

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	320	1/1/2023	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000342800	45	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	3	0	20085		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
8,250	220,990	229,240		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 4			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. : 5				
Construction Date:				Construction Date :				Construction Date : 1977				
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 3,456				
Building Cost New:				Cost :				Cost : 361,880				
Single Family Style:				Residential Condition:				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 588 Other1: 343 Other2: 544				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 4				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input checked="" type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: 20		Condition: 20		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input checked="" type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
QCD; TRANSFER INTO FAMILY LLC												
Comments from						Comments:						
000342800												
(Continue on back)												

Real Estate Transfer Statement

45

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

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

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

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Blue Hill Motel, L.L.C. Street or Other Mailing Address 515 N. Willson St. City Blue Hill State NE Zip Code 68930 Phone Number (214) 763-6328 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Blue Hill Apartments, L.L.C. Street or Other Mailing Address 515 N. Willson St. City Blue Hill State NE Zip Code 68930 Phone Number (214) 763-6328 Email Address n/a	
Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

Other (Explain) Transfer to LLC

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

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

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

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

14 What is the current market value of the real property?
\$229,240

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

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

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

18 Address of Property
515 N. Willson St.
Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Jon A. Capps, Sr.
515 N. Willson St.
Blue Hill, NE 68930

18a No address assigned 18b Vacant land

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

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

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

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

Daniel D. McMahon (402) 834-2022
 Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney for Grantee 02/16/23
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 21 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt #5b	28 Recording Data BK2023, Pg 320

Line 20 – Legal Description

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.

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

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)
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.)

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 here



Grantor or Grantor Representative



Grantee or Grantee Representative

Attorney for Grantor
Title

02/16/23
Date

Attorney for Grantee
Title

02/16/23
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 }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Feb A.D., 2023, at 10:43 o'clock a M. Recorded in Book 2023 on Page 320-321
Abheytaig County Clerk
16-00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-21-23
\$ Exempt # 56 By AS

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: 1-1-23

[Signature]
Jon A. Capps, Sr., Member

[Signature]
Lori L. McCreight, Member

[Signature]
Jon A. Capps, Jr., Member

[Signature]
Stanley B. Capps, Member

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	322	2/20/2023	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002404900	46	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	1	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
711,475	199,690	911,165		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED	1A1			GRASSLAND	1G1	63.000	88,200					
	1A				1G	29.000	40,600					
	2A1				2G1							
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1	155.000	403,000	Shelterbelt/Timber								
	1D	56.000	145,600	Accretion								
	2D1			Waste								
	2D			Other								
	3D1			AG LAND TOTAL		310.000	688,810					
	3D			Roads		8.000						
	4D1	7.000	11,410	Farm Sites		1.000	13,840					
	4D			Home Sites		1.000	25,000					
				Recreation								
	Dwellings		174,515	Other								
	Outbuildings		25,175	Non-AG TOTAL		10.000	38,840					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER INTO TRUST	
Comments from	Comments:
002404900	
(Continue on back)	

Real Estate Transfer Statement

46

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 02 Day 20 Yr. 2023		4 Date of Deed Mo. 02 Day 20 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Virginia J. Kral Street or Other Mailing Address 815 Road U City Bladen State NE Zip Code 68928 Phone Number (402) 756-1283 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Virginia J. Kral, Trustee Virginia J. Kral Rvoc Trust Street or Other Mailing Address 815 Road U City Bladen State NE Zip Code 68928 Phone Number (402) 756-1283 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes No Yes No			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$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?
 Yes No

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

18 Address of Property
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

20 Legal Description (Attach additional pages, if needed.)
The West Half (W¹/₂) of Section One (1), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 320+-

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

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

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

David B. Garwood (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Attorney Title Date
Feb 20, 2023

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 21 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK2023, Pg 322

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Feb A.D., 20 23, at 3:34 o'clock P.M. Recorded in Book 2023 on Page 322
Abbey King County Clerk
(D. No. 0) Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-21-23
\$ Exempt #4 By AL

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 (W½) 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 20, 2023.

Virginia J. Kral
Virginia J. Kral

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 20, 2023, by Virginia J. Kral.

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

Comm. expires 12-2-2026

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	323	2/20/2023	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002405100	47	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	2	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,752,960		1,752,960		Status	Property Type	Zoning	Location	City Size	Parcel Size			
				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED	1A1	34.450	187,410	GRASSLAND	1G1	48.130	67,380					
	1A				1G	147.170	206,035					
	2A1				2G1	5.120	7,170					
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A	0.560	2,795		4G							
DRYLAND	1D1	18.940	49,245	Shelterbelt/Timber								
	1D	449.580	1,168,910	Accretion								
	2D1			Waste		11.720	3,280					
	2D	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								
				Recreation								
	Dwellings			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	
Comments from	Comments:
002405100 002515700	
(Continue on back)	

Real Estate Transfer Statement

47

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

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

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

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

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

11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives...

14 What is the current market value of the real property?, 15 Was the mortgage assumed?

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?

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

18a No address assigned, 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed

23 Was non-real property included in the purchase?

24 Adjusted purchase price paid for real estate

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

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

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

Signature of Grantee or Authorized Representative, Title, Attorney

Phone Number, Date

Register of Deed's Use Only, For Dept. Use Only

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

Mo. 2 Day 21 Yr. 23, \$ Exempt #4, BK2023, Pg 323

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 $\frac{1}{2}$) 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 SW $\frac{1}{4}$ of said Section, thence N90°00'W, along the South line of said SW $\frac{1}{4}$, 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 SE $\frac{1}{4}$ of said Section; thence N90°00'W, along the South line of the SE $\frac{1}{4}$, 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 $\frac{1}{4}$ 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 $\frac{1}{4}$) of Section Thirty-five (35), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Feb A.D., 2023, at 3:37 o'clock P.M. Recorded in Book 2023 on Page 323
Abbey Hanig County Clerk
ID. # AD Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-21-23
\$ Exempt #4 By AD

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 (S½) 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 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 (SW¼) 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 20, 2023.

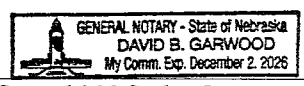
Virginia J. Kral
Virginia J. Kral, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 20, 2023, by Virginia J. Kral, Trustee of the James T. Kral Revocable Trust dated February 13, 1997.

