Aichael Funaro

STATE OF CALIFORNIA, COUNTY OF ALAMEDA ) ss.

The foregoing instrument was acknowledged before me on January 2023, by Michael Funaro.

2076 Comm. expires ERIC FONG Comm. # 2432614 RY PUBLIC - CALIFORNIA COUNTY MY COMM. EXP. DEC. 27, 2026

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970

Notary Public

Page 1 of 1 Pages Phone/Fax: (402) 746-3613 DAVE:F:\WP\2022\FUNARO\VANCLEVE.WD 1/13/23

### Residential & Commercial Sales Worksheet

91         2023         241         2/7/2023         Base:         91-0002         Affiliated:         Unified:           Location ID         Sale Number         Useability & Code #         Image: Sect 0 at 0         Qrt         Subdiv         Area         Bik         Pr           000156600         40         1         GeoCde         Twa         Rag         Sect 0 at 0         00         0         10070         003         00           Land         Improvements         Total         Date of Sale Assessed Value         At 2,820         Stats         Property Type         Zonig         Location         City Size         Pare           Assessor Location:         RED         CLOUD         (RC)         A) 1         B)         01         C)         1         D)         1         E         6         F)           Multiple Improvements:         Multiple Improvements:         1910         Construction Date:         1910         Construction Date:         Social	91         2023         241         2/7/2023         Base:         91-0022         Affiliated:         Unified:           Location ID         Sale Number         Useability & Code #         Parcel S         SubdV         Area         Bit         Parcel S           00015600         40         1         GeoCde         Twn         Rig         Sect         Qrt         SubdV         Area         Bit         Parcel S           Date of Sale Assessed Value         4491         V         000         0         10070         003         00000           Land         Improvements         Total         Date of Sale Assessor Location:         RED CLOUD (RC)         A)         1         B)         01         C         1         D         1         D         6         P aced S           Assessor Location:         RED CLOUD (RC)         A)         1         B)         01         C         1         D         1         D         6         P aced S           Multiple Improvements:         Multiple. Improvements:         Multiple. Improvements:         Multiple. Improvements:         Multiple.         Sect Gas C         Sect S         Sect S         Construction Date:         Sect S         Sect S         Sect S         Sect S </th <th>91         2023         241         2/7/2023         Base:         91-002         Affiliated:         Unified:           Location ID         Sale Number         Useability &amp; Code #         Parcel         Parcel         Number           00015650         40         1         GeoCde         Twn         Rg         Set         Qrt         Subdiv         Area         Bik         Parcel           0015650         40         1         GeoCde         Twn         Rg         Set         Qrt         Subdiv         Area         Bik         Parcel           Land         Improvements         Total         Date of Sale Assessed Value         44 9 1         0         0         1         D         1         D         01         D         01         003         000000           Land         Improvements         Total         Date of Sale Assessod         Casting Transform         Casting</th> <th>Cnty No.</th> <th>Bo</th> <th>ok  </th> <th>Page</th> <th></th> <th>S</th> <th>Sale Date</th> <th>(</th> <th></th> <th></th> <th>Sch</th> <th>ool Dis</th> <th>trict Code</th> <th>e</th> <th></th> <th></th>	91         2023         241         2/7/2023         Base:         91-002         Affiliated:         Unified:           Location ID         Sale Number         Useability & Code #         Parcel         Parcel         Number           00015650         40         1         GeoCde         Twn         Rg         Set         Qrt         Subdiv         Area         Bik         Parcel           0015650         40         1         GeoCde         Twn         Rg         Set         Qrt         Subdiv         Area         Bik         Parcel           Land         Improvements         Total         Date of Sale Assessed Value         44 9 1         0         0         1         D         1         D         01         D         01         003         000000           Land         Improvements         Total         Date of Sale Assessod         Casting Transform         Casting	Cnty No.	Bo	ok	Page		S	Sale Date	(			Sch	ool Dis	trict Code	e		
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Improvements:         Single Family Style:         1.548         Floor:         Construction Date:         Construction Date:         Construction Date:         Construction Case:           Building Cost New:         Cost:         144,585         Cost:         Cost:         Other1:         Other2:           I000         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2: <tr< th=""><th>Date of Sale Assessed Value       4491       0       0       10070       003       00000         Land       Improvements       Total       Date of Sale Property Type       Zoning       Location       City Size       Parcel S         Assessor Location:       RED CLOUD (RC)       A) 1       B       01       C) 1       D) 1       E       6       F) 2         Multiple Improvements:       Multiple Improvements:       Multiple Improvements:       Multiple Improvements:       Multiple Improvements:       Multiple Improvements:       Comstruction Date:       1910       Construction Date:       Construction Date:       IP       IP<!--</th--><th>Add 91       0       0       1       007       003       00000         Land       Improvements       Total       Date of Sale Assessed Value       Add 91       0       0       0       10070       003       00000         Land       Improvements       Total       Date of Sale Assessor Location:       Control       01       0       1       D       1       D       0       1       D       1       D       0       1       D       1       D       0       1       D       1       D       0       1       D       1       D       0       1       D       1       D       0       1       D       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0&lt;</th><th></th><th>1.1.1.</th><th></th><th></th><th></th><th></th><th></th><th>GeoCde</th><th>ጉሙጥ</th><th>Rng</th><th></th><th></th><th></th><th>Area</th><th>BII-</th><th>Parcel</th></th></tr<>	Date of Sale Assessed Value       4491       0       0       10070       003       00000         Land       Improvements       Total       Date of Sale Property Type       Zoning       Location       City Size       Parcel S         Assessor Location:       RED CLOUD (RC)       A) 1       B       01       C) 1       D) 1       E       6       F) 2         Multiple Improvements:       Multiple Improvements:       Multiple Improvements:       Multiple Improvements:       Multiple Improvements:       Multiple Improvements:       Comstruction Date:       1910       Construction Date:       Construction Date:       IP       IP </th <th>Add 91       0       0       1       007       003       00000         Land       Improvements       Total       Date of Sale Assessed Value       Add 91       0       0       0       10070       003       00000         Land       Improvements       Total       Date of Sale Assessor Location:       Control       01       0       1       D       1       D       0       1       D       1       D       0       1       D       1       D       0       1       D       1       D       0       1       D       1       D       0       1       D       1       D       0       1       D       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0&lt;</th> <th></th> <th>1.1.1.</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>GeoCde</th> <th>ጉሙጥ</th> <th>Rng</th> <th></th> <th></th> <th></th> <th>Area</th> <th>BII-</th> <th>Parcel</th>	Add 91       0       0       1       007       003       00000         Land       Improvements       Total       Date of Sale Assessed Value       Add 91       0       0       0       10070       003       00000         Land       Improvements       Total       Date of Sale Assessor Location:       Control       01       0       1       D       1       D       0       1       D       1       D       0       1       D       1       D       0       1       D       1       D       0       1       D       1       D       0       1       D       1       D       0       1       D       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0       1       D       0<		1.1.1.						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FL :         Construction Date :         Second Struction Date :           Building Cost New:         Cost :         144,585         Cost :         Commercial Occupancy Code:           Single Family Style:         101         Residential Condition:         20         Commercial Construction Class:           (100)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         Monod         Average         (1)         Fireproof Structural Steel Frame         Other2:           (102)         Two Story         (30)         Average         (1)         Fireproof Structural Steel Frame           (103)         Split Level         (40)         Good         (2)         Residential Quality:         Autoration:           (102)         Two Story         (50)         Very Good         (3)         Masonry Bearing Walls           (111)         Bi-Level         (60)	Residential         Commercial           Multiple Improvements:         Multiple. Improvements.:         Multiple. Improvements.:           Construction Date:         1910         Construction Date:           Floor:         Floor Sq. Ft.:         1,548         Floor Sq. Ft.:           Building Cost New:         Cost:         144,585         Cost:           Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (10)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other1:         Other2:           (10)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other1:         Other2:           (10)         Mostory         (20)         Badly Worn         Commercial Construction Class:         Other1:         Other1:         Other2:           (10)         I/2 Story         (30)         Average         (1)         Fineproof Structural Steel Frame         Other3:           (11)         Bi-Level         (40)         Good         (2)         Residential Quality: 30         Mattiple Improvements wills         Output wills           (11)         Bi-Level         (60)         Excellent         (4) <th< th=""><th>Residential         Commercial           Multiple Improvements:         Multiple. Improvements:         Multiple. Improvements:           Construction Date:         1910         Construction Date:           Floor         Floor Sq. FL:         1,548         Floor Sq. FL:           Building Cost New:         Cost:         144,585         Cost:           Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (100)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         Box Story         (20)         Baildly Worn         Commercial Construction Class:         Other2:           (102)         Two Story         (20)         Baildly Worn         Commercial Construction Class:         Other2:           (101)         Good         (2)         Residential Condition:         20         Construction Class:           (102)         Two Story         (20)         E Baily Worn         Commercial Construction Class:           (103)         Split Level         (40)         Good         (2)         Residential Quality: 30         (3)         Mascory Beaing Walls           (111)         Bi-Level         (60)         Excellent</th><th></th><th></th><th>חשם</th><th></th><th></th><th></th><th>42,820</th><th>and the second</th><th></th><th></th><th>-</th><th></th><th>-</th><th></th><th>•••••</th><th></th></th<>	Residential         Commercial           Multiple Improvements:         Multiple. Improvements:         Multiple. Improvements:           Construction Date:         1910         Construction Date:           Floor         Floor Sq. FL:         1,548         Floor Sq. FL:           Building Cost New:         Cost:         144,585         Cost:           Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (100)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         Box Story         (20)         Baildly Worn         Commercial Construction Class:         Other2:           (102)         Two Story         (20)         Baildly Worn         Commercial Construction Class:         Other2:           (101)         Good         (2)         Residential Condition:         20         Construction Class:           (102)         Two Story         (20)         E Baily Worn         Commercial Construction Class:           (103)         Split Level         (40)         Good         (2)         Residential Quality: 30         (3)         Mascory Beaing Walls           (111)         Bi-Level         (60)         Excellent			חשם				42,820	and the second			-		-		•••••	
Multiple Improvements:         Multiple. Improvements. :         Multiple. Improvements. :           Construction Date:         Construction Date :         1910         Construction Date :           Floor         Floor Sq. FL :         1 , 548         Floor Sq. FL :         Construction Date :           Building Cost New         Cost :         1 44 , 585         Cost :         Cost :         Cost :           Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (100    Mobile Home         (10)    Wom Out         Primary:         Other1:         Other2:           (101    © One Story         (20)    © Badly Worn         Commercial Construction Class:         (101    © I vow Story         (30    Average         Average         (1)    Fireproof Structural Steel Frame           (102    Two Story         (30)    Average         Very Good         (3)    Masonry Bearing Walls         Improvements:         Improvements:           (104    11/2 Story         (50)    Very Good         (3)    Masonry Bearing Walls         Improvements:         Improvements:         Improvements:           (301    One Story         (10)    Low         (10)    Worn Out         Improvements:         Improvements:         Improvements:           (301    One Story         (10)    Low         (10)    Worn O	Multiple Improvements:         Multiple. Improvements. :         Multiple. Improvements. :           Construction Date:         1910         Construction Date :         Second State           Floor:         Floor Sq. FL :         1,548         Floor Sq. FL :         Second State           Building Cost New:         Cost:         144,585         Cost:           Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (100)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         Multiple Lawer         (20)         Multiple Badly Worn         Commercial Construction Class:         Other2:           (102)         Two Story         (30)         Average         (1)         Fireproof Structural Steel Frame           (103)         Split Level         (40)         Good         (3)         Matasony Bearing Walls           (111)         Bi-Level         (60)         Excellent         (4)         Wood or Steel Frame et X: Walls           (104)         I 1/2 Story         (50)         Very Good         (5)         Metal Frame and Walls           Townhouse or Duplex Style:         Residential Quality:         30         (6)         Pole Frame </td <td>Multiple Improvements:         Multiple. Improvements:         Multiple. Improvements:           Construction Date:         1910         Construction Date:           Floor         Floor Sq. FL:         1,548         Floor Sq. FL:           Building Cost New:         Cost:         144,585         Cost:           Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (100)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         © one Story         (20)         © Baddy Worn         Commercial Construction Class:         Other2:           (102)         Two Story         (30)         Average         (1)         Firoproof Structural Steel Frame           (103)         Split Level         (40)         Good         (2)         Residential Quality:         30           (104)         1/2 Story         (50)         Very Good         (3)         Masonry Bearing Walls           (111)         Bi-Level         (60)         Excellent         (4)         Wood or Steel Frame and Walls           (201)         One Story         (10)         Low         Cost Rank:         Condition:           (301)         One Stor</td> <td>Assessor Lu</td> <td></td> <td>RED</td> <td>CTOOD (1</td> <td></td> <td></td> <td>Pacidantia</td> <td></td> <td><u>, с</u></td> <td></td> <td></td> <td>∥ <b>⊥</b></td> <td></td> <td></td> <td>0</td> <td>r) Z</td>	Multiple Improvements:         Multiple. Improvements:         Multiple. Improvements:           Construction Date:         1910         Construction Date:           Floor         Floor Sq. FL:         1,548         Floor Sq. FL:           Building Cost New:         Cost:         144,585         Cost:           Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (100)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         © one Story         (20)         © Baddy Worn         Commercial Construction Class:         Other2:           (102)         Two Story         (30)         Average         (1)         Firoproof Structural Steel Frame           (103)         Split Level         (40)         Good         (2)         Residential Quality:         30           (104)         1/2 Story         (50)         Very Good         (3)         Masonry Bearing Walls           (111)         Bi-Level         (60)         Excellent         (4)         Wood or Steel Frame and Walls           (201)         One Story         (10)         Low         Cost Rank:         Condition:           (301)         One Stor	Assessor Lu		RED	CTOOD (1			Pacidantia		<u>, с</u>			∥ <b>⊥</b>			0	r) Z
