

1243
35440

Real Estate Transfer Statement

56

• 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. 6 Day 18 Yr. 18	4 Date of Deed Mo. 06 Day 18 Yr. 2018
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joyce L. Summers Street or Other Mailing Address City State Zip Code Phone Number Email Address NA	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Connie J. Clark Street or Other Mailing Address 842 North Walnut Street City State Zip Code Red Cloud NE 68970 Phone Number (402) 746-3368 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 NA
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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"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer

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

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

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

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

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other _____
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14 What is the current market value of the real property?
\$18,000

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
842 North Walnut, 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 North Fifty feet (N50') of the West One Hundred Forty-two feet (W142') of Block Seven (7), Smith & 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	\$	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 _____.

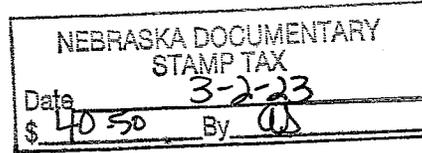
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Connie J. Clark (402) 746-3368
Print or Type Name of Grantee or Authorized Representative Phone Number

Connie J. Clark Grantee
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 2 Yr. 23	27 Value of Stamp or Exempt Number \$ 40.50	28 Recording Data BK 2023, Pg 365	

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of March A.D., 2023 at 11:35 o'clock A.M. Recorded in Book 2023 on Page 365
Abbey Harig County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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

WARRANTY DEED

Joyce L. Summers, a single person, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, Connie J. Clark, a single person, convey to Grantee, following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Fifty feet (N50') of the West One Hundred Forty-two feet (W142') of Block Seven (7), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

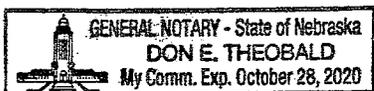
- (1) Is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed June 18, 2018.

Joyce L. Summers
Joyce L. Summers

STATE OF NEBRASKA, COUNTY OF WEBSTER, SS:

The foregoing instrument was acknowledged before me on June 18, 2018 by Joyce L. Summers, a single person.



Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	366	3/2/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000124300	57	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		007	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
555	16,460	17,015		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 : 1885				Construction Date :				
Floor:				Floor Sq. Ft. : 912				Floor Sq. Ft. :				
Building Cost New:				Cost : 98,965				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:						
000124300												
(Continue on back)												

Real Estate Transfer Statement

57

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. 3 Day 2 Yr. 23	4 Date of Deed Mo. 3 Day 2 Yr. 23
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Connie J. Clark Street or Other Mailing Address 174 Wyant City Riverton State NE Zip Code 68972 Phone Number (402) 879-5392 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rebecca J. Page Street or Other Mailing Address 842 North Walnut City Red Cloud State NE Zip Code 68970 Phone Number (402) 879-9361 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	
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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"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

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

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

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

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

14 What is the current market value of the real property?
\$10,000

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
842 North Walnut Street, 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 North Fifty Feet (N50') of the West One Hundred Forty-two feet (W142') of Block Seven (7), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	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	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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.

Rebecca J. Page (402) 879-9361
Phone Number

Rebecca J. Page Grantee
Signature of Grantee or Authorized Representative Title Date
3/2/23

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 2 Yr. 23	27 Value of Stamp or Exempt Number \$ 22.50	28 Recording Data BK2023, Pg 366	

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 2 day of March, D., 20 23, at 11:40 o'clock AM. Recorded in Book 2023 on Page 366
Abbey Havig County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-2-23
\$ 22.50 By AD

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

WARRANTY DEED

Connie J. Clark, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Rebecca J. Page, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Fifty feet (N50') of the West One Hundred Forty-two feet (W142') of Block Seven (7), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

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

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

Executed March 2, 2023.

Connie J. Clark
Connie J. Clark

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 2, 2023 by Connie J. Clark, a single person.