Comm. expires 12-2-2026

David B. Garwood
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	324	2/15/2023	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002013700		48		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4245	3	11	31	1	00000	1	000	9845
Land		Improvements		Total		Date of Sale Property Classification Code								
641,190				641,190		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	27.200	147,970	GRASSLAND	1G1									
	1A	55.600	302,465		1G									
	2A1				2G1									
	2A	0.500	2,615		2G									
	3A1				3G1									
	3A				3G									
	4A1	7.700	38,425		4G1									
	4A	40.000	199,600		4G									
DRYLAND	1D1	5.300	13,780		Shelterbelt/Timber									
	1D	11.650	30,290		Accretion									
	2D1				Waste	1.010				285				
	2D	3.900	8,910		Other									
	3D1	0.900	2,055		AG LAND TOTAL	156.460				750,795				
	3D				Roads	4.000								
	4D1	1.700	2,770		Farm Sites									
	4D	1.000	1,630		Home Sites									
					Recreation									
	Dwellings				Other									
	Outbuildings				Non-AG TOTAL	4.000								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; CREATE JOINT TENANCY WITH ADDING SPOUSE	
Comments from	Comments:
002013700	
(Continue on back)	

Real Estate Transfer Statement

48

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

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

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

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

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

11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives?

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

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

18a No address assigned, 18b Vacant land

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

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

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

Table with 3 columns: Item Number, Amount, and Description. Rows 22, 23, 24.

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

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

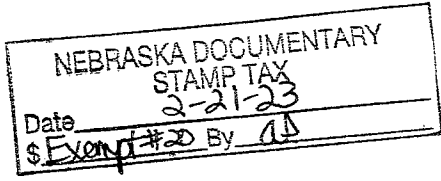
Signature of David B. Garwood, Title Attorney, Phone Number (402) 746-3613, Date 2-20-23

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

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Feb A.D., 2023, at 3:39 o'clock P.M. Recorded in Book 2023 on Page 324
Abbey Hrig County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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

GRANTORS covenant with the 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 15, 2023

Kenneth P. Kosse
Kenneth P. "Phil" Kosse

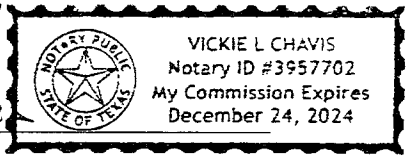
Patty Kosse
Patty Kosse

STATE OF TEXAS, COUNTY OF Wichita) SS.

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

Comm. expires 12-24-2024

Vickie L. Chavis
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	326	2/8/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001712800		49		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	20	3	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,371,885		62,960		1,434,845		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	253.630		355,090				
	1A						1G	127.500		179,415				
	2A1						2G1	98.290		137,610				
	2A						2G	0.740		1,285				
	3A1						3G1	24.040		33,660				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	88.950		231,270		Shelterbelt/Timber								
	1D	134.630		350,040		Accretion								
	2D1					Waste	16.250		8,125					
	2D	4.050		9,255		Other								
	3D1	5.910		13,505		AG LAND TOTAL	767.020		1,340,490					
	3D					Roads	10.870							
	4D1	7.470		12,175		Farm Sites	2.000		27,680					
	4D	5.560		9,060		Home Sites	1.000		25,000					
						Recreation								
	Dwellings			15,515		Other								
	Outbuildings			47,445		Non-AG TOTAL	13.870		52,680					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER INTO MARITAL TRUST	
Comments from	Comments:
001712800 001713400 001716300 001716900 001717600	
(Continue on back)	

Real Estate Transfer Statement

49

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>8</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>2</u> Day <u>8</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Wesley H Siebrass, Suc TR, Harlan H Siebrass & Mildred L. Street or Other Mailing Address Siebrass Living Trust. 14702 Wilden Dr. City <u>Urbandale</u> State <u>IA</u> Zip Code <u>50323</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Wesley H. Siebrass, TTEE, Mildred L Siebrass Marital Trust Street or Other Mailing Address 14702 Wilden Dr. City <u>Urbandale</u> State <u>IA</u> Zip Code <u>50323</u>	
Phone Number (217) 381-2913		Phone Number (217) 381-2913	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address NA		Email Address NA	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$4,940,852

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

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

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

18 Address of Property

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Wesley H. Siebrass, Trustee
14702 Wilden Drive
Urbandale, IA 50323

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

1. SW 1/4 Sec. 20-4-10, Webster County, NE	4. S 1/2 NE 1/4 & E 1/2 SE 1/4 Sec. 29-4-10, Webster County, NE
2. SW 1/4 Sec. 21-4-10, Webster County, NE	5. NE 1/4 Sec. 32-4-10, Webster County, NE
3. NW 1/4 Sec. 28-4-10, Webster County, NE	

21 If agricultural, list total number of acres transferred in this transaction 800

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

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

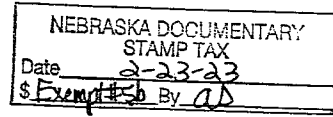
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Jerrod M. Gregg (402) 496-3432
Print or Type Name of Grantee or Authorized Representative Phone Number

Signature of Grantee or Authorized Representative Attorney Title Date
2/13/2023

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>23</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK2023, Pg 326</u>

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of Feb A.D., 20 23, at 10:23 o'clock A.M. Recorded in Book 2023 on Page 326
Cheryl Harig County Clerk
AD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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): SW $\frac{1}{4}$
- Section Twenty-one (21): SW $\frac{1}{4}$
- Section Twenty-eight (28): NW $\frac{1}{4}$
- Section Twenty-nine (29): S $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$
- Section Thirty-two (32): NE $\frac{1}{4}$

All in Webster County, Nebraska.

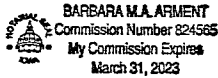
GRANTOR covenants, jointly and severally (if more than one), with GRANTEE that GRANTOR is lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against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

EXECUTED this 8th day of February, 2023.