Construction Date         Construction Date         1910         Construction Date           Floor         Floor Sq. Ft.:         1,548         Floor Sq. Ft.:           Building Cost New:         Cost:         144,585         Cost:           Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (100         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         One Story         (20)         Est Badily Worn         Commercial Construction Class:         Other2:           (101)         Two Story         (30)         Average         (1)         Frieproof Structural Steel Frame           (102)         Two Story         (30)         Average         (1)         Frieproof Structural Steel Frame           (103)         Split Level         (40)         Good         (2)         Residential Quality:         30           (104)         11/2 Story         (50)         Very Good         (3)         Metal Frame and Walls           (106)         Other         Condition:         (301)         One Story<	Construction Date:         1910         Construction Date:           Floor         Floor Sq. FL.:         1,548         Floor Sq. FL.:         Floor Sq. FL.:           Building Cost New:         Cost:         144,585         Cost:         State Stat	Construction Date:         Construction Date:         1 910         Construction Date:           Floor Sq. FL.:         1 , 548         Floor Sq. FL.:         Floor Sq. FL.:           Building Cost New:         Cost:         144, 585         Cost:           Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (100)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         © One Story         (20)         ® Badly Worn         Commercial Construction Class:         (102)           (102)         Two Story         (30)         Average         (11)         Fireproof Structural Steel Frame           (103)         Split Level         (40)         Good         (2)         Reinforced Concrete Frame           (104)         11/2 Story         (50)         Very Good         (3)         Masonry Bearing Walls           (111)         Bi-Level         (60)         Excellent         (4)         Wood or Steel Frame and Walls           Fornhouse or Duplex Style:         Residential Quality: 30         (6)         Pole Frame           (301)         One Story         (10)         Low         (10)         Worn						<u></u>			<u></u>			<u>e brite</u>	Commer	CIAI		
Floor         Floor Sq. Ft.:         1,548         Floor Sq. Ft.:           Building Cost New:         Cost:         144,585         Cost:           Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (10)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         One Story         (20)         B addy Worn         Commercial Construction Class:         Other2:           (102)         Two Story         (30)         Average         (1)         Freproof Structural Steel Frame           (103)         Split Level         (40)         Good         (2)         Reinforced Concrete Frame           (104)         1 1/2 Story         (50)         Very Good         (3)         Masonry Bearing Walls           (111)         Bi-Level         (60)         Excellent         (4)         Wood or Steel Frame         Walls           (106)         Other         Condition:         (30         Average         (6)         Pole Frame           (301)         One Story         (10)         L	Floor         Floor Sq. FL:         1,548         Floor Sq. FL:           Building Cost New:         Cost:         Cost:           Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (100 □         Mobile Home         (10) □         Worn Out         Primary:         Other1:         Other2:           (101 ▇         One Story         (20) ▇         Badly Worn         Commercial Construction Class:         Other2:           (102 □         Two Story         (30) □         Average         (1) □         Fireproof Structural Steel Frame           (103 □         Split Level         (40) □         Good         (2) □         Residential Quality:         (3) □         Masonry Bearing Walls           (111 □         Bi-Level         (60) □         Excellent         (4) □         Wood or Steel Frame         Valls           (103 □         Other         Common construction Class:         Condition:         Condition:         Condition:           (104 □         1/2 Story         (50) □         Very Good         (3) □         Masonry Bearing Walls           (111 □         Bi-Level         (60) □         Excellent         (4) □         Wood or Steel Frame and Walls           (1101 □	Floor         Floor Sq. FL:         1,548         Floor Sq. FL:           Building CostNew         Cost:         144,585         Cost:           Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (10)         Mobile Home         (10)         Wom Out         Primary:         Other1:         Other2:           (10)         Mobile Home         (10)         Wom Out         Primary:         Other1:         Other2:           (10)         Mobile Home         (10)         Wom Out         Primary:         Other1:         Other2:           (10)         Mobile Home         (10)         Wom Out         Primary:         Other1:         Other2:           (10)         Two Story         (30)         Average         (1)         Fireproof Structural Steel Frame           (104)         1 /2 Story         (50)         Very Good         (3)         Masomy Bearing Walls           (111)         Bi-Level         (60)         Excellent         (4)         Wood or Steel Frame and Walls           Fownhouse or Duplex Style:         Residential Quality:         30         (6)         Pole Frame           (301)         One Story         (10)         Low         Condit	<u></u>	Mult	-			· · · · ·		10								
Building Cost New:         Cost:         144,585         Cost:           Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (100    Mobile Home         (10)    Worn Out         Primary:         Other1:         Other2:           (101) I Mobile Home         (10)    Worn Out         Primary:         Other1:         Other2:           (101) I Mobile Home         (10)    Worn Out         Primary:         Other1:         Other2:           (102) I Mobile Home         (20) I Badly Worn         Commercial Construction Class:         (102)         Two Story         (30)    Average         (1)    Fireproof Structural Steel Frame           (103) Split Level         (40)    Good         Good         (2)    Reinforced Concrete Frame         (104)    11/2 Story         (50)    Very Good         (3)    Masomry Bearing Walls           (111)    Bi-Level         (60)    Excellent         (4)    Wood or Steel Frame Ext. Walls         (106)    Other         (5)    Metal Frame and Walls           (106)    Other         I Low         (6)    Pole Frame         (30)    Mom Out           (301)    One Story         (10)    Low         (10)    Worn Out           (302)    Two Story         (20)    Fair         (10)    Low         (10)    Worn Out           (302)    Two Story <t< td=""><td>Building Cost New         Cost :         144 , 585         Cost :           Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (100 □         Mobile Home         (10) □         Wom Out         Primary:         Other1:         Other2:           (101 ⊠         One Story         (20) ⊠         Badly Wom         Commercial Construction Class:         (10) □         Verrage         (1) □         Fireproof Structural Steel Frame           (102 □         Two Story         (30) □         Average         (1) □         Fireproof Structural Steel Frame           (103 □         Split Level         (40) □         Good         (2) □         Reinforced Concrete Frame           (104 □         11/2 Story         (50) □         Very Good         (3) □         Masonry Bearing Walls           (111 □         Bi-Level         (60) □         Excellent         (4) □         Wood or Steel Framed Ext. Walls           (106 □         Other         '         'S □         Metal Frame and Walls           Townhouse or Duplex Style:         Residential Quality: 30         (6) □         Pole Frame           (301 □         One Story         (10) □         Low         Cost Rank:         Condition:</td><td>Building Cost New:         Cost:         144,585         Cost:           Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (100)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         © one Story         (20)         © Badly Worn         Commercial Construction Class:         (101)         Freproof Structural Steel Frame           (102)         Two Story         (30)         Average         (1)         Freproof Structural Steel Frame           (103)         Split Level         (40)         Good         (2)         Reinforced Concrete Frame           (104)         1 1/2 Story         (50)         Very Good         (3)         Masonry Bearing Walls           (111)         Bi-Level         (60)         Excellent         (4)         Woon Out         Walls           (106)         Other         Southal Frame and Walls         Mats         Southal Steel Frame         Walls           (106)         Other         Low         (5)         Metal Frame and Walls         Southal Steel Frame           (301)         One Story         (10)         Low         Other         Southal Steel Frame           (3</td><td>and and the second s</td><td></td><td>Constr</td><td></td><td></td><td></td><td>4 -</td><td></td><td></td><td></td><td></td><td>e :</td><td></td><td></td><td></td><td></td></t<>	Building Cost New         Cost :         144 , 585         Cost :           Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (100 □         Mobile Home         (10) □         Wom Out         Primary:         Other1:         Other2:           (101 ⊠         One Story         (20) ⊠         Badly Wom         Commercial Construction Class:         (10) □         Verrage         (1) □         Fireproof Structural Steel Frame           (102 □         Two Story         (30) □         Average         (1) □         Fireproof Structural Steel Frame           (103 □         Split Level         (40) □         Good         (2) □         Reinforced Concrete Frame           (104 □         11/2 Story         (50) □         Very Good         (3) □         Masonry Bearing Walls           (111 □         Bi-Level         (60) □         Excellent         (4) □         Wood or Steel Framed Ext. Walls           (106 □         Other         '         'S □         Metal Frame and Walls           Townhouse or Duplex Style:         Residential Quality: 30         (6) □         Pole Frame           (301 □         One Story         (10) □         Low         Cost Rank:         Condition:	Building Cost New:         Cost:         144,585         Cost:           Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (100)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         © one Story         (20)         © Badly Worn         Commercial Construction Class:         (101)         Freproof Structural Steel Frame           (102)         Two Story         (30)         Average         (1)         Freproof Structural Steel Frame           (103)         Split Level         (40)         Good         (2)         Reinforced Concrete Frame           (104)         1 1/2 Story         (50)         Very Good         (3)         Masonry Bearing Walls           (111)         Bi-Level         (60)         Excellent         (4)         Woon Out         Walls           (106)         Other         Southal Frame and Walls         Mats         Southal Steel Frame         Walls           (106)         Other         Low         (5)         Metal Frame and Walls         Southal Steel Frame           (301)         One Story         (10)         Low         Other         Southal Steel Frame           (3	and and the second s		Constr				4 -					e :				
Single Family Style: 101         Residential Condition: 20         Commercial Occupancy Code:           (100)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         ©         One Story         (20)         E         Badly Worn         Commercial Construction Class:           (102)         Two Story         (30)         Average         (1)         Fireproof Structural Steel Frame           (103)         Split Level         (40)         Good         (2)         Reinforced Concrete Frame           (104)         1 1/2 Story         (50)         Very Good         (3)         Masonry Bearing Walls           (111)         Bi-Level         (60)         Excellent         (4)         Wood or Steel Framed Ext. Walls           (106)         Other	Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (100)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         © One Story         (20)         Est Badly Worn         Commercial Construction Class:         Other2:           (102)         Two Story         (30)         Average         (1)         Fireproof Structural Steel Frame           (103)         Split Level         (40)         Good         (2)         Reinforced Concrete Frame           (104)         11/2 Story         (50)         Very Good         (3)         Masonry Bearing Walls           (111)         Bi-Level         (60)         Excellent         (4)         Wood or Steel Frame           (106)         Other	Single Family Style:         101         Residential Condition:         20         Commercial Occupancy Code:           (100)         Mobile Home         (10)         Worn Out         Primary:         Other1:         Other2:           (101)         One Story         (20)         Badly Worn         Commercial Construction Class:         (102)         Two Story         (30)         Average         (1)         Fireproof Structural Steel Frame           (103)         Split Level         (40)         Good         (2)         Reinforced Concrete Frame           (104)         11/2 Story         (50)         Very Good         (3)         Masonry Bearing Walls           (111)         Bi-Level         (60)         Excellent         (4)         Wood or Steel Frame Ext. Walls           (106)         Other         (5)         Metal Frame and Walls         (106)         Mobile Home           (301)         One Story         (10)         Low         (6)         Pole Frame           (302)         Two Story         (20)         Fair         (10)         Low         (10)         Worn           (302)         Two Story         (20)         Fair         (10)         Low         (10)         Worn         (100)         Worn         (10		<u></u>	<b>T 1 1</b>	1							. Ft. :					
(100)       □       Mobile Home       (10)       □       Worn Out       Primary:       Other1:       Other2:         (101)       ☑       One Story       (20)       ☑       Badly Worn       Commercial Construction Class:         (102)       □       Two Story       (30)       □       Average       (1)       □       Fireproof Structural Steel Frame         (103)       □       Split Level       (40)       □       Good       (2)       □       Reinforced Concrete Frame         (104)       □       1/2 Story       (50)       □       Very Good       (3)       □       Masonry Bearing Walls         (111)       □       Bi-Level       (60)       □       Excellent       (4)       □       Wood or Steel Frame and Walls         (106)       Other	(100)       Mobile Home       (10)       Worn Out       Primary:       Other1:       Other2:         (101)       One Story       (20)       Badly Worn       Commercial Construction Class:         (102)       Two Story       (30)       Average       (1)       Fireproof Structural Steel Frame         (102)       Two Story       (30)       Average       (1)       Fireproof Structural Steel Frame         (103)       Split Level       (40)       Good       (2)       Reinforced Concrete Frame         (104)       1 1/2 Story       (50)       Very Good       (3)       Masonry Bearing Walls         (111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Frame At Walls         (106)       Other	(100)       □       Mobile Home       (10)       □       Worn Out       Primary:       Other1:       Other2:         (101)       ⊠       One Story       (20)       ⊠       Badly Worn       Commercial Construction Class:         (102)       Two Story       (30)       □       Average       (1)       □       Fireproof Structural Steel Frame         (103)       Split Level       (40)       □       Good       (2)       □       Reinforced Concrete Frame         (104)       1 1/2 Story       (50)       □       Very Good       (3)       □       Masonry Bearing Walls         (111)       Bi-Level       (60)       □       Excellent       (4)       □       Wood or Steel Frame       Ext. Walls         (106)       Other	Cimel- Ti			g Cost New:	- <u></u>		State Apple and the State	200					() - 3			
(101) E       One Story       (20) E       Badly Worn       Commercial Construction Class:         (102) Two Story       (30) Average       (1) Fireproof Structural Steel Frame         (103) Split Level       (40) Good       (2) Reinforced Concrete Frame         (104) 11/2 Story       (50) Very Good       (3) Masonry Bearing Walls         (111) Bi-Level       (60) Excellent       (4) Wood or Steel Framed Ext. Walls         (106) Other       Sepiertal Quality: 30       (6) Pole Frame         (301) One Story       (10) Low       Cost Rank:       Condition:         (302) Two Story       (20) Fair       (10) Low       (10) Morn Out         (307) 11/2 Story       (30) E Average       (20) Average       (20) Average         (308) Split Level       (40) Good       Good       (30) Average       (30) Average         (309) 21/2 Story       (50) Very Good       (40) High       (40) Good	(101) E       One Story       (20) E       Badly Worn       Commercial Construction Class:         (102) Two Story       (30) Average       (1) Fireproof Structural Steel Frame         (103) Split Level       (40) Good       (2) Reinforced Concrete Frame         (104) 11/2 Story       (50) Very Good       (3) Masonry Bearing Walls         (111) Bi-Level       (60) Excellent       (4) Wood or Steel Frame Ext. Walls         (106) Other       (50) Lexel       (60) Excellent       (4) Metal Frame and Walls         (106) Other       (10) Low       (5) Metal Frame and Walls         (301) One Story       (10) Low       (10) Worn Out         (302) Two Story       (20) Fair       (10) Low       (10) Worn Out         (307) 11/2 Story       (30) E       Average       (20) Average       (20) Badly Worn         (308) Split Level       (40) Good       (30) Average       (30) Average       (30) Average       (30) Average         (309) 21/2 Story       (50) Very Good       (40) Average       (30) Average       (30) Average       (30) Average       (30) Average         (304) One Story Duplex       (60) Excellent       (50) Very Good       (40) Cood       (50) Every Good       (40) Every Good         (309) Invo Story Duplex       (60) Excellent       (60) Excellent <t< td=""><td>Image: Non-Story       (20) E       Badly Worn       Commercial Construction Class:         (101) E       One Story       (30) Average       (1) Freproof Structural Steel Frame         (103) Split Level       (40) Good       (2) Reinforced Concrete Frame         (104) I 1/2 Story       (50) Very Good       (3) Masonry Bearing Walls         (111) Bi-Level       (60) Excellent       (4) Wood or Steel Frame Ext. Walls         (106) Other       (50) Low       Metal Frame and Walls         (106) Other       (5) Low       Metal Frame and Walls         (301) One Story       (10) Low       Cost Rank:       Condition:         (302) Two Story       (20) Fair       (10) Low       Worn Out         (307) I 1/2 Story       (30) E Average       (20) Average       (20) Badly Worn         (308) Split Level       (40) Good       (30) Average       (30) Average       (30) Average         (309) 2 1/2 Story       (50) Very Good       (40) Average       (30) Average       (30) Average         (304) One Story Duplex       (60) Excellent       (60) Excellent       (60) Excellent         (305) Two Story Duplex       (60) Excellent       (60) Excellent       (60) Excellent         (305) Two Story Duplex       (60) Excellent       (60) Excellent       (60) Excellent     <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>0+h2</td><td><u>tal manaka</u>t</td></td></t<>	Image: Non-Story       (20) E       Badly Worn       Commercial Construction Class:         (101) E       One Story       (30) Average       (1) Freproof Structural Steel Frame         (103) Split Level       (40) Good       (2) Reinforced Concrete Frame         (104) I 1/2 Story       (50) Very Good       (3) Masonry Bearing Walls         (111) Bi-Level       (60) Excellent       (4) Wood or Steel Frame Ext. Walls         (106) Other       (50) Low       Metal Frame and Walls         (106) Other       (5) Low       Metal Frame and Walls         (301) One Story       (10) Low       Cost Rank:       Condition:         (302) Two Story       (20) Fair       (10) Low       Worn Out         (307) I 1/2 Story       (30) E Average       (20) Average       (20) Badly Worn         (308) Split Level       (40) Good       (30) Average       (30) Average       (30) Average         (309) 2 1/2 Story       (50) Very Good       (40) Average       (30) Average       (30) Average         (304) One Story Duplex       (60) Excellent       (60) Excellent       (60) Excellent         (305) Two Story Duplex       (60) Excellent       (60) Excellent       (60) Excellent         (305) Two Story Duplex       (60) Excellent       (60) Excellent       (60) Excellent <td></td> <td>0+h2</td> <td><u>tal manaka</u>t</td>															0+h2	<u>tal manaka</u> t