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

Don E. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	368	3/3/2023	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001313402	58	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
183,170	5	183,175		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	65.450	91,630						
1A				1G								
2A1				2G1	0.730	1,020						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1	13.470	35,020		Waste								
2D	16.470	37,635		Other								
3D1				AG LAND TOTAL	107.080	183,170						
3D				Roads	0.840							
4D1	10.070	16,415		Farm Sites								
4D	0.890	1,450		Home Sites								
				Recreation								
Dwellings			5	Other								
Outbuildings				Non-AG TOTAL	0.840							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER TO FAMILY LLC	
Comments from	Comments:
001313402	

(Continue on back)

Real Estate Transfer Statement

58

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>3</u> Day <u>3</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>2</u> Day <u>28</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Oak Hill Capital, LLC Street or Other Mailing Address P O Box 423 City Grand Island State NE Zip Code 68802 Phone Number N/A Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Oak Creek Cattle, LLC Street or Other Mailing Address P O Box 423 City Grand Island State NE Zip Code 68802 Phone Number 308-384-0957 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a	

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

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> 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 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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) <u>Trans Family LLC</u>

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

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

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

<input 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?
114,000

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
Ag Land

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 43.77+-

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 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.

Gordon Glade, Manager, Oak Creek Cattle, LLC 308-384-0957
 Print or Type Name of Grantee or Authorized Representative Phone Number
sign here Pak Creek Cattle, LLC by Gordon Glade manager Grantee
 Signature of Grantee or Authorized Representative Date 2/28/23

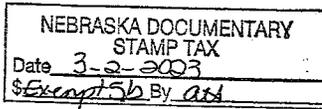
Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>2</u> Yr. <u>2023</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt 5b</u>	28 Recording Data <u>BK 2023 Pg 368</u>	

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION TWENTY-EIGHT (28), TOWNSHIP FOUR (4) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (WEST 1/4 CORNER) AND THIS BEING THE POINT OF BEGINNING; THENCE N00°37'02"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 674.15 FEET; THENCE N87°05'40"E A DISTANCE OF 2656.96 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S01°12'05"E ON SAID EAST LINE A DISTANCE OF 759.90 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (CENTER ¼ CORNER); THENCE S88°56'39"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2662.67 FEET TO THE POINT OF BEGINNING, CONTAINING 43.77 ACRES MORE OR LESS OF WHICH 0.51 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

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 3rd day of March A.D., 2023, at 1:48 o'clock P.M. Recorded in Book 2023 on Page 3168
Arden J. Aring County Clerk
\$10.00 Deputy
Ind. Comp Assessor Carded



Return to:
Oak Creek Cattle, LLC
P O Box 423
Grand Island, NE 68802

QUITCLAIM DEED

Oak Hill Capital, LLC, a Nebraska Limited Liability Company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Oak Creek Cattle, LLC, a Nebraska Limited Liability Company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION TWENTY-EIGHT (28), TOWNSHIP FOUR (4) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (WEST 1/4 CORNER) AND THIS BEING THE POINT OF BEGINNING; THENCE N00°37'02"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 674.15 FEET; THENCE N87°05'40"E A DISTANCE OF 2656.96 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S01°12'05"E ON SAID EAST LINE A DISTANCE OF 759.90 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (CENTER 1/4 CORNER); THENCE S88°56'39"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2662.67 FEET TO THE POINT OF BEGINNING, CONTAINING 43.77 ACRES MORE OR LESS OF WHICH 0.51 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

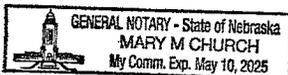
Executed 2/28/23, 2023.

Oak Hill Capital, LLC, a Nebraska Limited Liability Company

Gordon Glade, Manager
Gordon Glade, Manager

STATE OF NEBRASKA Ne
COUNTY OF Webster ss.

The foregoing instrument was acknowledged before me on Feb. 28th, 2023 by Gordon Glade, Manager, Oak Hill Capital, LLC, a Nebraska Limited Liability Company.