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

STATE OF ~~NEBRASKA~~)
Iowa) ss.
COUNTY OF ~~MORRIS~~)
Polk

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



Barbara M.A. Arment
Notary Public

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	327	9/7/2018	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002405502	50	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	4	4	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
692,165		692,165		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	2.950	4,130						
1A				1G	20.010	28,015						
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	20.110	52,285		Shelterbelt/Timber								
1D	203.590	529,330		Accretion								
2D1				Waste	3.710	1,855						
2D	13.750	31,420		Other								
3D1	2.000	4,570		AG LAND TOTAL	303.570	712,645						
3D				Roads	7.920							
4D1	8.940	14,570		Farm Sites								
4D	28.510	46,470		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	7.920							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S WD	
Comments from	Comments:
002405502	
(Continue on back)	

Real Estate Transfer Statement

30

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91	3 Date of Sale/Transfer Mo. <u>09</u> Day <u>07</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>09</u> Day <u>07</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address 1829 Road 400 City Campbell State NE Zip Code 68932 Phone Number (402) 460-8553 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address P. O. Box 175 City Campbell State NE Zip Code 68932 Phone Number (402) 746-4797 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address		

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$941,820

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

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

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

18 Address of Property

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Benjamin J. Kosse and Samuel J. Kosse
P. O. Box 175
Campbell, NE 68932

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

21 If agricultural, list total number of acres transferred in this transaction 311.49

22 Total purchase price, including any liabilities assumed	22 \$ 941,820.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 941,820.00

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

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

sign here **Henry C. Schenker** (308) 425-6273
 Print or Type Name of Grantee or Authorized Representative Phone Number
Attorney 2/23/2023
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>24</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>2119.50</u>	28 Recording Data <u>BK2023, pg 327</u>	

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

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 (½) interest as tenants in common

20. Legal Description:

The East Half (E½) 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

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 24 day of February A.D., 2023, at 09:11 o'clock AM. Recorded in Book 2023 on Pages 327-328

Attest

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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 (½) 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 (E½) 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.

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

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

Executed: September 7, 2018.

Jason S. Lewis, Trustee
 Jason S. Lewis, Trustee.

Jennifer J. Lewis, Trustee
 Jennifer J. Lewis, Trustee.

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.



Henry C. Schenker
 Notary Public.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	331	2/24/2023	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001614600	51	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	6	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
167,155		167,155		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G	4.100			5,740				
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	0.420	1,090		Accretion								
2D1	20.910	54,365		Waste								
2D	21.410	48,920		Other								
3D1	0.770	1,760		AG LAND TOTAL	84.520			172,035				
3D				Roads	1.350							
4D1	15.530	25,315		Farm Sites								
4D	21.380	34,845		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	1.350							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; ADDING SPOUSE TO PROPERTY	
Comments from	Comments:
001614600 001712501	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 02 Day 24 Yr. 2023 4 Date of Deed Mo. 02 Day 24 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print) Zachary D. VanBoening and Ashleigh C. VanBoening 6 Grantee's Name, Address, and Telephone (Please Print) Zachary D. VanBoening and Ashleigh C. VanBoening

Street or Other Mailing Address 13550 S. Willow Ave. City Glenvil State NE Zip Code 68941

Phone Number NA Email Address NA Is the grantee a 501(c)(3) organization? No

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

(A) Status: Improved, Unimproved, IOLL (B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests (C) Mobile Home

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

9 Was transfer part of IRS like-kind exchange? No 10 Type of Transfer: Distribution, Foreclosure, Irrevocable Trust, Revocable Trust, Transfer on Death, Auction, Easement, Gift, Life Estate, Sale, Trustee to Beneficiary, Court Decree, Exchange, Grantor Trust, Partition, Satisfaction of Contract, Other (Explain) Tenants in Comm

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

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

14 What is the current market value of the real property? \$167,155 15 Was the mortgage assumed? No

16 Does this conveyance divide a current parcel of land? No 17 Was transfer through a real estate agent or a title company? No

18 Address of Property 18a No address assigned 18b Vacant land 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as grantee.

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

21 If agricultural, list total number of acres transferred in this transaction 85.87 22 Total purchase price, including any liabilities assumed \$ 1,00 23 Was non-real property included in the purchase? No 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 1,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(5)(a) Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Pierce D. Fiala (402) 834-3300 sign here Print or Type Name of Grantee or Authorized Representative Attorney at Law Phone Number Signature of Grantee or Authorized Representative Title Date 2/24/23

Register of Deed's Use Only 26 Date Deed Recorded Mo. 2 Day 24 Yr. 23 27 Value of Stamp or Exempt Number \$ Exempt # 5a 28 Recording Data BK 2023, Pg 331 For Dept. Use Only

Item 20: Legal Description

The West Half of the Northwest Quarter ($W \frac{1}{2} NW \frac{1}{4}$) of Section Six (6), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; and

A tract of land comprising a part of the Northeast Quarter ($NE \frac{1}{4}$) of Section Twenty (20), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of Section Twenty (20); thence running $S88^{\circ}42'29''W$ along the North line of said Section Twenty (20) a distance of 1076.61 feet to the actual point of beginning; thence $S0^{\circ}00'00''E$, a distance of 510.19 feet; thence $N88^{\circ}46'34''W$ a distance of 418.03 feet; thence $N01^{\circ}58'32''W$, a distance of 491.75 feet; thence $N88^{\circ}42'29''E$, a distance of 435.00 feet to the actual point of beginning and containing 4.903 acres more or less.

Index _____
Computer _____
Assessor _____
Carded _____

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

State of Nebraska }
County of Webster } ss.

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

Ashleigh C. VanBoening County Clerk
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 6th 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 6th 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.

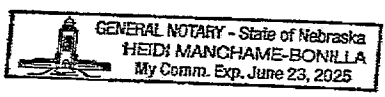
EXECUTED: February 24, 2023.

Zachary D. VanBoening
Zachary D. VanBoening, Grantor

Ashleigh C. VanBoening
Ashleigh C. VanBoening, Grantor

State of Nebraska)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me this 24th day of February, 2023, by Zachary D. VanBoening and Ashleigh C. VanBoening, husband and wife, Grantor.