(102)       Two Story       (30)       Average       (1)       Fireproof Structural Steel Frame         (103)       Split Level       (40)       Good       (2)       Reinforced Concrete Frame         (104)       1 1/2 Story       (50)       Very Good       (3)       Masonry Bearing Walls         (111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Framed Ext. Walls         (106)       Other	(102)       Two Story       (30)       Average       (1)       Fireproof Structural Steel Frame         (103)       Split Level       (40)       Good       (2)       Reinforced Concrete Frame         (104)       1 1/2 Story       (50)       Very Good       (3)       Masomry Bearing Walls         (111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Framed Ext. Walls         (106)       Other       (5)       Metal Frame and Walls         (106)       Other       (5)       Metal Frame and Walls         (101)       Low       (6)       Pole Frame         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Worn Out         (307)       1 1/2 Story       (30)       Average       (20)       Average       (20)       Badly Worn         (308)       Split Level       (40)       Good       (30)       Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       Good       (40)       Good         (309)       2 1/2 Story       (50)	(102)       Two Story       (30)       Average       (1)       Fireproof Structural Steel Frame         (103)       Split Level       (40)       Good       (2)       Reinforced Concrete Frame         (104)       1 1/2 Story       (50)       Very Good       (3)       Masonry Bearing Walls         (111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Framed Ext. Walls         (105)       Other       (60)       Excellent       (4)       Wood or Steel Framed Ext. Walls         (106)       Other       (10)       Low       (6)       Pole Frame         (301)       One Story       (10)       Low       Condition:         (302)       Two Story       (20)       Fair       (10)       Worn Out         (307)       1 1/2 Story       (30)       Ea Average       (20)       Average       (20)       Badly Worn         (308)       Split Level       (40)       Good       (30)       Average       (30)       Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       Good       (40)       Good       (40)       Good       (40)       Good       (40)       Good       (40	· /		10		, ,						1997 - M. 19				Julef 2:	
(103)       Split Level       (40)       Good       (2)       Reinforced Concrete Frame         (104)       1 1/2 Story       (50)       Very Good       (3)       Masonry Bearing Walls         (111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Framed Ext. Walls         (106)       Other       (5)       Metal Frame and Walls       (5)       Metal Frame and Walls         Townhouse or Duplex Style:       Residential Quality: 30       (6)       Pole Frame         (301)       One Story       (10)       Low       Condition:         (302)       Two Story       (20)       Fair       (10)       Low         (307)       1 1/2 Story       (30)       Average       (20)       Average       (20)       Badly Worn         (308)       Split Level       (40)       Good       (30)       Above Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good	(103)       Split Level       (40)       Good       (2)       Reinforced Concrete Frame         (104)       1 1/2 Story       (50)       Very Good       (3)       Masonry Bearing Walls         (111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Framed Ext. Walls         (106)       Other       (5)       Metal Frame and Walls       (5)       Metal Frame and Walls         Townhouse or Duplex Style:       Residential Quality: 30       (6)       Pole Frame         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Worn Out         (307)       1 1/2 Story       (30)       Exerage       (20)       Average       (20)       Badly Worn         (308)       Split Level       (40)       Good       (30)       Above Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       Good       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent	(103)       Split Level       (40)       Good       (2)       Reinforced Concrete Frame         (104)       1 1/2 Story       (50)       Very Good       (3)       Masonry Bearing Walls         (111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Framed Ext. Walls         (106)       Other       (5)       Metal Frame and Walls       (5)       Metal Frame and Walls         Townhouse or Duplex Style:       Residential Quality: 30       (6)       Pole Frame         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Worn Out         (307)       1 1/2 Story       (30)       Average       (20)       Average       (20)       Badly Worn         (308)       Split Level       (40)       Good       (30)       Above Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       Good       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent																
(104)       1 1/2 Story       (50)       Very Good       (3)       Masonry Bearing Walls         (111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Framed Ext. Walls         (106)       Other       (5)       Metal Frame and Walls         Townhouse or Duplex Style:       Residential Quality: 30       (6)       Pole Frame         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Wom Out         (307)       1 1/2 Story       (30)       Average       (20)       Average       (20)       Badly Wom         (308)       Split Level       (40)       Good       (30)       Above Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good	(104)       1 1/2 Story       (50)       Very Good       (3)       Masonry Bearing Walls         (111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Framed Ext. Walls         (106)       Other       (5)       Metal Frame and Walls         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Worn Out         (307)       1 1/2 Story       (30)       Average       (20)       Badly Worn         (308)       Split Level       (40)       Good       (30)       Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       Good       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (50)       Very Good	(104)       1 1/2 Story       (50)       Very Good       (3)       Masonry Bearing Walls         (111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Framed Ext. Walls         (106)       Other       (50)       Metal Frame and Walls       (50)       Metal Frame and Walls         (106)       Other       (50)       Low       Cost Rank:       Condition:         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       0         (307)       1 1/2 Story       (30)       Average       (20)       Average       (20)       Badly Worn         (308)       Split Level       (40)       Good       (30)       Above Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       Good       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent         Assessor's Adjustment to Sale Price (+ or -):       Assessor Comments and Reason for Adjustment: <td></td> <td>-</td> <td></td>															-	
(111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Framed Ext. Walls         (106)       Other       (5)       Metal Frame and Walls         Townhouse or Duplex Style:       Residential Quality: 30       (6)       Pole Frame         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Wom Out         (307)       1 1/2 Story       (30)       Average       (20)       Average       (20)       Badly Wom         (308)       Split Level       (40)       Good       (30)       Above Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good	(111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Framed Ext. Walls         (106)       Other       (5)       Metal Frame and Walls         Townhouse or Duplex Style:       Residential Quality: 30       (6)       Pole Frame         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Worn Out         (307)       1 1/2 Story       (30)       Average       (20)       Average       (20)       Badly Worn         (308)       Split Level       (40)       Good       (30)       Above Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good       (60)       Excellent	(111)       Bi-Level       (60)       Excellent       (4)       Wood or Steel Framed Ext. Walls         (106)       Other       (5)       Metal Frame and Walls         Townhouse or Duplex Style:       Residential Quality: 30       (6)       Pole Frame         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Wom Out         (307)       1 1/2 Story       (30)       Average       (20)       Average       (20)       Badly Wom         (308)       Split Level       (40)       Good       (30)       Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent         Assessor's Adjustment to Sale Price (+ or -):       Assessor Comments and Reason for Adjustment:       Very Good																
(106)       Other       (5)       Metal Frame and Walls         Townhouse or Duplex Style:       Residential Quality: 30       (6)       Pole Frame         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Worn Out         (307)       1 1/2 Story       (30)       Average       (20)       Average       (20)       Badly Worn         (308)       Split Level       (40)       Good       (30)       Above Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good	(106)       Other       (5)       Metal Frame and Walls         Townhouse or Duplex Style:       Residential Quality: 30       (6)       Pole Frame         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Worn Out         (307)       1 1/2 Story       (30)       Average       (20)       Average       (20)       Badly Worn         (308)       Split Level       (40)       Good       (30)       Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent	(106)       Other       (5)       Metal Frame and Walls         Townhouse or Duplex Style:       Residential Quality: 30       (6)       Pole Frame         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Worn Out         (307)       1 1/2 Story       (30)       Average       (20)       Average       (20)       Badly Worn         (308)       Split Level       (40)       Good       (30)       Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       Good       (30)       Very Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       Excellent       Excellent         Assessor's Adjustment to Sale Price (+ or -):       Assessor Comments and Reason for Adjustment:       Excellent       Excellent	, ,			<u>.</u>			·					-	-	Ext. Wa	lls	
Townhouse or Duplex Style:         Residential Quality: 30         (6)         Pole Frame           (301)         One Story         (10)         Low         Cost Rank:         Condition:           (302)         Two Story         (20)         Fair         (10)         Low         (10)         Wom Out           (307)         1 1/2 Story         (30)         Average         (20)         Average         (20)         Badly Wom           (308)         Split Level         (40)         Good         (30)         Above Average         (30)         Average           (309)         2 1/2 Story         (50)         Very Good         (40)         High         (40)         Good	Townhouse or Duplex Style:       Residential Quality: 30       (6)       Pole Frame         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Worn Out         (307)       1 1/2 Story       (30)       Average       (20)       Average       (20)       Badly Worn         (308)       Split Level       (40)       Good       (30)       Above Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent	Townhouse or Duplex Style:       Residential Quality: 30       (6)       Pole Frame         (301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Worn Out         (307)       1 1/2 Story       (30)       Average       (20)       Average       (20)       Badly Worn         (308)       Split Level       (40)       Good       (30)       Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent         Assessor's Adjustment to Sale Price (+ or -):       Assessor's Adjustment to Sale Price (+ or -):       Sale Sale Sale Sale Sale Sale Sale Sale					Ì					.,						
(301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Wom Out         (307)       1 1/2 Story       (30)       Average       (20)       Average       (20)       Badly Wom         (308)       Split Level       (40)       Good       (30)       Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good	(301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Wom Out         (307)       1 1/2 Story       (30)       Average       (20)       Average       (20)       Badly Wom         (308)       Split Level       (40)       Good       (30)       Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent	(301)       One Story       (10)       Low       Cost Rank:       Condition:         (302)       Two Story       (20)       Fair       (10)       Low       (10)       Wom Out         (307)       1 1/2 Story       (30)       Average       (20)       Average       (20)       Badly Wom         (308)       Split Level       (40)       Good       (30)       Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent         Assessor's Adjustment to Sale Price (+ or -):       Assessor Comments and Reason for Adjustment:       Very Good       Very Good			Style:		Resi	dentia	I Quality: 30				] Pole	Frame				
(307) □ 1 1/2 Story       (30) ▼ Average       (20) □ Average       (20) □ Badly Worn         (308) □ Split Level       (40) □ Good       (30) □ Above Average       (30) □ Average         (309) □ 2 1/2 Story       (50) □ Very Good       (40) □ High       (40) □ Good	(307)       1 1/2 Story       (30) <b>M</b> Average        (20)       Average        (20)       Badly Wom          (308)       Split Level       (40)       Good       (30)       Above Average        (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent	(307)       1 1/2 Story       (30)       Image       (20)       Average       (20)       Badly Wom         (308)       Split Level       (40)       Good       (30)       Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent         Assessor's Adjustment to Sale Price (+ or -):       Assessor Comments and Reason for Adjustment:       Very Good       Very Good										Cost Ra	nnk:			Conditi	on:	
(308) □ Split Level       (40) □ Good       (30) □ Above Average       (30) □ Average         (309) □ 2 1/2 Story       (50) □ Very Good       (40) □ High       (40) □ Good	(308)       Split Level       (40)       Good       (30)       Above Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent	(308)       Split Level       (40)       Good       (30)       Above Average       (30)       Average         (309)       2 1/2 Story       (50)       Very Good       (40)       High       (40)       Good         (304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent         Assessor's Adjustment to Sale Price (+ or -):       Assessor Comments and Reason for Adjustment:       Very Good       Very Good	(302) 🗆 Two	o Story			(20)		Fair			(10)	l Low		(	(10)	Worn	Out
(309) □ 2 1/2 Story (50) □ Very Good (40) □ High (40) □ Good	(309) □ 2 1/2 Story       (50) □ Very Good       (40) □ High       (40) □ Good         (304) □ One Story Duplex       (60) □ Excellent       (50) □ Very Good         (305) □ Two Story Duplex       (60) □ Excellent       (60) □ Excellent	(309) □ 2 1/2 Story       (50) □ Very Good       (40) □ High       (40) □ Good         (304) □ One Story Duplex       (60) □ Excellent       (50) □ Very Good         (305) □ Two Story Duplex       (60) □ Excellent       (60) □ Excellent         Assessor's Adjustment to Sale Price (+ or -):       (60) □ Excellent       (60) □ Excellent         Assessor Comments and Reason for Adjustment:       (60) □ Excellent       (60) □ Excellent	(307) 🗆 1 1/	2 Story			(30)	×	Average			(20)	] Avei	rage	(	(20) 🛛	Badly	Worn
	(304) □ One Story Duplex       (60) □ Excellent       (50) □ Very Good         (305) □ Two Story Duplex       (60) □ Excellent       (60) □ Excellent	(304)       One Story Duplex       (60)       Excellent       (50)       Very Good         (305)       Two Story Duplex       (60)       Excellent       (60)       Excellent         Assessor's Adjustment to Sale Price (+ or -):       Assessor Comments and Reason for Adjustment:       (60)       Excellent	(308) 🗆 Spli	it Level			(40)		Good			(30)	] Abo	ve Avera	nge (	(30) 🗆	Avera	ge
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		Assessor's Adjustment to Sale Price (+ or -): Assessor Comments and Reason for Adjustment:	(304) 🗆 One	e Story D	uplex		(60)		Excellent						(	(50)	Very	Good
(305) □ Two Story Duplex (60) □ Excellent	Assessor's Adjustment to Sale Price (+ or -):	Assessor Comments and Reason for Adjustment:	(305) 🗆 Two	o Story D	uplex										(	(60) 🗆	Excell	ent
Assessor's Adjustment to Sale Price (+ or -):			Assessor's	s Adjus	stment	to Sale P	rice	(+ 0)	r -):									
Assessor Comments and Reason for Adjustment:	Assessor Comments and Reason for Adjustment:	TRUSTEE'S DEED	Assessor Co	mments	s and R	eason for A	djust	ment	• •	······								
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PAT 96-121-99