Mary M Church
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	372	3/7/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002208100		59		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4493	1	12	14	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
494,200				494,200		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	62.000		86,800				
	1A						1G							
	2A1						2G1	92.000		128,800				
	2A						2G	4.000		5,600				
	3A1						3G1	173.000		242,200				
	3A						3G	22.000		30,800				
	4A1						4G1							
	4A						4G							
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D						Other							
	3D1						AG LAND TOTAL	353.000		494,200				
	3D						Roads	5.000						
	4D1						Farm Sites							
	4D						Home Sites							
							Recreation							
	Dwellings						Other							
	Outbuildings						Non-AG TOTAL	5.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD ; ADDING SPOUSE TO PROPERTY	
Comments from	Comments:
002208100	

(Continue on back)

Real Estate Transfer Statement

59

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. 03 Day 07 Yr. 2023	4 Date of Deed Mo. 03 Day 07 Yr. 2023
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kila R Burgess and Derald Todd Burgess Street or Other Mailing Address 217 NORTH CHERRY STREET City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4767 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kila R Burgess and Derald Todd Burgess Street or Other Mailing Address 217 NORTH CHERRY STREET City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4767 Email Address n/a	
--	--	---	--

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$625,000

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

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

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

18 Address of Property
Rural Webster County, Nebraska

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 The Southeast Quarter (SE $\frac{1}{4}$); the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$); the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$); and the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$), in Section Fourteen (14), Township One (1) 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 360+-

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

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

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

Title

Attorney

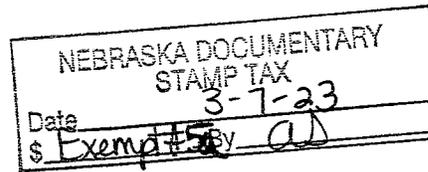
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 7 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2023 Pg 372	

State of Nebraska } ss.
County of Webster }

BOOK 2023 PAGE 372

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of March A.D., 2023, at 3:09 o'clock PM. Recorded in Book 2023 on Page 372
Deborah Harris County Clerk
D. Harris Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

Kila R. Burgess and Derald Todd Burgess, wife and husband, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Creation of Joint Tenancy, convey to Kila R. Burgess and Derald Todd Burgess, wife and husband as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE $\frac{1}{4}$); and the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$); and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$); and the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$); all in Section Fourteen (14), Township One (1) North, Range Twelve (12) West, of the 6th P.M., in Webster County, Nebraska, subject to easements and restrictions of record.

GRANTORS covenant with the 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.

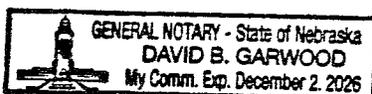
Executed March 7, 2023

Kila Burgess
Kila R. Burgess

Derald Todd Burgess
Derald Todd Burgess

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 7, 2023, by Kila R. Burgess and Derald Todd Burgess, wife and husband.



Comm. expires 12-2-26

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	376	1/10/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001506700		60		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	36	4	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,304,760				1,304,760		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	87.390	475,400	GRASSLAND	1G1	142.030	198,840							
	1A	23.940	130,235		1G	5.540	7,755							
	2A1	2.360	12,840		2G1	15.960	22,345							
	2A	1.170	6,120		2G									
	3A1	21.560	107,585		3G1	26.530	37,140							
	3A				3G									
	4A1	17.480	87,230		4G1	4.360	4,360							
	4A	36.690	183,085		4G									
DRYLAND	1D1	0.510	1,325	Shelterbelt/Timber										
	1D	51.040	132,705	Accretion										
	2D1			Waste										
	2D	8.270	18,895	Other										
	3D1	5.580	12,750	AG LAND TOTAL	467.250	1,466,055								
	3D			Roads	6.880									
	4D1	2.740	4,465	Farm Sites										
	4D	14.100	22,980	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			Non-AG TOTAL	6.880									

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER PORTION INTEREST INTO TRUST	
Comments from	Comments:
001506700 001002400 001002700	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name		2 County Number VALLEY - 88		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>10</u> Yr. <u>23</u>		4 Date of Deed Mo. <u>1</u> Day <u>10</u> Yr. <u>23</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James S. Burdyny and Patricia A. Burdyny, Husband and Wife Street or Other Mailing Address 9468 Dewey Circle City Omaha State NE Zip Code 68114 Phone Number (402) 660-3666 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Patricia Ann Burdyny, Trstee, Patricia Ann Burdyny Rev. Trust Street or Other Mailing Address 9468 Dewey Circle City Omaha State NE Zip Code 68114 Phone Number (402) 660-3666 Email Address n/a			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> 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 checked="" type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

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

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

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

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

14 What is the current market value of the real property?
\$652,380

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
**1892 Highway 136
Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Patricia Ann Burdyny, Trustee
9468 Dewey Circle
Omaha, NE 68114**

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

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

22 Total purchase price, including any liabilities assumed	22	\$	0'00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	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 19.