Heidi Manchame
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	335	2/10/2023	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000303500		52	4	09	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
2,115		58,745		60,860		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1				
				Residential				Commercial					
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. : 2					
Construction Date:				Construction Date :				Construction Date : 1890					
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 6,977					
Building Cost New:				Cost :				Cost : 472,550					
Single Family Style:				Residential Condition:				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 319 Other1: Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 3					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: 20			Condition: 20		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average			(20) <input checked="" type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD; TRANSFER TO NON-PROFIT ORGANIZATION													
Comments from						Comments:							
000303500													
(Continue on back)													

Real Estate Transfer Statement

52

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 02 Day 10 Yr. 2023	Mo. 02 Day 10 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Timothy F. Thrasher		Grantee's Name (Buyer) Blue Hill Community Foundation	
Street or Other Mailing Address 620 West Hynes Ave.		Street or Other Mailing Address PO Box 65	
City O'Neill	State NE	Zip Code 68763	City Blue Hill
			State NE
			Zip Code 68930
Phone Number		Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
			<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address NA		Email Address NA	

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

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

8 Type of Deed

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

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

Buyer Seller No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$60,860

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

542 West Gage Street
Blue Hill, NE 68930-0155

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

Same as grantee.

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

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).

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

22 Total purchase price, including any liabilities assumed	22	\$	1.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(25).

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

Matthew D. Baack
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Attorney at Law
Title

(402) 834-3300
Phone Number

2/24/23
Date

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 2 Day 24 Yr. 23	\$ Exempt # 25	BK 2023 Pg 335	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/24/23
\$ Ex025 By AS

Bk 2023, Pg 335

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 24 day of February A.D., 2023, at 03:50 o'clock PM. Recorded in Book 2023 on Pages 335-336



County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

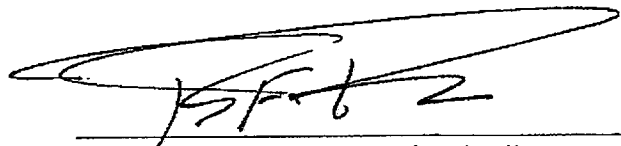
WARRANTY DEED

Timothy F. Thrumer, 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: 2/10, 2023.

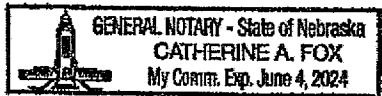


Timothy F. Thrumer, individually
Grantor

STATE OF NEBRASKA)

COUNTY OF Holt) ss.

The foregoing instrument was acknowledged before me on the 10th day of February 2023, by **Timothy F. Thrumer**, individually, *Grantor*.



Catherine A Fox
Notary Public

Catherine A Fox
Printed Name

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	341	2/27/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000120000	53	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10015		002	0000
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	E) 6	F) 1			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :				
Construction Date:				Construction Date : 1890				Construction Date :				
Floor:				Floor Sq. Ft. : 1,452				Floor Sq. Ft. :				
Building Cost New:				Cost : 131,655				Cost :				
Single Family Style: 104				Residential Condition: 20				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
JTWD												
Comments from						Comments:						
000120000												
(Continue on back)												

Real Estate Transfer Statement

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

53

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>31</u> Yr. <u>17</u>	4 Date of Deed Mo. <u>7</u> Day <u>31</u> Yr. <u>17</u>
---------------	--	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brandon D. Young Street or Other Mailing Address 442 North Franklin St. City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4081 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Francis X. Ray and Jodie L. Nichols Street or Other Mailing Address 502 North elm St. City Red Cloud State NE Zip Code 68970 Phone Number (402) 257-7350 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA	
---	--	--	--

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$11,185

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

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

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

18 Address of Property
502 North Elm St. Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
Richardson's
Lots Thirteen (13) and Fourteen (14), Block Four (4), Redcliff's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	21,600.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	21,600.00

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

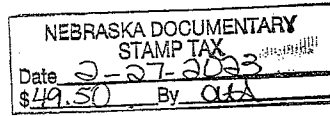
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here
 Print or Type Name of Grantee or Authorized Representative Francis X. Ray Phone Number 402 257 7350
 Signature of Grantee or Authorized Representative [Signature] Title Grantee Date Jul 31, 2017

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>27</u> Yr. <u>2018</u>	27 Value of Stamp or Exempt Number \$ 49.50	28 Recording Data BK 2003, Pg 341

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 27 day of February A.D., 2023 at 2:14 o'clock P. M. Recorded in Book 508 on Page 341
Arney Hana County Clerk
S.D. No Deputy
Ind Comp Assessor Carded



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:

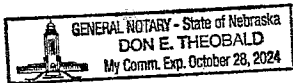
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed July 31, 2017.

Brandon D. Young
Brandon D. Young

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on July 31, 2017 by Brandon D. Young, a single person.



Don E. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	342	2/17/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001807000	54	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	15	1	00000	1	000	7865
Land	Improvements	Total		Date of Sale Property Classification Code								
75,165		75,165		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G	7.680			3,840				
DRYLAND 1D1	20.690		53,795	Shelterbelt/Timber								
1D	6.130		15,940	Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL		37.850		79,035				
3D				Roads		2.060						
4D1				Farm Sites								
4D	3.350		5,460	Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL		2.060						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER PROPERTY INTO TRUST	
Comments from	Comments:
001807000	
(Continue on back)	

Real Estate Transfer Statement

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>17</u> Yr. <u>23</u>		4 Date of Deed Mo. <u>2</u> Day <u>17</u> Yr. <u>23</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Iantha Hicks Street or Other Mailing Address 1909 Janeway City Clovis State NM Zip Code 88101 Phone Number (575) 749-2571 Email Address <i>n/a</i>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Iantha F. Hicks, Trustee of the Iantha F. Hicks Living Trust Street or Other Mailing Address 1909 Janeway City Clovis State NM Zip Code 88101 Phone Number (575) 749-2571 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <i>n/a</i>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$90,000

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Iantha F. Hicks, Trustee
Iantha F. Hicks Living Trust
1909 Janeway
Clovis, NM 88101

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
NW/4NE/4 Section 15. T1N, R11W, 6th P.M. Webster County, NE

21 If agricultural, list total number of acres transferred in this transaction: 39.910 acres

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **REG-52-003.02D 5b**

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

Iantha F. Hicks, Trustee (575) 749-2571

Print or Type Name of Grantee or Authorized Representative Phone Number

Iantha F. Hicks Trustee 2/17/2023

Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>27</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK2023, 312</u>