### FEB/07/2023/TUE 01:28 PM Tri-City Title

FAX No. 308 708 7746

P. 001/001

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<u>N</u> EBRASKA		Real	Estate T	ransfe	ar Stat	temon	r F		FORM
GOOD LIFE Great Service		<ul> <li>To be file</li> <li>If addition</li> </ul>	Estate T d with the Register of hal space is needed,	f Deeds. • F	Read Instruct	lons on revers	se side.		521
	/ The deed		rded unless this state.	w				leted.	
1 County Name		2 County Numbe		3 Date of S	ale/Transfer g	10 -	4 Date	e of Deed	·
Webster		91	<b>N I A</b>			07 m 2023	M	0. <u>CL</u> Da	y 63 Yr. 2023
5 Grantor's Name, Add Grantor's Name (Selier)	ress, and Tele	phone (Please I	27int)		's Name, Add Iame (Buyer)	ress, and Tolog	phone (Pi	lease Print)	
Ryan Hanzlick, Trustee		vocable Trust d	ated Sept. 15, 2010	Sawyent	origung Sen	TP Scout	Enter	-prieses	,LLC
Street or Other Mailing Add			•	411 S 13t	her Malling Add h St	fress		-	
City Hopother Arapahoe		State NE	Zip Code (197722- 98840-	City Lincoln		1	<u> </u>		Zip Gode 68 <b>508</b>
Phone Number 308-539-6139				Phone Num 402-525-34		Is the grantee If Yøs, is the g			
Emall Address n/a			A.	Email Addre	188			<u> (-) vii</u> au	
7 Property Classification	Number, Chack	one box in cate;				nome.			
(A) Status				(B) Property			· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	(C)
Unimproved	Single Famil Multi-Family Commercial		Indusiriei Agricultural Recreationel		nterests-Nonpo nterests-Produc		Exer	e Assessed npt	🛄 Mobile Home
Bill of Sale	Conservator Corractive			Land Contract/ Lease	Pe	rsonai Rep. 🛛			Offisr
9 Was transfer part of an IF		Transfer on Deat Type of Transfer		Minerai reclosure 🕅	ען <u>ו</u> Imevocable Tr		Warrenty		ensfer on Death
kind exchange (IRC § 100 Exchange) by buyer or se ☐ Buyer ☐ Seller ⊠1	31 Mer?	Auction	Easement 🔲 Gi		Life Estate Partition	Sale Sale	ion of Con	Πī	ustee to Beneficiary her (Explain)
11 Was ownership transferm	ad In full? (If No,	explain the divisio	r)		12 Was real	estate purchased	d for same	use? (If No.	state the intended use.)
13 Waa the transfer between	n relatives, or if to	a trustee, are the	trustor and beneficiary re	iatives7 (if Yes		propriate box.)			
🗌 Yəs 🛛 🕅 No	=	Incle to Niece or N	. =	, Partnership,				🔲 Other_	
	Ex-spous	and Sisters e	Parents and	its and Grandch I Child		pouse tep-parent and S	tep-child		
14 What is the current mark \$10,000.00	et value of the re	al property?		15 Wes th	e mortgage aa	sumed? (If Yes, s		nount and ini	terest rate.) %
16 Does this conveyance div	ide a current par	csi of land?	<u> </u>	17 Was t	ransfer (hrough	•	nt or a title IXI Yes	s company? ( s Tri-City Title	If Yes, Include the name
18 Address of Property		<u> </u>	,	19 Name	and Address of	Person to Whom	Tax State		l be Sent
31 North Cedar St Red Cloud, NE 68970				3370yer1 411 S 13	<del>lonnung Sci</del> th St	ers Jeour	Ente	rprise	5.644
18a 🗌 No address assigne	id 185 [	Vacant Land		#200 Lincoln,	NE 68508				
20 Legal Description (Attach									
Lots 1, 2, 3 and 4, Block	3, Garber's 8	econd Additio	n to Red Cloud, Wel	ster County	Nebraska.				
21 If agricultural, list total num		1 76424		<u> </u>			00	\$	10,000 00
22 Total purchase price, i 23 Was non-real property	included in the	e purchase?				-***	22	\$	0 00
			ach itemized (ist.) (sea minus line 23)	-	•		23 24	\$	10,000 00
24 Adjusted purchase price 25 If this transfer is exemption								1	
		declare that I have thorized to sign thi	e examined this statement	t and that it is, t	o the best of m	y knowledge and	bellef, tru	a, complete, i	and
► Hope Gr	-	(1401)200 10 2180 414	a protesticato					208-7	708 <b>-7</b> 744
Print or Typ	a Name of Gran	jee or Authorized I	Representative					Phone	Number
sign Han	(J-			Authorized R	lea	•		021	07/2023
here Signature o	f Grantee or Auth	iorized Representa	ative	Tile				Date	
			Register of Dee	is' Use Only				F	or Dept. Use Only
26 Date Deed Recorded	~~		p or Exempt Number	28 Recording					
Mo. <u>A</u> Day <u> </u>	Yr. <u>23</u>	\$ 22	. 50	BK	2023, ta	1241			
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Re	v. Supersedes 96-3				1 (	ر	Authorizə	d by Neb. Rev.	Slat. §§ 78-214, 77-1227 (2)
		Grantee	Retain a copy of this	iooument for	your records				