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 I. Dittman (402) 397-2200
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney for Grantee
Signature of Grantee or Authorized Representative Title Date **1-23-23**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>8</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ Exempt #19	28 Recording Data BK 2023 Pg 376	

EXHIBIT A

1. An undivided one-half (1/2) interest, that being all right title and interest of Grantor in the following real estate situated in Webster County, Nebraska:

The Southeast Quarter (SE 1/4) of Section Thirty-Six (36), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; EXCEPT tracts conveyed to the State of Nebraska for highway recorded in Book 29, Page 491, and Book 2006, Page 984, and the terms and conditions thereof.

and

2. An undivided one-half (1/2) interest, that being all right title and interest of Grantor in the following real estate situated in Webster County, Nebraska:

The East half of the Northwest Quarter (E1/2NE1/4) and the West half of the Northwest Quarter (W1/2NW1/4) and the West half of the Southwest Quarter (W1/2SW1/4), and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4), all in Section Six (6), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.



Certificate of Exemption – Deeds to Trustees

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

SECTION 1

Grantor of Instrument and Trust
James S. Burdyny and Patricia A. Burdyny, Husband and Wife

Grantee of Instrument (Trustee)
Patricia Ann Burdyny, Trustee of the Patricia Ann Burdyny Revocable Trust dated Sept. 2, 2022

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Patricia Ann Burdyny	Self

SECTION 2

Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer? YES NO

Check the exemption that would apply if the transfer was made directly from the grantor to the beneficiaries of the trust.

- Deeds to property transferred by or to the U.S., the State of Nebraska, or any of their agencies or subdivisions.
- Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded, but which do not extend or limit existing title or interest.
- Deeds without actual consideration between: husband and wife; ex-spouses (conveying property acquired or held during the marriage); or parent and child.
- Deeds to or from a family corporation, partnership, or limited liability company (LLC). All the shares of stock of the corporation or interest in the partnership or LLC are owned by members of a family, or a trust created for the benefit of a member of that family, related to one another within the fourth degree of kindred according to the rules of civil law, and their spouses. No consideration is given other than the issuance of stock of the corporation or interest in the partnership or LLC to the family members or the return of the stock to the corporation in partial or complete liquidation of the corporation or deeds in dissolution of the interest in the partnership or LLCs. To qualify for the exemption for family corporations, partnerships, or LLC, the property must be transferred in the name of the corporation or partnership and not in the name of the individual shareholders, partners, or members.
- Deeds of partition.
- Deeds made pursuant to mergers, consolidation, sales, or transfers of the assets of a corporation pursuant to the plans of merger or consolidation filed with the Secretary of State. A copy of this plan must be presented to the register of deeds before the documentary stamp tax exemption is granted.
- Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- Cemetery deeds.
- Mineral deeds.
- Deeds executed pursuant to court decrees.
- Deeds which release a reversionary interest, a condition subsequent or precedent, a restriction, or any other contingent interest.
- Deeds of distribution executed by a personal representative conveying to devisees or heirs property passing by testate or intestate succession.
- Deeds transferring property located within the boundaries of an Indian Reservation where the grantor or grantee is a Native American residing on an Indian Reservation in Nebraska.
- Deeds which convey property held in the name of any partnership or LLC, which is not a family partnership or LLC, to any partner in the partnership or member of the LLC, or to his or her spouse.
- Easements.

SECTION 3

I hereby certify that I am familiar with all of the relevant details of the real estate transaction described above, and if the transaction were made directly from the grantor of the trust to the beneficiaries of the trust, it would be exempt from documentary stamp tax as indicated above.