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of Feb A.D., 2023, at 12:57 o'clock PM. Recorded in Book 2023 on Page 342
Abbey Harris County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-27-23
\$ Exempt \$50 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

receipt of which is hereby acknowledged, conveys to GRANTEE(S) IANTHA F. HICKS, as Trustee of the IANTHA F. HICKS LIVING TRUST DATED February 17th, 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 Hicks
IANTHA HICKS

New Mexico
State of ~~Nebraska~~, County of CURRY

The foregoing instrument was acknowledged before me this 17th day of February 2023, by
IANTHA HICKS

Kim Renee Chambers
Notary Public Signature

Kim Renee Chambers
Printed Notary Name

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

My Commission Expires: 9/29/2026

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	344	2/28/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000158900		55		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10075		001	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,005		104,890		105,895		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1950	Construction Date :
Floor:	Floor Sq. Ft. : 1,410	Floor Sq. Ft. :
Building Cost New:	Cost : 196,125	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000158900	
(Continue on back)	

Real Estate Transfer Statement

55

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 2 Day 28 Yr. 2023	4 Date of Deed Mo. 2 Day 28 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary Marlene Hansen Street or Other Mailing Address 40 N. Cherry St Apt. 41 City Red Cloud State NE Zip Code 68970		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Charles R. Van Beber and Merna C. Van Beber Street or Other Mailing Address 2417 Glenfair Rd 707 W 7th Ave City Greeley Red Cloud State NE Zip Code 68970-80631	
Phone Number 402-744-4030		Phone Number 254-718-9674	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address n/a		Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$158,000

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

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

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

18 Address of Property
**707 W 7th Avenue
Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The West 86 feet of lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block One (1), Case & McNeny ' s Addition to Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$	158,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	158,000.00

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

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

Charles R. Van Beber
Print or Type Name of Grantee or Authorized Representative

254-718-9674
Phone Number

Charles R. Van Beber
Signature of Grantee or Authorized Representative

Grantee
Title

2/28/2023
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 28 Yr. 23	27 Value of Stamp or Exempt Number \$ 355.50	28 Recording Data BK 2023 Pg 344	

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of Feb A.D., 2023, at 8:58 o'clock A. M. Recorded in Book 2023 on Page 344
Abhay Singh County Clerk
10.00 Deputy
Ind. Comp. Assessor. Carded.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-28-23
\$ 355.50 By AD

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:

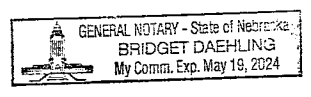
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed February 27, 2023.

Mary Marlene Hansen
Mary Marlene Hansen

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on February 27, 2023 by Mary Marlene Hansen, a single person.



Bridget Daebling
Notary Public

My commission expires: May 19, 2024

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	229	12/27/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000313600		36		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20010		004	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,050		29,520		30,570		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

			Residential				Commercial					
Multiple Improvements:			Multiple. Improvements. :				Multiple. Improvements. :					
Construction Date:			Construction Date : 1961				Construction Date :					
Floor:			Floor Sq. Ft. : 720				Floor Sq. Ft. :					
Building Cost New:			Cost : 81,115				Cost :					
Single Family Style: 101			Residential Condition: 25				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story			(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story			(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other							(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:			Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low				Cost Rank:			Condition:		
(302) <input type="checkbox"/> Two Story			(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

WD; TRANSFER INTO LIFE ESTATE, SALE BETWEEN PARENT & CHILD

Comments from
000313600

Comments:

(Continue on back)

Real Estate Transfer Statement

36

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

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

1 County Name 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 12 Day 27 Yr. 22 4 Date of Deed Mo. 12 Day 27 Yr. 22

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

Grantor's Name (Seller) MARK D KUMKE & KAREN M KUMKE Grantee's Name (Buyer) KAITLIN M KUMKE LE MARK D KUMKE & KAREN M KUMKE

Street or Other Mailing Address 602 W MAPLE

City BLUE HILL State NE Zip Code 68930

Phone Number (402) 705-8672 Is the grantee a 501(c)(3) organization? No

Email Address mkkumke1@gmail.com

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

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

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

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

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

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

14 What is the current market value of the real property? \$30,570

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

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

18 Address of Property 105 N PINE ST, BLUE HILL, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent MARK D KUMKE & KAREN M KUMKE 602 W MAPLE BLUE HILL, NE 68930

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.) THE SOUTH 50 FEET, LOTS 5 & 6, BLOCK 4, ROHRER'S ADDITION TO BLUE HILL, WEBSTER COUNTY, NEBRASKA

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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 0.00. Row 23: Was non-real property included in the purchase? \$ 0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00.

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

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

JENNIFER FLEISCHER (402) 762-3524 Print or Type Name of Grantee or Authorized Representative Phone Number Signature of Grantee or Authorized Representative ATTORNEY Date 1/31/23

Register of Deed's Use Only For Dept. Use Only

26 Date Deed Recorded Mo. 2 Day 6 Yr. 23 27 Value of Stamp or Exempt Number \$ Exempt # 5a 28 Recording Data BK 2023 Pg 229

State of Nebraska } ss.
County of Webster }

BOOK 2023 PAGE 229

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of Feb A.D., 2023, at 11:17 o'clock a.M. Recorded in Book 2023 on Page 229
Abbey Hargis County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-6-23
\$ Exempt 50 By AD

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 with 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: December 27, 2022

Mark D. Kumke
MARK D. KUMKE, Grantor

Karen M. Kumke
KAREN M. KUMKE, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF Clay)

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 December 27, 2022

Crystal M. Shestak
Notary Public

GENERAL NOTARY - State of Nebraska
CRYSTAL M. SHESTAK
My Comm. Exp. June 26, 2023

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	236	2/2/2023	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002401601	37	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000	3	12	12	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
				Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:			A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	2.230	3,120						
1A				1G	18.910	26,475						
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	74.950	194,870		Shelterbelt/Timber								
1D	48.410	125,870		Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	155.270	367,890						
3D				Roads	3.970							
4D1	0.180	295		Farm Sites								
4D	10.590	17,260		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	3.970							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REP DEED; BETWEEN PARENT & CHILD	
Comments from	Comments:
002401601	
(Continue on back)	

Real Estate Transfer Statement

37

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

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

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

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

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

11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives...

14 What is the current market value of the real property?, 15 Was the mortgage assumed?

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent

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

21 If agricultural, list total number of acres transferred in this transaction, 22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate

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

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

sign here, Print or Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, Attorney for Grantee, Phone Number, 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

Index _____
Computer _____
Assessor _____
Carded _____

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

State of Nebraska }
County of Webster } ss.