Index	
Computer	
Assessor	
Carded	

NEBRASKA DC STAM	OCUMENTARY
Date:	02/07/23
\$ 22.50	By AS

### Bk 2023, Pg 241

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 07 day of February A.D., 2023, at 01:09 o'clock PM. Recorded in Book 2023 on Pages 241-242

alloquetig

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

AFTER RECORDING RETURN TO: Tri-City Title Services 412 E 25th St, Ste A Kearney, NE 68847 K-11601-

### **TRUSTEE'S DEED**

Ryan Hanzlick, Trustee of the 4-T Irrevocable Trust dated September 15, 2010, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Scout Enterprises, LLC a Nebraska Limited Liability Company, the following described real estate in Webster County, Nebraska:

Lots 1, 2, 3 and 4, Block 3, Garber's Second Addition to Red Cloud, Webster County, Nebraska.

GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate 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 any acts of the GRANTOR.

Trustee's Deed File No. K-11601-

Page 1

Executed 2-3, 2023.

1/17/24

The 4-7 In proceede Trust by Ryan Hanzlick, Trustee

#### STATE OF NEBRASKA COUNTY OF <u>Furng</u> S

The foregoing instrument was acknowledged before me this <u>3rd</u> day of <u>February</u>, 2023 by Ryan Hanzlick, Trustee of the 4-T Irrevocable Trust dated September 15, 2010.

Notary Public

My Commission expires

GENERAL NOTARY - State of Nebraska LINDA K LEISING My Comm. Exp. January 17, 2024

> Trustee's Deed File No. K-11601-

# Agricultural Land Sales Worksheet

Irrigation Type:       A)       2       B)       05       C)       5       D)       3       E)       0       1         ICC       ACRES:       VALUE:       ICG       ACRES:       VALUE         IRRIGATED       IAI       GRASSLAND       IGI       VALUE       ICG       ACRES:       VALUE         IRRIGATED       IAI       GRASSLAND       IGI       VALUE       IGI       VALUE       VALUE         1A       GRASSLAND       IGI       VALUE       IGI       VALUE       VALUE       VALUE       VALUE       VALUE       VALUE         1A       GRASSLAND       IGI       GRASSLAND       IGI       VALUE         1A       GRASSLAND       IGI       GRASSLAND       IGI       GRASSLAND       IGI       VALUE       VALUE       VALUE         2A       C       C       GRASSLAND       IGI       GRASSLAND       IGI       VALUE				trict Code	ol Dist	Schoo	S				e Date	Sale	Page	ok	Boo	Cnty No.
001700900       41       4       05       GeoCde       Twn       Reg       Sect       Qrt       Subdity       Area       Bit         Date of Sale Assessed Value       41.33       4       10       3       1       00000       1       000         Land       Improvements       Total       Derive Type       Zaing       Location       City Size       1         389,320       Irrigation Type:       A)       2       B)       0.5       C)       5       D)       3       B)       0       1         LCC       ACRES:       VALUE:       LCG       ACRES:       VALUE:       ICG       ACRES:       VALUE       ICG       ACRES:       VALUE         1RRIGATED 1AI       GRASELAND IGI       IGI       ICG       ACRES:       VALUE       ICG       ACRES:       VALUE         2AI       ICG       ACRES:       VALUE:       ICG       ICG <tdi< th=""><th></th><th>aed:</th><th>Unif</th><th></th><th>d:</th><th>filiate</th><th>Affi</th><th>74</th><th>1-00</th><th>Base: S</th><th>/2023</th><th>2/8,</th><th>270</th><th>23</th><th>202</th><th>91</th></tdi<>		aed:	Unif		d:	filiate	Affi	74	1-00	Base: S	/2023	2/8,	270	23	202	91
Date of Sale Assessed Value         4133         4         10         3         1         00000         1         000           Land         Improvements         Total         Date of Sale Property Classification Code           389,320         389,320         Status         Property Type         Zoning         Location         City Size           Irrigation Type:         A)         2         B)         05         C         5         D         3         D         0           LCG         ACRES:         VALUE:         LCG         ACRES:         VALU           IRRIGATED IAI				umber	rcel N	Pa				-	& Code #	Useability	Number	Sale	n ID	Location
Land         Improvements         Total         Date of Sale Property Usasification Code           389,320         Irrigation Type:         A)         2         B)         0.5         C)         5         D)         3         D)         0           Irrigation Type:         A)         2         B)         0.5         C)         5         D)         3         D)         0         <	Parcel	Blk	Area	Subdiv	Qrt	ect	Se	Rng	Twn	GeoCde	05	4	41		900	0017009
389,320       Status       Property Type       Zoning       Location       City Size         Irrigation Type:       A) 2       B) 05       C) 5       D) 3       E) 0       Ity Size         LCG       ACRES:       VALUE:       LCG       ACRES:       VALUE         IRRIGATED       IA       GRASSLAND       IG       Ity Size       Ity Size       Ity Size       VALUE       Ity Size       VALUE	0000	000	1	00000	1	3	3	10	4	4133		Value	ale Assessed	ate of Sa	Da	
Irrigation Type:       A)       2       B)       05       C)       5       D)       3       D)       0       1         LCG       ACRES:       VALUE:       LCG       ACRES:       VALU         IRRIGATED 1AI       GRASSLAND 1GI       IG       IG       VALU		Code	ation (	Classifica	perty	e Pro	Sale	ate of	D		otal	T	rovements	Imp	1	Land
LCG         ACRES:         VALUE:         LCG         ACRES:         VALU           IRRIGATED         IAI         GRASSLAND         IG         IG <tdig< td="">         IG         IG</tdig<>	Parcel Si	ty Size	i Cit	Location	oning	Z	ype	perty Ty	Pro	Status	389,320	:			,320	389
IRRIGATED 1A1       GRASSLAND 1G1         1A       1G         2A1       2G1         2A       2G         3A1       3G1         3A1       3G         4A1       4G1         4A1       4G1         1D       101.960       265,095         Shetterbel/Timber       10         1D       12.980       33,750         2D1       Waste       10         2D1       Waste       10         3D1       AG LAND TOTAL       167.480       40         3D       815       Fam Sites       4150         4D       465       167.480       40         3D       815       Fam Sites       167.480         4D       0.500       815       Fam Sites       167.480         4D       26.910       43,865       Home Sites       167.480         4D       26.910       43,865       Home Sites       167.450         ASsessor's Adjustment to Sale Price (+ or -):       Total Recapture Value:       167.450         Assessor's Adjustment to Sale Price (+ or -):       Total Recapture Value:       167.450         Comments and Reason for Adjustment:       DEED OF DISTRIBUTION BY PR;	F) 10	0	E)	D) <b>3</b>	5	0)		05	B)	A) <b>2</b>			ion Type:	Irrigati		
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2A1       2G1       2G1         2A       2G3       2G3         3A1       3G1       3G1         3A       3G3       3G1         4A1       4G1       4G1         4A1       4G3       4G3         DRYLAND 1D1       101.960       265,095       Shelterbelt/Timber         1D       12.980       33,750       Accretion         2D1       Waste       3D1       3D1         2D2       AG LAND TOTAL       167.480       400         3D1       AG LAND TOTAL       167.480       400         3D1       Rods       4.150       4.150         4D1       0.500       815       Farm Sites       4.150         4D2       26.910       43,865       Home Sites       4.150         Assessor's Adjustment to Sale Price (+ or -):       Total Recapture Value:       4.150         Assessor Comments and Reason for Adjustment:       DEED OF DISTRIBUTION BY PR; TRANSFER TO SPOUSE       5000000000000000000000000000000000000							G1	ND 10	ASSLA	GR					ED 1A1	IRRIGATE
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3A       3G         4A1       4G         4A       4G         4A       4G         0RYLAND 1D1       101.960       265,095         1D       12.980       33,750         2D1       Waste       200         2D1       Waste       200         3D1       AG LAND TOTAL       167.480       400         3D1       Roads       4.150       400         3D1       Roads       4.150       400         3D2       Other       167.480       400         3D3       Roads       4.150       400         4D1       0.500       815       Farm Sites       400         4D2       26.910       43,865       Home Sites       400         Outbuildings       Other       0       150       4150         Assessor's Adjustment to Sale Price (+ or -):       Total Recapture Value:       43         Assessor Comments and Reason for Adjustment:       DEED OF DISTRIBUTION BY PR; TRANSFER TO SPOUSE       4150         Comments from       Comments:       Comments:       4150							2G	2							2A	
4A1       4GI       4GI         4A       4G       4G         DRYLAND IDI       101.960       265,095       Shelterbelt/Timber         1D       12.980       33,750       Accretion         2D1       Waste       100         2D2       25.130       57,420       Other         3D1       AG LAND TOTAL       167.480       400         3D1       Roads       4.150       400         3D1       0.500       815       Farm Sites       100         4D1       0.500       815       Farm Sites       100         4D2       26.910       43,865       Home Sites       100         Dwellings       Other       100       100       100       100         Dwellings       Other       100       100       100       100       100         Dwellings       Other       100       100       100       100       100       100         Dwellings       Other       100       100       100       100       100       100         Dwellings       Other       100       100       100       100       100       100         Assessor's Adjustment to Sale Pric							Gl	30							3A1	
4A       4G       4G         DRYLAND       1D       101.960       265,095       Shelterbelt/Timber         1D       12.980       33,750       Accretion         2D1       Waste       10         2D1       Waste       10         3D1       AG LAND TOTAL       167.480       40         3D1       Roads       4.150       40         3D1       Roads       4.150       40         4D1       0.500       815       Farm Sites       10         4D1       0.500       815       Home Sites       10         4D2       26.910       43,865       Home Sites       10       10         Dwellings       Other       0ther       10       10       10       10         Outbuildings       Non-AG TOTAL       4.150       4.150       10       10         Assessor's Adjustment to Sale Price (+ or -):       Total Recapture Value:       10       10       10       10       10         DEED OF DISTRIBUTION BY PR; TRANSFER TO SPOUSE       Intervert Value:       10       10       10       10         Comments from       Comments:       Comments:       10       10       10       10							3G	-							3A	
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1D       12.980       33,750       Accretion         2D1       Waste							4G								4A	
2D1       Waste							ber	elt/Timb	helterbe	S		2			D 1D1	DRYLANI
2D       25.130       57,420       Other       40         3D1       AG LAND TOTAL       167.480       40         3D       Roads       4.150       40         4D1       0.500       815       Farm Sites       40         4D       26.910       43,865       Home Sites       40         Dwellings       Other       0       0       167.480       40         ASsessor's Adjustment to Sale Price (+ or -):       Non-AG TOTAL       4.150       4.150         Assessor Comments and Reason for Adjustment:       DEED OF DISTRIBUTION BY PR; TRANSFER TO SPOUSE       Total Recapture Value:         Comments from       Comments:       Comments:       Comments:       Comments:							ion	Accreti			33,750		12.980		1D	
3D1       AG LAND TOTAL       167.480       40         3D       Roads       4.150         4D1       0.500       815       Farm Sites       6         4D       26.910       43,865       Home Sites       6         0wellings       Other       6       6       6         0wellings       Other       6       6       6         0utbuildings       Non-AG TOTAL       4.150       6       6         Assessor's Adjustment to Sale Price (+ or -):       Total Recapture Value:       7         Assessor Comments and Reason for Adjustment:       DEED OF DISTRIBUTION BY PR; TRANSFER TO SPOUSE       7         Comments from       Comments:       Comments:       5							ste	Was							2D1	
3D       Roads       4.150         4D1       0.500       815       Farm Sites         4D       26.910       43,865       Home Sites         0       26.910       43,865       Home Sites         0       0       Recreation       Image: Comment Sites         0       0       Other       Image: Comment Sites       Image: Comment Sites         0       0       Total Recapture Value:       Image: Comment Sites         0       0       For -):       Total Recapture Value:         Comments from         Comments from											57,420		25.130		2D	
4D1       0.500       815       Farm Sites       Image: Sites <t< td=""><td>100,945</td><td>4</td><td></td><td></td><td></td><td></td><td><math>\mathbf{T}</math></td><td>ΓΟΤΑ</td><td>AND '</td><td>AG L</td><td></td><td></td><td></td><td></td><td>3D1</td><td></td></t<>	100,945	4					$\mathbf{T}$	ΓΟΤΑ	AND '	AG L					3D1	
4D       26.910       43,865       Home Sites       Image: Comments in the second				4.150						-					3D	
Image: Dwellings       Recreation         Outbuildings       Other         Outbuildings       Non-AG TOTAL         Assessor's Adjustment to Sale Price (+ or -):       Total Recapture Value:         Assessor Comments and Reason for Adjustment:       DEED OF DISTRIBUTION BY PR; TRANSFER TO SPOUSE         Comments from       Comments:							ites	'arm Si	F						4D1	
Dwellings       Other       Other       Other         Outbuildings       Non-AG TOTAL       4.150         Assessor's Adjustment to Sale Price (+ or -):       Total Recapture Value:         Assessor Comments and Reason for Adjustment:       DEED OF DISTRIBUTION BY PR; TRANSFER TO SPOUSE         DEED OF DISTRIBUTION BY PR; TRANSFER TO SPOUSE       Comments:																T. T. T. D. S. MARKING MARKING & MARK
Outbuildings       Non-AG TOTAL       4.150         Assessor's Adjustment to Sale Price (+ or -):       Total Recapture Value:         Assessor Comments and Reason for Adjustment:       DEED OF DISTRIBUTION BY PR; TRANSFER TO SPOUSE         DEED OF DISTRIBUTION BY PR; TRANSFER TO SPOUSE       Comments from							ion	lecreati	F						The Addition of the property of the	
Assessor's Adjustment to Sale Price (+ or -): Assessor Comments and Reason for Adjustment: DEED OF DISTRIBUTION BY PR; TRANSFER TO SPOUSE Comments from Comments:							_									
Assessor Comments and Reason for Adjustment: DEED OF DISTRIBUTION BY PR; TRANSFER TO SPOUSE Comments from Comments:				4.150			1L	ΓΟΤΑ	n-AG [	No	an a				tbuildings	Out
DEED OF DISTRIBUTION BY PR; TRANSFER TO SPOUSE Comments from Comments:				Value:	ture	ecap	Re	Fotal			):	ice (+ or -	to Sale Pr	stment	s Adjus	Assessor's
Comments from Comments:												justment:	eason for Ad	s and Re	omments	Assessor Co
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(Continue on back)