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

sign here  _____ Attorney _____ Title _____ Date 1-23-23

File this Certificate of Exemption with the Real Estate Transfer Statement, Form 521, when exemption #19 is claimed in Item 25 on the Form 521.

www.revenue.ne.gov/PAD or 402-471-5984

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/08/23
\$ Ex019 By AS

Bk 2023, Pg 376

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 08 day
of March A.D., 2023, at 09:33
o'clock AM. Recorded in Book 2023
on Pages 376-378
 County Clerk
Fee: \$22.00 By: AS Deputy
Electronically Recorded

Prepared by & Return to: DANIEL I. DITTMAN, ERICKSON & SEDERSTROM, P.C., 10330 Regency Parkway
Dr., Suite 100, Omaha, NE 68114 402-397-2200

WARRANTY DEED

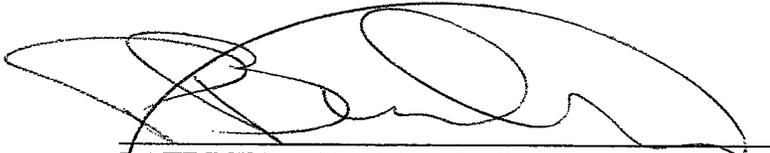
PATRICIA A. BURDYN and **JAMES S. BURDYN**, wife and husband, Grantor,
whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, the
receipt of which is hereby acknowledged, conveys to **PATRICIA ANN BURDYN, TRUSTEE
AND HER SUCCESSORS IN TRUST UNDER THE PATRICIA ANN BURDYN
REVOCABLE TRUST DATED SEPTEMBER 2, 2022**, Grantee, the real estate (as defined in
Nebraska Rev. Stat. §76-201) in Webster County, Nebraska, described as follows:

See Attached Exhibit A

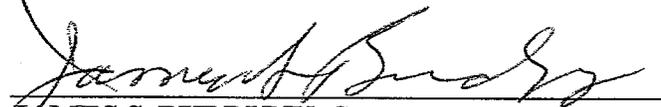
Grantor covenants with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from all encumbrances other than those easements, restrictions, covenants, liens, mortgages, mineral interests and other encumbrances 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: January 10, 2023.



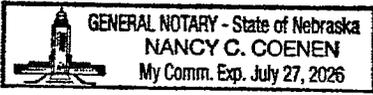
PATRICIA A. BURDYNY, Grantor



JAMES S. BURDYNY, Grantor

STATE OF NEBRASKA)
) ss.
 COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on January 10, 2023, by **PATRICIA A. BURDYNY** and **JAMES S. BURDYNY**, wife and husband.





 NOTARY PUBLIC

EXHIBIT A

1. An undivided one-half (1/2) interest, that being all right title and interest of Grantor in the following real estate situated in Webster County, Nebraska:

The Southeast Quarter (SE 1/4) of Section Thirty-Six (36), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; EXCEPT tracts conveyed to the State of Nebraska for highway recorded in Book 29, Page 491, and Book 2006, Page 984, and the terms and conditions thereof.

and

2. An undivided one-half (1/2) interest, that being all right title and interest of Grantor in the following real estate situated in Webster County, Nebraska:

The East half of the Northwest Quarter (E1/2NE1/4) and the West half of the Northwest Quarter (W1/2NW1/4) and the West half of the Southwest Quarter (W1/2SW1/4), and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4), all in Section Six (6), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	399	3/9/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002316400		61		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	36	4	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
131,280				131,280		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	12.440		17,420				
	1A						1G	16.970		23,760				
	2A1						2G1	2.890		4,045				
	2A						2G							
	3A1						3G1	1.770		2,480				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	14.520		37,750		Accretion								
	2D1	2.570		6,680		Waste								
	2D	5.030		11,495		Other								
	3D1	10.650		24,335		AG LAND TOTAL		70.390		133,750				
	3D					Roads		4.090						
	4D1					Farm Sites								
	4D	3.550		5,785		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.090						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER INTO TRUST	
Comments from	Comments:
002316400	

(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 91		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>09</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>03</u> Day <u>09</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James C. Mitera Street or Other Mailing Address 719 W. 33rd St. City Hastings State NE Zip Code 68901 Phone Number (402) 984-2738 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James C. Mitera as Trustee of the James C. Mitera Trust Agreement U/A dated November 20, 2018 Street or Other Mailing Address 719 W. 33rd St. City Hastings State NE Zip Code 68901 Phone Number (402) 984-2738 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$131,280

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
**James C. Mitera
719 W. 33rd St.
Hastings, NE 68901**

20 Legal Description (Attach additional pages, if needed.)
 That portion of the entire following description lying North of the right-of-way for U.S. Highway 136; the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) and the South Half of the Southeast Quarter (S1/2SE1/4) of Section Thirty-six (36), Township Two (2) 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 74.48

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 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.