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

Abbey King

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

(Space Above This Line for Recording Data)

AFTER RECORDING, RETURN TO: Andrew J. Huettnier, 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. 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.

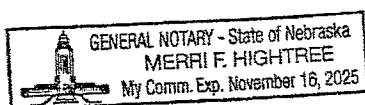
[Handwritten Signature]

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

STATE OF NEBRASKA)
) SS.
COUNTY OF Washington)

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

[Handwritten Signature]
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	237	2/2/2023	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002401600		38		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	12	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
466,880				466,880		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	13.760		19,265				
	1A						1G	27.340		38,275				
	2A1						2G1	6.810		9,535				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	13.870		36,060		Shelterbelt/Timber								
	1D	1.830		4,760		Accretion								
	2D1					Waste		0.530		265				
	2D	10.700		24,450		Other								
	3D1					AG LAND TOTAL		78.520		138,610				
	3D					Roads		0.990						
	4D1					Farm Sites								
	4D	3.680		6,000		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		0.990						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REP DEED; BETWEEN PARENT & CHILD	
Comments from	Comments:
002401600	

(Continue on back)

Real Estate Transfer Statement

38

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

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

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

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

8 Type of Deed

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

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

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

14 What is the current market value of the real property?, 15 Was the mortgage assumed?

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?

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

20 Legal Description

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.

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

Table with 2 columns: Item Number, Amount. Rows 22, 23, 24.

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

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

Signature of Andrew J. Huettner, Attorney for Grantee, Phone Number 277/2023

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	238	1/16/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000108200	39	1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		015	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
555	11,200	11,755		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1900				Construction Date :				
Floor:				Floor Sq. Ft. : 950				Floor Sq. Ft. :				
Building Cost New:				Cost : 91,820				Cost :				
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
WD												
Comments from						Comments:						
000108200												
(Continue on back)												

Real Estate Transfer Statement

39

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>01</u> Day <u>16</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>01</u> Day <u>16</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael Funaro Street or Other Mailing Address 367 Beverly Ave City San Leandro State CA Zip Code 94577-1925 Phone Number (510) 472-2000 Email Address michaelfunaro60@gmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jonathan T VanCleve Street or Other Mailing Address 445 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number (402) 879-9392 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

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

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots One (1) and Two (2), Block Fifteen (15), Original Town of Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$	18,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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 statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

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

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>7</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>40.50</u>	28 Recording Data <u>BK 2023, 238</u>	

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of Feb A.D., 2023, at 11:57 o'clock AM. Recorded in Book 2023 on Page 238.
Abbey Hanig County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-7-23
\$ 40.50 By

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.

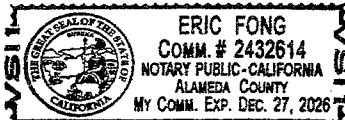
Michael Funaro
Michael Funaro

STATE OF CALIFORNIA, COUNTY OF ALAMEDA) ss.

The foregoing instrument was acknowledged before me on January 16, 2023, by Michael Funaro.

Comm. expires DEC 27 2026

Eric Fong
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	241	2/7/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000156600	40	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10070		003	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,110	41,710	42,820		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 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) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story		(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other			(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:		Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
TRUSTEE ' S DEED	
Comments from	Comments:
000156600	

(Continue on back)

40

NEBRASKA

Good Life Great Service
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM
521

The deed will not be recorded unless this statement is signed and items 1-26 are accurately completed.

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 02 Day 03 Yr. 2023	4 Date of Deed Mo. 02 Day 03 Yr. 2023
---------------------------------	------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ryan Hanzlick, Trustee of the 4-T Irrevocable Trust dated Sept. 15, 2010 Street or Other Mailing Address 309 Chestnut St City Arapahoe State NE Zip Code 68942 Phone Number 308-539-6139 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Scout Enterprises, LLC Street or Other Mailing Address 411 S 13th St City Lincoln State NE Zip Code 68508 Phone Number 402-525-3482 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	
---	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$10,000.00

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

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

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

18 Address of Property
**31 North Cedar St
Red Cloud, NE 68970**

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Scout Enterprises, LLC
411 S 13th St
#200
Lincoln, NE 68508**

20 Legal Description (Attach additional pages, if needed.)
Lots 1, 2, 3 and 4, Block 3, Garber's Second Addition to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	10,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		\$	10,000	00

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

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

sign here

Hope Graves
Print or Type Name of Grantee or Authorized Representative

Hope Graves
Signature of Grantee or Authorized Representative

Authorized Rep Title _____
Date **02/07/2023**

308-708-7744
Phone Number

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 7 Yr. 23	27 Value of Stamp or Exempt Number \$ 22.50	28 Recording Data BK 2023 Pg 241	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/07/23
\$ 22.50 By AS

Bk 2023, Pg 241

State of Nebraska }
County of Webster } ss.

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

Abigail King

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:

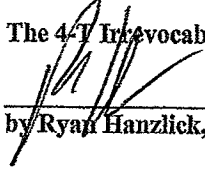
Lots 1, 2, 3 and 4, Block 3, Garber's Second Addition to Red Cloud, Webster County, Nebraska.

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.

Executed 2-3, 2023.

The 4-T Irrevocable Trust

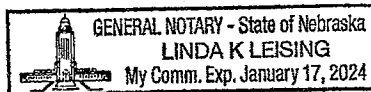

by Ryan Hanzlick, Trustee

STATE OF NEBRASKA
COUNTY OF Furnas

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


Notary Public

My Commission expires 1/17/24.