PAT 96-106-99

NEBRASKA Good Life. Great Service. • To be filed with the Register of Deeds.	ead instructions on reverse side.	FORM 521
DEPARTMENT OF REVENUE • If additional space is needed, add an attac	nment and identify the applicable item number.	
	ent is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	08 2023
WEBSTER - 91	Mo. <u>02</u> Day <u>08</u> Yr. <u>2023</u> Mo. <u>02</u> Day	Yr
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Caroline M. Himmelberg, PR of the Estate of	Grantee's Name (Buyer) Caroline M. Himmelberg	
Street or Other Mailing Address Charles R Himmelberg	Street or Other Mailing Address	
350 N. Phillips St.	City State	Zip Code
City State Zip Code Lawrence NE 68957	Lawrence NE	68957
Phone Number (785) 871-7845	Phone Number (784) 871-7845 Is the grantee a 501(c)(3) organiza If Yes, is the grantee a 509(a) found	
Email Address	Email Address	
n/a	n/a	
7 Property Classification Number. Check one box in categories A and B. Check C		
	B) Property Type	(C)
Improved       Single Family       Industrial         Unimproved       Multi-Family       ✓ Agricultural         IOLL       Commercial       Recreational	Mineral Interests-Nonproducing       State Assessed         Mineral Interests-Producing       Exempt	Mobile Home
8 Type of Deed Conservator V Distribution	and Contract/Memo Partition Sheriff	Other
	ease Personal Rep. Trust/Trustee	
	Aineral Quit Claim Warranty	i :
kind exchange (I B C § 1031		nsfer on Death
Exchange) by buyer or seller?		stee to Beneficiary
		er (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	o, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re		
	, Partnership, or LLC Self Othe	r
	s and Grandchild Spouse	
Ex-spouse Parents and	<u>/</u>	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)
\$528,450	Ves VNo S	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	(If Yes, include the name
Yes V No	of the agent or title company contact.) Yes	No No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement St	hould be Sent
Rural Webster County	Caroline M. Himmelberg	
and the formulation of the the state of the	350 N. Phillips St.	
18a 🗹 No address assigned 18b 🗌 Vacant land	Lawrence, NE 68957	
20 Legal Description (Attach additional pages, if needed.)		
The Northeast Quarter (NE1/4) of Section Three (3 the 6th P.M., Webster County, Nebraska.	3), Township Four (4) North, Range Ten	(10) West of
21 If agricultural, list total number of acres transferred in this transaction	·	
22 Tatal aurahasa prisa ingluding any lighiliting assumed		0.00
<ul><li>22 Total purchase price, including any liabilities assumed</li><li>23 Was non-real property included in the purchase?</li></ul>	22 C	U.UU
Yes V No (If Yes, enter dollar amount and attach itemized list.) (se	e instructions)	
	\$	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		000
25 If this transfer is exempt from the documentary stamp tax, list the exemption	on number <u>15</u> .	
Under penalties of law, I declare that I have examined this state	nent and that it is, to the best of my knowledge and belief, true, co	mplete, and
correct, and that I am duly authorized to sign this statement. Mark A. Beck		(402) 463-4500
Print or Avpe Name of Grantee or Authorized Representative		Phone Number
sign	Attorney	02/08/2023
	Title	- Date
Register of Deed's Use		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 2 Day 13 Yr. 23 \$ EXEMPT#15	BK 2023, Pg 270	
Nebraska Department of Revenue Form No. 96-259-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee—Retain a copy of	this document for your records.	ev. Stat. §§ 76-214, 77-1327(2)

BOOK 2023 PAGE 270

State of Nebraska Ss. County of Webster Ss. Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of 120 A.D., 20 A.3, at 11:25 o'clock A.M. Recorded in BookADA3 on Page 310 Clock A.M. Recorded in BookADA3 on Page 310 County Clerk 10.00 A.D. Deputy Ind\_Comp\_Assessor\_Carded\_

NEBRASIZA	
NEBRASKA DOCUMENTARY STAMP TAX	7
\$ Exempt#15 By 00	_
-7_UP	1

Return to: Beck Law Office, P.C., L.L.O. P.O. Box 10 Hastings, NE 68902-0010

#### DEED OF DISTRIBUTION

#### BY

#### PERSONAL REPRESENTATIVE

CAROLINE M. HIMMELBERG, Personal Representative of the Estate of Charles R. Himmelberg, Deceased, GRANTOR, conveys and releases to CAROLINE M. HIMMELBERG, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE<sup>1</sup>4) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6<sup>th</sup> P.M., Webster County, Nebraska

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

Executed this 8th day of tehnuary, 2023.

UNIM Himme Caroline M. Himmelberg, Personal Representative

STATE OF NEBRASKA

COUNTY OF ADAMS

) ss.

The foregoing instrument was acknowledged before me on this day of <u>Fibrian</u>, 2023, by Caroline M. Himmelberg, Personal Representatives of the Estate of Charles R. Himmelberg, Deceased.

GENERAL NOTARY - State of Nebraska MARK A BECK My Comm. Exp. January 6, 2025

# Agricultural Land Sales Worksheet

	1		1			V UIN								
Cnty No.	Bo		Page		e Date		ч. 		Scl	100l Dis	trict Code	•		
91	20	23	287	1/31	/2023	Base:	55-00	05	Affili	ated:		Unif	ied:	
Location	1 ID	Sale	Number	Useability	& Code #					Parcel N	Tumber			
0012008	800		42	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		4241	3	9	3	3	00000	1	000	1800
Land	l	Imp	provements	T	otal		D	ate of	Sale I	Property	<sup>7</sup> Classific	ation (	Code	
217	,560				217,560	Status	Pro	perty Ty	ype	Zoning	Location	i Cit	y Size	Parcel Size
		Irrigat	tion Type:			A) <b>2</b>	B)	05	(	C) 5	D) <b>3</b>	E)	0	F) <b>10</b>
LCG	i F	. 1	ACRES:	VAI	LUE:		LCG			ACR	ES:		VAL	UE:
IRRIGATI	ED 1A1					GF	ASSLA	ND 1	G1	10	3.400		1	44,760
	1A								1G					
	2A1								G1		4.000			61,600
	2A								2G		8.000			11,200
	3A1 3A								G1 3G					
	4A1								G1					
									4G					
DRYLANI		-				5	Shelterb							
	1D	1						Accreti	ion					
	2D1						÷	Wa	ste					
	2D							Otl	her					
	3D1	+				AG L	AND '			15	5.400	,	2	17,560
	3D					-		Roa			4.600			
	4D1							Farm Si				-		
	4D	140000	and the second					iome Si Recreati						
<u>.                                    </u>	Owellings					-		Otl						
	buildings		·			No	n-AG '			<u></u>	4.600			
Assessor	e Adim	stmon	t to Sale Pr	ice (+ or -`	)•		7	Total	Recs	nture	Value:			
	•		eason for Ad					1 0 441	Ittel	ipiai	value.			
			SALE BET		NDPAREN	r & GR	ANDCI	HILD						
				a - <mark>an - 8 har - 1</mark>										
Comments 1	from		·		<u></u>		Comme	nts:						
001200					***** ·									
													(Conti	nue on back)
···········														DAT 06 106 00