Zachary D. Petersen (402) 934-4770
 Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Authorized Representative 3/9/23
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>9</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK 2023 Pg 399</u>	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/09/23
\$ Ex004 By AS

Bk 2023, Pg 399

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 09 day of March A.D., 2023, at 01:09 o'clock PM. Recorded in Book 2023 on Pages 399-400

Abbey King

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:

Zachary D. Petersen
Dvorak Law Group, LLC
9500 W. Dodge Road, Suite 100
Omaha, NE 68114

WARRANTY DEED

JAMES C. MITERA, a single person ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells, conveys and demises to JAMES C. MITERA, as Trustee, or any successor Trustee or Co-Trustee, of the James C. Mitera Trust Agreement U/A dated November 20, 2018, together with any amendments made thereto (collectively, "Grantees"), all of Grantor's right, title and interest in and to that certain real estate (as defined in Neb. Rev. Stat. § 76-201), together with all improvements thereupon, if any, legally described as:

That portion of the entire following description lying North of the right-of-way for U.S. Highway 136: The Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) and the South Half of the Southeast Quarter (S1/2 SE1/4) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

This transaction is exempt from documentary stamp tax pursuant to Neb. Rev. Stat. § 76-902(4).

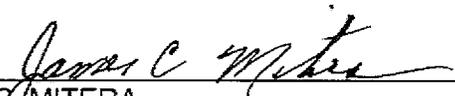
Grantor hereby covenants with Grantees that Grantor:

1. is lawfully seised of the Property and that it is free and clear of all liens and encumbrances, except all matters of record;
2. has legal power and lawful authority to sell and convey the Property; and
3. warrants and will defend the title to the Property against the lawful claims of all persons claiming the same or any part thereof.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

Executed this 9th day of March, 2023.

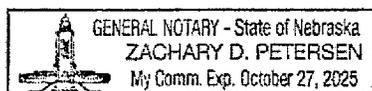
GRANTOR:

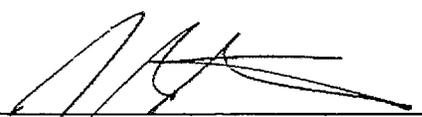


JAMES C. MITERA

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on March 9, 2023, by JAMES C. MITERA, Grantor.





Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	427	3/10/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000601900		62		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40005		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
560		30,790		31,350		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 03	C) 3	D) 1	E) 7	F) 1					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date :	Construction Date : 1961
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 1,888
Building Cost New:	Cost :	Cost : 379,355
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 582 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: 25 Condition: 40
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input checked="" 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 checked="" 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 000601900	Comments:
(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 _____ 3 Date of Sale/Transfer Mo. 3 Day 10 Yr. 2023 4 Date of Deed Mo. 3 Day 10 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) POSTAL BUILDING & LEASING CO.
Street or Other Mailing Address 720 OLIVE ST, STE 1630
City ST. LOUIS State MO Zip Code 63101

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) MADDOX INVESTMENTS, L.L.C.
Street or Other Mailing Address 1708 N DOUGLASS
City MALDEN State MO Zip Code 63863

Phone Number (314) 421-2220 Phone Number (573) 448-3000 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No
Email Address BARKET@POSTALBUILDING.COM Email Address KASEN@MACOCOMPANIES.COM

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

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

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

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

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

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

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

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

14 What is the current market value of the real property? \$31,350

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
400 University Ave
Guide Rock, NE 68942

19 Name and Address of Person to Whom the Tax Statement Should be Sent
MADDOX INVESTMENTS, L.L.C.
1708 N DOUGLASS
MALDEN, MO 63863

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lot Fourteen (14), Block Four (4), Original Town of Guide Rock, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	170,000.00
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	\$	170,000.00