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	270	2/8/2023	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001700900	41	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	3	1	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
389,320		389,320		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	101.960	265,095		Shelterbelt/Timber								
1D	12.980	33,750		Accretion								
2D1				Waste								
2D	25.130	57,420		Other								
3D1				AG LAND TOTAL		167.480	400,945					
3D				Roads		4.150						
4D1	0.500	815		Farm Sites								
4D	26.910	43,865		Home Sites								
				Recreation								
Dwellings				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	
Comments from	Comments:
001700900	
(Continue on back)	

Real Estate Transfer Statement

41

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

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

1 County Name, 2 County Number (WEBSTER - 91), 3 Date of Sale/Transfer (Mo. 02 Day 08 Yr. 2023), 4 Date of Deed (Mo. 02 Day 08 Yr. 2023)

5 Grantor's Name, Address, and Telephone (Please Print); 6 Grantee's Name, Address, and Telephone (Please Print); City, State, Zip Code; Phone Number; Email Address

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

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

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

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

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

14 What is the current market value of the real property? \$528,650. 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property: Rural Webster County. 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Caroline M. Himmelberg, 350 N. Phillips St., Lawrence, NE 68957

20 Legal Description (Attach additional pages, if needed.) The Northeast Quarter (NE1/4) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction. 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23). 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15.

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Mark A. Beck, Attorney, (402) 463-4500, 02/08/2023

Register of Deed's Use Only: 26 Date Deed Recorded (Mo. 2 Day 13 Yr. 23), 27 Value of Stamp or Exempt Number (\$ Exempt #15), 28 Recording Data (BK 2023, Pg 270)

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 13 day of Feb A.D., 20 23, at 11:25 o'clock A.M. Recorded in Book 2023 on Page 270
Anthony County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-13-23
\$ Exempt #15 By AD

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 (NE¹/₄) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6th 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 February, 2023.

Caroline M. Himmelberg
Caroline M. Himmelberg, Personal Representative

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on this 8th day of February, 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

Mark A Beck
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	287	1/31/2023	Base: 65-0005		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001200800	42	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	3	3	00000	1	000	1800
Land	Improvements	Total		Date of Sale Property Classification Code								
217,560		217,560		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	103.400	144,760						
1A				1G								
2A1				2G1	44.000	61,600						
2A				2G	8.000	11,200						
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	155.400	217,560						
3D				Roads	4.600							
4D1				Farm Sites								
4D				Home Sites								
Dwellings				Recreation								
Outbuildings				Other								
				Non-AG TOTAL	4.600							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; SALE BETWEEN GRANDPARENT & GRANDCHILD	
Comments from	Comments:
001200800	
(Continue on back)	

12018
6/18/20

Real Estate Transfer Statement

42

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 01 Day 31 Yr. 2023		4 Date of Deed Mo. 01 Day 27 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lyle J. Hoelting and Joan M. Hoelting, Co-Trustees and their Successors Street or Other Mailing Address PO Box 186 City Lawrence, NE State Zip Code 68957 Phone Number N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kurt J. Hoelting and Kelly J. Hoelting, husband and wife Street or Other Mailing Address 2913 Road T City Lawrence NE State Zip Code 68957 Phone Number 402-756-7577 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Email Address 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 property is also a mobile home.

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$400,000.00

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

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

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

18 Address of Property
 , NE

19 Name and Address of Person to Whom Tax Statement Should be Sent
Kurt J. Hoelting and Kelly J. Hoelting, husband and wife
2913 Road T
Lawrence, NE 68957

18a No address assigned 18b Vacant Land

20 Legal Description
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.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	400,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	400,000	00

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

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

▶ Kurt J. Hoelting and Kelly J. Hoelting, husband and wife
Print or Type Name of Grantee or Authorized Representative 402-756-7577
Phone Number

sign here

▶ Kurt J. Hoelting Grantee or Authorized Representative January 31 2023
Date

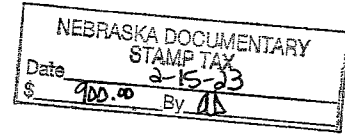
Kurt J. Hoelting Signature of Grantee or Authorized Representative

26 Date Deed Recorded Mo. 2 Day 15 Yr. 23		27 Value of Stamp or Exempt Number \$900.⁰⁰		28 Recording Data BK2023Pg 207		For Dept. Use Only	
---	--	--	--	--	--	--------------------	--

State of Nebraska } ss.
County of Webster }

BOOK 2023 PAGE 287

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of Feb A.D., 20 23, at 11:35
o'clock A.M. Recorded in Book 2023
on Page 287-288
Anthony Haring County Clerk
AD Deputy
Ind. Comp. Assessor Carded



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

Executed this 17th day of January, 2023.

The Lyle and Joan Hoelting Revocable Trust

By: Eugene A. Hoelting
Its: Co-Trustee

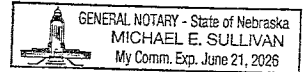
By: Christina R. Kile
Its: Co-Trustee

STATE OF Nebraska
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 27th day of January, 2023 by Eugene A. Hoelting, Co-Trustee of The Lyle and Joan Hoelting Revocable Trust.


Notary Public Michael E. Sullivan

My Commission expires 04/21/2026

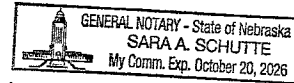


STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 31st day of January, 2023 by Christina R. Kile, Co-Trustee of The Lyle and Joan Hoelting Revocable Trust.


Notary Public Sara A. Schutte

My Commission expires 10/20/2026



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	290	1/11/2023	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002013500	43	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	30	3	00000	1	000	9835
Land	Improvements	Total		Date of Sale Property Classification Code								
629,920		629,920		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED 1A1	51.800	281,790	GRASSLAND 1G1	5.600	7,840							
1A	3.000	16,320	1G									
2A1	2.000	10,880	2G1									
2A			2G									
3A1			3G1									
3A			3G									
4A1	51.300	255,985	4G1									
4A	24.000	119,760	4G									
DRYLAND 1D1	6.000	15,600	Shelterbelt/Timber									
1D	1.000	2,600	Accretion									
2D1	5.000	13,000	Waste									
2D			Other									
3D1			AG LAND TOTAL	158.000	737,305							
3D			Roads	2.000								
4D1	4.000	6,520	Farm Sites									
4D	4.300	7,010	Home Sites									
Dwellings			Recreation									
Outbuildings			Other									
				Non-AG TOTAL	2.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S JTWD; BETWEEN PARENT & CHILD	
Comments from	Comments:
002013500	
(Continue on back)	

Real Estate Transfer Statement

43

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>11</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>02</u> Day <u>15</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kila R Burgess and Lila L Rupprecht, Trustees, Doris L Kosse Living Trust Street or Other Mailing Address 217 NORTH CHERRY STREET City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number <u>(402) 746-4767</u> Email Address <u>n/a</u>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Donald S. Kosse and Jamie L. Kosse Street or Other Mailing Address 1095 HIGHWAY 281 City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number <u>(402) 746-4363</u> Email Address <u>n/a</u>			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