PAT 96-106-99

1300						
Good Life. Great Service.	gister of Deeds.	• Read instructions on reverse side.	Ya	2	<sup>FORM</sup>	
		nt is signed and items 1-25 are accurately				
1 County Name 2 County Number	ooo ano otatomer	3 Date of Sale/Transfer		of Deed		
Webster 91		Mo. 01 Day 31 Yr. 2023	Mo	. <u>01</u> Day	Yr	2023
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telepho	ne (Ple	ease Print)		
Grantor's Name (Seller) Lyle J. Hoelting and Joan M. Hoelting, Co-Trustees and the	heir Successors	Grantee's Name (Buyer) Kurt J. Hoelting and Kelly J. Hoelting,	nusba	nd and wife		
Street or Other Mailing Address PO Box 186		Street or Other Mailing Address				
City State Lawrence, NE 68957	Zip Code	City	Sta	ate 7	Zip Co	ode
Phone Number		Phone Number Is the grantee a 501 402-756-7577 If Yes, is the grantee	(c)(3) or	rganization?		
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net		_/		
7 Property Classification Number. Check one box in categories A	and B. Check C if p					
(A) Status	(B	) Property Type	_		(C)	
Improved     Single Family     Industriction       Unimproved     Multi-Family     Agricul       IOLL     Commercial     Recreation	tural	Mineral Interests-Nonproducing     Mineral Interests-Producing	State A Exemp	ssessed t	Mobile H	lome
Bill of Sale Corrective			Trustee	Oth	er	
exchange? (I.R.C. § 1031 Exchange) by buyer or seller?	asement 🔲 Gift	closure       Irrevocable Trust       Revocable Tru         Life Estate       Sale         tor Trust       Partition       Satisfaction of		Truste	fer on Death ee to Beneficiary (Explain)	e
11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for sa	me use	? (If No, state	the intended us	e.)
13 Was the transfer between relatives, or if to a trustee, are the trustor           X         Yes         No         Aunt or Uncle to Niece or Nephew           Brothers and Sisters         Ex-spouse	the second s	Partnership, or LLC Self and Grandchild Spouse	-11	] Other		
14 What is the current market value of the real property? \$400,000.00		15 Was the mortgage assumed? (If Yes, state the ☐ Yes	e amour	nt and interest	rate.) %	
16 Does this conveyance divide a current parcel of land?		17 Was transfer through a real estate agent or a of the agent or title company contact.)		npany? (If Yes arter Title		me
18 Address of Property		19 Name and Address of Person to Whom Tax S Kurt J. Hoelting and Kelly J. Hoelting, htt			ent	
, NE		2913 Road T 10957				
18a XNo address assigned 18b Vacant Land		LANFIALE, NE 48957				
20 Legal Description The Southwest Quarter (SW1/4) of Section 3, Township 3 deeded to the State of Nebraska in Book 27, Page 263; an	nd in Book 61, Pag	ge 55; and in Book 2005, Page 532 for hi			that portion	
21 If agricultural, list total number of acres     22 Total purchase price, including any liabilities assumed			22	\$	400,000	00
23 Was non-real property included in the purchase?			23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus			24	\$	400,000	00
25 If this transfer is exempt from the documentary stamp tax, Under penalties of law, I declare that I have exam			f, true, c	complete, and		
correct, and that I am duly authorized to sign this state				402	-756-75	77
Kurt J. Hoelting and Kelly J. Hoelting, husband and v Print or Type Name of Grantee or Authorized Representation of the second secon	sentative			Phone Nur		./
here Kurt J. Hoelting	T	Grantee or Authorized Representative		<u>January</u> Date	31_2023	
NUPT J. HOCHING	Register of Deeds	s' Use Only		Fo	r Dept. Use C	Only
26 Date Deed Recorded 27 Value of Stamp or	-	28 Recording Data				
Mo. <u>2</u> Day 15 Yr. <u>23</u> \$900.00	52	BK202314, 287				
Nebraska Department of Revenue			Neb. Re	v. Stat. §§ 76-21	4, 77-1327 (2)	

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

RQ 0109

BOOK 2023 PAGE 28

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 <u>15</u> day of <u>Fob</u> A.D., 20 <u>3</u> , at <u>11.35</u> o'clock <u>A.</u> M. Recorded in Book <u>203</u> 3
on Page <u>287-288</u> Online Hang County Clerk
Ind CompAssessorCarded

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- Marine	NEBRASKA DOCUMENTARY
<b>KININ</b>	Date
and the second se	\$ 900.00 0.00
	By as
	1

AFTER RECORDING RETURN TO:

Charter Title & Escrow 747 N. Burlington Ave., Ste G208 Hastings, NE 68901 ph) 402-463-6788

#### **TRUSTEE'S DEED**

For the consideration of One Dollar and other goods and valuable consideration, Eugene A. Hoelting and Christina R. Kile, Co-Trustees of The Lyle and Joan Hoelting Revocable Trust, hereby conveys to

Kurt J. Hoelting and Kelly J. Hoelting, husband and wife, as joint tenants with right of survivorship,

the following described real estate in Webster County, Nebraska:

The Southwest Quarter (SW1/4) of Section 3, Township 3 North, Range 9 West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion deeded to the State of Nebraska in Book 27, Page 263; and in Book 61, Page 55; and in Book 2005, Page 532 for highway.

subject to easements and restrictions of record.

GRANTOR covenants	with GRANTEES that GRANTOR:

- is lawfully seized of such real estate that it is free from encumbrances

(1) (2) (3) has legal power and lawful authority to convey the same; warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed this <u>J</u> day of January, 2023.

The Lyle and Joan Hoelting Revocable Trust

L agene A. Hoelting

Its: Co-Trustee

By: Christina R. Kile Its: Co-Trustee

STATE OF Nebraska THE COUNTY OF LANCASTER

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The foregoing instrument was acknowledged before me this And day of January, 2023 by Eugene A. Hoelting, Co-Trustee of The Lyle and Joan Hoelting Revocable Trust.

7 Michael E. Sulliven Notary Public GENERAL NOTARY - State of Nebraska MICHAEL E. SULLIVAN My Comm. Exp. June 21, 2026 My Commission expires 06/21/2026

STATE OF Nebraska 4d.e. COUNTY OF

The foregoing instrument was acknowledged before me this <u>J</u> day of January, 2023 by Christina R. Kile, Co-Trustee of The Lyle and Joan Hoelting Revocable Trust.

<u>u l</u> GENERAL NOTARY - State of Nebraska SARA A. SCHUTTE My Comm. Exp. October 20, 2026 Notary Public Sara A. Schutt 10 My Commission expires 212

# Agricultural Land Sales Worksheet

				~	Juios v									
Cnty No.	Bo	ook	Page	Sale	Date				Sc	hool Dis	trict Code	e		
91	20	23	290	1/11	/2023	Base: C	1-01	.23	Affil	iated:		Unif	ied:	
Location	1D	Sale	Number	Useability	& Code #		a andersa in a da a			Parcel N	lumber			
002013	500		43	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		4245	3	11	30	3	00000	1	000	9835
Land	I	Imp	provements	Т	otal		D	ate of	Sale	Property	Classific	ation (	Code	
629	,920				529,920	Status	Pro	perty Ty	7pe	Zoning	Location	1 Cit	y Size	Parcel Size
		Irrigat	tion Type:			A) <b>2</b>	B)	05		c) 5	D) 3	E)	0	F) <b>9</b>
LCG	( E		ACRES:	VAI	JUE:		LCG			ACR	ES:		VAL	UE:
IRRIGATI	ED 1A	I	51.800	2	281,790	GR	ASSLA	ND 1	G1		5.600			7,840
	1 <i>A</i>	L L	3.000		16,320				1G					
	2A.		2.000		10,880			20	Gl					
	2 <i>A</i>	<u> </u>							2G					
	3A1								G1			ļ		
	3A								3G			<u> </u>		
	4A1		51.300		255,985				G1					
	4 <i>A</i>	-	24.000	]	19,760				4G					
DRYLAN			6.000		15,600	5	Shelterb	elt/Timl				<u></u>		
	11		1.000		2,600 13,000			Accreti						
	2D1		5.000		13,000			Wa Otl						
	2D 3D					AGI	AND	TOTA		15	8.000		7	37,305
	31							Roa			2.000			
	4D		4.000		6,520		]	Farm Si						
			4.300		7,010			Iome Si						· <u>···</u> ····
							]	Recreati	on					
I	Dwelling	5						Otl	ner					
Out	tbuilding	5	· · · · · · · · · · · · · · · · · · ·			No	n-AG	ΤΟΤΑ	$\mathbf{L}$		2.000			
Assessor'	s Adju	stmen	t to Sale Pr	ice (+ or -)	):			Total	Rec	apture	Value:			
			leason for Ad			•			-					
TRUSTE	E'S J	TWD;	BETWEEN	PARENT &	CHILD									
													-	
	-												<u></u>	
				1. <del> </del>								. <u> </u>		
Comments	from	· · · · · · · · · · · · · · · · · · ·					Comme	ents:						
002013	500													
	·····		· · · · · · · · · · · · · · · · · · ·										(Cont	inue on back)
														DAT 06 406 00

PAT 96-106-99

NEBRASKA Beal Estate Tr	ansfer Statement	FORM
Good Life. Great Service. • To be filed with the Register of Deeds. •	Read instructions on reverse side.	521
	chment and identify the applicable item number. The signed and items 1-25 are accurately complet	ed
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	1
WEBSTER - 91	Mo. 01 Day 11 Yr. 2023 Mo. 02	Day 15 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Prin	nt)
Grantor's Name (Seller) Kila R Burgess and Lila L Rupprecht, Trustees, Doris L Kosse Living Tru		
Street or Other Mailing Address 217 NORTH CHERRY STREET	Street or Other Mailing Address 1095 HIGHWAY 281	7.01
City Red Cloud NE Code 6897		Zip Code 68970
(402) 746-4767	Phone Number (402) 746-4363 Is the grantee a 501(c)(3) org If Yes, is the grantee a 509(a)	
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check		
(A) Status	(B) Property Type	(C)
Improved       Single Family       Industrial         Unimproved       Multi-Family       Agricultural         IOLL       Commercial       Recreational	Mineral Interests-Nonproducing State Asses Mineral Interests-Producing Exempt	ssed Mobile Home
8 Type of Deed Conservator Distribution	Land Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Cemetery Death Certificate – Transfer on Death Executor	Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty	
kind exchange (I.R.C. § 1031	reclosure Irrevocable Trust Revocable Trust	Transfer on Death
Exchange) by buyer or seller?	t Life Estate Zale	Trustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use?	(If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary		
Yes No Aunt or Uncle to Niece or Nephew Family Cor	b., Partnership, or LLC	Other
	Its and Grandchild Spouse	
L Ex-spouse Parents an 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?	17 Was transfer through a real estate agent or a title comp of the agent or title company contact.) Yes	any? (If Yes, include the name
18 Address of Property Rural Webster County, Nebraska	19 Name and Address of Person to Whom the Tax Stateme (Same as Grantee)	ent Should be Sent
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.) The Southwest Quarter (SW1/4) of Section Thirty ( West, of the 6th P.M., Webster County, Nebraska	30), Township Three (3) North, Rang	e Eleven (11)
21 If agricultural, list total number of acres transferred in this transaction160+		
22 Total purchase price, including any liabilities assumed		797,367 09
23 Was non-real property included in the purchase? ☐ Yes ✓ No (If Yes, enter dollar amount and attach itemized list.) (s	ee instructions)	0 <sup>1</sup> 00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	797,367 09
25 If this transfer is exempt from the documentary stamp tax, list the exemp		
Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement.		
Print or Type Name of Grantee or Authorized Representative		(402) 746-3613 Phone Number
sign Annual Stante of Grantee of Authorized Representative	Attorney	9-17-97
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 2 Day 17 Yr. 23 \$ 1795.56	15K 2023, to 240 Authorized by N	leb. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	f this document for your records	nan an an dh'an an an an an Araban an Ara

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

State of Nebraska }ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 \_\_\_\_day of Feb A.D., 20 23, at 10:13 o'clock A\_M. Recorded in Book 2023 **ମ**େ on Page **County Clerk** Abbou

VO Deputy  $\infty$ Carded Comp Assessor

NEBRASKA DOCUMENTARY
STAMP TAX
\$ 179550 BY KO

#### TRUSTEE'S JOINT TENANCY WARRANTY DEED

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 SEVEN HUNDRED NINETY-SEVEN THOUSAND THREE HUNDRED SIXTY-SEVEN AND 09/100 DOLLARS (\$797,367.09), convey to Donald S. Kosse and Jamie L. Kosse, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Southwest Quarter (SW1/4) of Section Thirty (30), Township Three (3) North, Range Eleven (11) West, of the 6th P.M., Webster County, Nebraska.

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 February 15, 2023.

R. Burgess, Trústee

STATE OF NEBRASKA, COUNTY OF WEBSTER ) SS.

The foregoing instrument was acknowledged before me on February 15. 2023, by Kila R. Burgess and Lila L. Rupprecht, Co-Trustees of the Doris L. Kosse Living Trust dated June 27, 1991, as amended May 8, 2007.

GENERAL MOTARY - State of Nebraska DAVIED B. GARWOOD Wy Comm. Exp. December 2. 2026	(	
Comm. expires 12-2-2026	- have	L
	Motory Dublic	~

Notary Public

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Phone/Fax: (402) 746-3613 DAVE:F:\WP\700\KOSSE\DON.JTD 2/9/23 Page 1 of 1 Pages

# Agricultural Land Sales Worksheet

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PAT 96-106-99

(1) (3)	
NEBRASKA Real Estate Tra	Insfer Statement
Good Life. Great Service. • To be filed with the Register of Deeds. • F	lead instructions on reverse side.
	hment and identify the applicable item number.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 2023
WEBSTER - 91	Mo. 2 Day 6 Yr. 2023 Mo. 2 Day 6 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
See attached Street or Other Mailing Address	Gottsch Feeding Corporation, a Nebraska corporation
	Street or Other Mailing Address 20507 Nicholas Circle, Suite 100
City State Zip Code	City         State         Zip Code           EIkhorn         NE         68022           Phone Number         Is the grantee a 501(c)(3) organization?         Yes
Phone Number (402) 289-4421	(402) 289-4421 If Yes, is the grantee a 509(a) foundation? Yes VNo
Email Address jejffj@gottsch.net	Email Address jeffj@gottsch.net
7 Property Classification Number. Check one box in categories A and B. Check C	
(A) Status	B) Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home
Vinimproved Multi-Family Agricultural	Mineral Interests-Producing
	and Contract/Memo Partition Sheriff Other
	Lease Personal Rep. Trust/Trustee
	Vineral Quit Claim Warranty eclosure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	
Buyer Seller V No Court Decree Exchange Gra	ntor Trust Partition Satisfaction of Contract 🔽 Other (Explain) capital contributic
11 Was ownership transferred in full? (If No, explain the division.)	12       Was real estate purchased for same use? (If No, state the intended use.)         Image: Was real estate purchased for same use?       If No, state the intended use.)         Image: Was real estate purchased for same use?       If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary r	· 이상은 사망 전 · · · · · · · · · · · · · · · · · ·
	., Partnership, or LLC Self Other
Brothers and Sisters Grandparen	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
2,536,000	☐ Yes ✔ No \$ %
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
18 Address of Property Rural Webster County	19 Name and Address of Person to Whom the Tax Statement Should be Sent Gottsch Feeding Corporation
1 kai kai 1 i i i i i i i i i i i i i i i i i i	20507 Nicholas Circlem, Suite 100
18a No address assigned 18b Vacant land	Elkhorn, NE 68022
20 Legal Description (Attach additional pages, if needed.)	
See attached	
7.0	
21 If agricultural, list total number of acres transferred in this transaction _320	**
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (se	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	And the Andrew
25 If this transfer is exempt from the documentary stamp tax, list the exempt	ion number <u>5.6</u> .
Under penalties of law, I declare that I have examined this state correct, and that Lam duly authorized to sign this statement.	ment and that it is, to the best of my knowledge and belief, true, complete, and
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign	CEO 2-6-23
here Signature of Grantee of Authorized Begresentative	Title Date
Register of Deed's Use	Only For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 2 Day 17 Yr. 23 \$ 1X-CMPT 5D Nebraska Department of Revenue	SK 2023 19 303 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	f this document for your records.

140

#### Attachment to Form 521

#### 5.

Jeffrey M. Jackson, as Trustee of the Brett A. Gottsch 2012 Legacy Trust Carrie L. Gottsch, as Trustee of the William L. Gottsch 2012 Legacy Trust, Brett A. Gottsch, and William L. Gottsch

20507 Nicholas Circle, Suite 100 Elkhorn, NE 68022

20.

The Southwest Quarter (SQ1/4) of Section Twelve (12), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for Highway purposes by Deeds recorded in Book 25, Page 3; Book 71, Page 658; and Corrective Deed recorded in Book 77, Page 1303; and

The Northwest Quarter (NW1/4) of Section Twelve (12), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for Highway purposes by Deeds recorded in Book 25, Page 3; Book 71, Page 658; and Corrective Deed recorded in Book 77, Page 1303.

DEBRASKA Good Life, Great Service, DEPARTMENT OF REVENUE	Certificate of Exemption – Documentary Stamp Tax • Documentary Stamp Tax – Neb. Rev. Stat. § 76-902(5)(b)				
Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family family, and all shareholders of the corporation or members					

of the partnership or limited liability company are family members related to one another within the fourth degree of kindred?	Yes	🔲 No
If No, is conveyance between two family entities where all stock or interest in both entities is		
owned by members of the same family and all owners are family members related to one another		
within the fourth degree of kindred?	Yes	No No
Note: An autitur an Constant on Constant only on starts on interest in sound in orderly on in most buy		

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

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

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)			
See attached				
	r			

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

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
See attached	

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

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

sign Date Grantor or Graptor Be here Title Date Grantee or Grantee Representative

This Certificate of Exemption is to be filed with the Real Estate Transfer Statement, Form 521, when exemption #5b is claimed in Item 25 on the Form 521.

### Attachment to Certificate of Exemption

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8

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)	
Brett A. Gottsch		
Jeffrey M. Jackson, Trustee of Brett A. Gottsch 2012 Legacy Trust	Beneficiaries are children of first listed member	
Carrie L. Gottsch, Trustee of William L. Gottsch 2012 Legacy Trust	Beneficiaries are nieces and nephews of first listed member	
William L. Gottsch	Brother of first listed member	

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Brett A. Gottsch	
Jeffrey M. Jackson, Trustee of Brett A. Gottsch 2012 Legacy Trust	Beneficiaries are children of first listed member
Carrie L. Gottsch, Trustee of William L. Gottsch 2012 Legacy Trust	Beneficiaries are nieces and nephews of first listed member
William L. Gottsch	Brother of first listed member

BOOK 2023 PAGE 30

State of Nebraska SS. County of Webster		
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a constant index and filed	for rocord in	+200

numerical index and filed for record in the Clerk's office of said county this <u>17th</u> day of <u>Februson</u> A.D., 20<u>3</u>, at <u>10:50</u> o'clock <u>A</u> M. Recorded in Book <u>2033</u> on Page <u>303-306</u> <u>Abbss</u> Hana <u>County Clerk</u> Sa8.00 <u>Abbso</u>

Assessor\_

\_Carded\_

1
NEBRASKA DOCUMENTARY
NEBRASINA DOUDWILLING
STAMP TAX
Date 2 17 2023
Date Alt Oil
Savoniton by Lite

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

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#### WARRANTY DEED

Jeffrey M. Jackson, as Trustee of the Brett A. Gottsch 2012 Legacy Trust (owner of an undivided 49.5% interest in the real property described below), Carrie L. Gottsch, as Trustee of the William L. Gottsch 2012 Legacy Trust (owner of an undivided 49.5% interest in the real property described below), Brett A. Gottsch, an unmarried person (owner of an undivided 0.5% interest in the real property described below) and William L. Gottsch and Carrie L. Gottsch, Husband and Wife, (owner of an undivided 0.5% interest in the real property described below) and William L. Gottsch and Carrie L. Gottsch, Husband and Wife, (owner of an undivided 0.5% interest in the real property described below) collectively "GRANTORS", for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to Gottsch Feeding Corporation, a Nebraska corporation, GRANTEE, all of their interest in the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Webster County, Nebraska:

The Southwest Quarter (SW1/4) of Section Twelve (12), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for Highway purposes by Deeds recorded in Book 25, Page 3; Book 71, Page 658; and Corrective Deed recorded in Book 77, Page 1303; and

The Northwest Quarter (NW1/4) of Section Twelve (12), Township Two (2) North, Range Eleven (11) West of the  $6^{\text{th}}$  P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for Highway purposes by Deeds recorded in Book 25, Page 3; Book 71, Page 658; and Corrective Deed recorded in Book 77, Page 1303.

Grantors covenant with the Grantee that Grantors:

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

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

DATED this 1th day of <u>February</u>, 2023.

Jeffrey M. Jackson, as Trustee of the Brett A. Gottsch 2012 Legacy Trust

Carrie L. Gottsch, as Trustee of the William L. Gottsch 2012 Legacy Trust

Brett A. Gottsch

William L. Gottsch

lotter

Carrie L. Gottsch

STATE OF NEBRASKA ) COUNTY OF \_\_\_\_\_\_AS

On this the day of the bruce, 2023, before me, the undersigned Notary Public duly qualified in and for said county and state, personally Jeffrey M. Jackson, as Trustee of the Brett A. Gottsch 2012 Legacy Trust, and acknowledged the execution of the foregoing instrument to be his voluntary act and deed.

Notary Public RAL NOTARY - State of Nebraska GFN TAMMY L. ZVACEK My Comm. Exp. December 14, 2024

STATE OF NEBRASKA ) ) ss: COUNTY OF

On this the day of the volume of the William L. Gottsch 2012 Degacy Trust, and acknowledged the execution of the foregoing instrument to be her voluntary act and deed.

GENERAL NOTARY - State of Nebraska TAMMY L. ZVACEK My Comm. Exp. December 14, 2024	Notary Public XA.L.
STATE OF NEBRASKA )	$\mathbf{C}$
COUNTY OF )ss:	

On this day of <u>tebruar</u>, 2023, before me, the undersigned Notary Public duly qualified in and for said county and state, personally came Brett A. Gottsch, and acknowledged the execution of the foregoing instrument to be his voluntary act and deed.

NOTARY - State of Nebraska AMMY L. ZVACEK mm. Exp. December 14, 2024	- Jommed	2 vark
	Notary Public	0

STATE OF NEBRASKA ) )ss: COUNTY OF

GENERAL

On this LH day of Hebruan, 2023, before me, the undersigned Notary Public duly qualified in and for said county and state, personally came William L. Gottsch, and acknowledged the execution of the foregoing instrument to be his voluntary act and deed.

GENERAL NOTARY - State of Nebraska TAMMY L. ZVACEK My Comm. Exp. December 14, 2024 Notary Public

STATE OF NEBRASKA ) )ss: COUNTY OF Budas)

On this <u>b</u>, day of <u>Februar</u>, 2023, before me, the undersigned Notary Public duly qualified in and for said county and state, personally came Carrie L. Gottsch, and acknowledged the execution of the foregoing instrument to be her voluntary act and deed.

GENERAL NOTARY - State of Nebraska TAMMY L. ZVACEK My Comm. Exp. December 14, 2024

VAck Notary Public