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

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

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

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

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

18 Address of Property Rural Webster County, Nebraska		19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

20 Legal Description (Attach additional pages, if needed.)
The Southwest Quarter (SW¼) of Section Thirty (30), Township Three (3) North, Range Eleven (11) West, of the 6th P.M., Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$ 797,367.09
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 797,367.09

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

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

David B. Garwood

(402) 746-3613

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign here

Signature of Grantee or Authorized Representative

Attorney

Date

Title

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>02</u> Day <u>17</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>1795.50</u>	28 Recording Data <u>BL 2023, Pg 290</u>
--	---	---

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of Feb A.D., 20 23, at 10:13 o'clock A M. Recorded in Book 2022 on Page 290

Abbey Harig County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-17-23
\$ 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 (SW¼) 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.

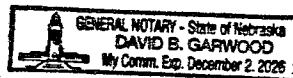
Executed February 15, 2023.

Kila Burgess
Kila R. Burgess, Trustee

Lila L. Rupprecht
Lila L. Rupprecht, Trustee

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.



Comm. expires 12-2-2026

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	303	2/6/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001906500		44		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	12	0	00000	1	000	8435		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,215,450				1,215,450		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	1.000		5,440		GRASSLAND	1G1							
	1A	49.500		269,280			1G							
	2A1						2G1	2.000		2,800				
	2A	45.000		235,350			2G							
	3A1						3G1							
	3A						3G							
	4A1	31.000		154,690			4G1							
	4A	131.500		656,185			4G	4.000		4,000				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	20.500		53,300		Accretion								
	2D1					Waste								
	2D	2.000		4,570		Other								
	3D1					AG LAND TOTAL		310.000		1,423,920				
	3D					Roads		10.000						
	4D1	7.000		11,410		Farm Sites								
	4D	16.500		26,895		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		10.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER INTO FAMILY CORPORATION	
Comments from	Comments:
001906500 001906501	
(Continue on back)	

Real Estate Transfer Statement

44

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>6</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>2</u> Day <u>6</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See attached Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gottsch Feeding Corporation, a Nebraska corporation Street or Other Mailing Address 20507 Nicholas Circle, Suite 100			
City		State		City		State	
				Elkhorn		NE	
Phone Number (402) 289-4421		Zip Code		Phone Number (402) 289-4421		Zip Code 68022	
Email Address jeffj@gottsch.net				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

Other (Explain) capital contribut

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

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

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

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

14 What is the current market value of the real property?
2,536,150.00

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

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

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

18 Address of Property
Rural Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Gottsch Feeding Corporation
20507 Nicholas Circle, Suite 100
Elkhorn, NE 68022

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 320

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5.6

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

sign here

Print or Type Name of Grantee or Authorized Representative
Jeff Jackson

Signature of Grantee or Authorized Representative
[Signature]

Title
CEO

Phone Number
2-6-23

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>17</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>exempt 5b</u>	28 Recording Data <u>BK 2023 Pg 303</u>	

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 6th 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 6th 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.

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

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	

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 here

	<u>Trustee</u>	<u>2.6.23</u>
Grantor or Grantor Representative	Title	Date
	<u>CEO</u>	<u>2.6.23</u>
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.

Attachment to Certificate of Exemption

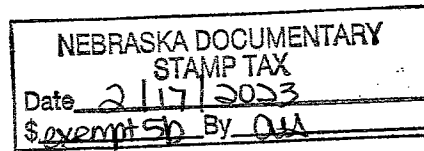
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Brett A. Gottsch	
Jeffrey M. Jackson, Trustee of Brett A. Gottsch 2012 Legacy Trust	Beneficiaries are children of first listed member
Carrie L. Gottsch, Trustee of William L. Gottsch 2012 Legacy Trust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

State of Nebraska }
County of Webster } ss.

BOOK 2023 PAGE 303

Entered on the numerical index and filed for record in the Clerk's office of said county this 17th day of February, A.D., 2023, at 10:50 o'clock A. M. Recorded in Book 2023 on Page 303-306
Abbey Hana County Clerk
\$28.00 Deputy
Ind Comp Assessor Carded



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

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) 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 6th 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 6th 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 6th day of February, 2023.

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

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

[Signature]
Brett A. Gottsch

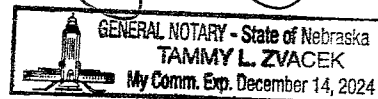
[Signature]
William L. Gottsch

[Signature]
Carrie L. Gottsch

STATE OF NEBRASKA)
) ss:
COUNTY OF Douglas

On this 6th day of February, 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.

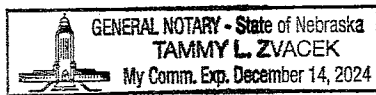
[Signature]
Notary Public



STATE OF NEBRASKA)

) ss:
COUNTY OF Douglas

On this 6th day of February, 2023, before me, the undersigned Notary Public duly qualified in and for said county and state, personally came Carrie L. Gottsch, as Trustee of the William L. Gottsch 2012 Legacy Trust, and acknowledged the execution of the foregoing instrument to be her voluntary act and deed.

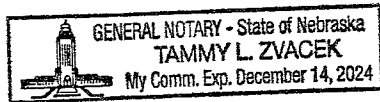


Tammy L. Zvacek
Notary Public

STATE OF NEBRASKA)

) ss:
COUNTY OF Douglas

On this 6th day of February, 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.

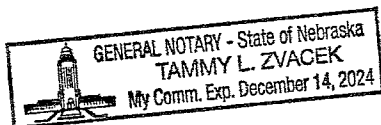


Tammy L. Zvacek
Notary Public

STATE OF NEBRASKA)

) ss:
COUNTY OF Douglas

On this 6th day of February, 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.

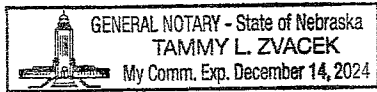


Tammy L. Zvacek
Notary Public

STATE OF NEBRASKA)

COUNTY OF Douglas)ss:

On this 16th day of February, 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.



Tammy L. Zvacek
Notary Public