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 JAMES K. MADDOX (573) 448-3000
Print or Type Name of Grantee or Authorized Representative Phone Number
[Signature] President 3-10-23
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>16</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>382.50</u>	28 Recording Data <u>BK2023, Pg 427</u>

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

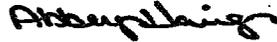
Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/16/23
\$ 382.50 By AS

Bk 2023, Pg 427

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of March A.D., 2023, at 12:42
o'clock PM. Recorded in Book 2023
on Pages 427-428

 County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

Warranty Deed

Return to: Maddox Investments, L.L.C., 1708 North Douglass, Malden, MO 63863

POSTAL BUILDING & LEASING CO., a Missouri corporation, Grantor, a corporation organized and existing under and by virtue of the laws of the State of Missouri, in consideration of One Hundred Nine Thousand Dollars (\$109,000.00), receipt of which is acknowledged, conveys to, **MADDOX INVESTMENTS, L.L.C., a Missouri limited liability company**, Grantee, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

Lot Fourteen (14), Block Four (4), Original Town of Guide Rock, Webster County, Nebraska

Grantor covenants with the Grantee that Grantor:

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

Executed: March 10, 2023

SIGNATURE PAGE ATTACHED

SIGNATURE PAGE TO WARRANTY DEED

Postal Building & Leasing Co.,
a Missouri corporation



By _____
Keith Barket, President

STATE OF MISSOURI
COUNTY OF St Louis

The foregoing instrument was acknowledged before me on March 10, 2023, by Keith Barket, as President of Postal Building & Leasing Co., a Missouri corporation, on behalf of the company.



Notary Public

SUSAN BLANTON
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: June 20, 2024
Commission Number: 12357650

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	446	1/26/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001705901		63		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	9	0	00000	1	416	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
14,030				14,030		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 6					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	8.100		11,340				
	1A						1G							
	2A1						2G1	1.920		2,690				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		10.020		14,030				
	3D					Roads								
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER BETWEEN PARENT & CHILD AND BROTHERS & SISTERS	
Comments from	Comments:
001705901	

(Continue on back)

Real Estate Transfer Statement

63

• 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>1</u> Day <u>26</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>1</u> Day <u>26</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) Ronald V. Rose Street or Other Mailing Address 1405 7th Street	
City	State	Zip Code	City State Zip Code Aurora NE 68818
Phone Number	Phone Number	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	Email Address n/a		

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

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

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

10 Type of Transfer

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

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

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

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

<input 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 checked="" type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$14,030

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
**Ronald V. Rose
1405 7th Street
Aurora, NE 68818**

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

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

22 Total purchase price, including any liabilities assumed	22	\$	100
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	\$	100

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.

Scott D. Paulay Print or Type Name of Grantee or Authorized Representative	(402) 462-5187 Phone Number
 Signature of Grantee or Authorized Representative	Attorney Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>17</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ 33.75	28 Recording Data BK2023, Pg 446

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

5. Evert Barton and Mildred Jane Barton, f/k/a Mildred
Jane Rose
812 Madden Road
Hastings, NE 68901

David Miller and Teresa Miller
1304 Madden Rd
Hastings, NE 68901

Dan Rose and Lara Rose
7602 FM 3358
Gilmer, TX 75645

Chad Johnson and Alesa Johnson
1845 Craig Re
Aurora, NE 68818

20. A parcel of land located in the Southeast Quarter of
Section 9, Township 4 North, Range 10 West of the 6th P.M.,
Webster County, Nebraska, more particularly described as
follows: Commencing at the Southeast Corner of Section 9,
Township 4 North, Range 10 West, Thence S89°58'07"W
(assumed bearing) along the South Line of said Section 9, a
distance of 72.90 feet to the West right of way of U.S.
Highway 281 as recorded in Deed Book 33, Page 251, and also
being the point of beginning, thence S89°58'07"W continuing
on said South Line of Section 9 a distance of 337.10 feet,
thence N00°08'00"W a distance of 629.81 feet, thence
N72°32'45"E a distance of 94.15 feet, thence N01°39'29"E a
distance of 235.22 feet, thence N 14°08'32"E a distance of
482.47 feet, thence N00°01'29"W a distance of 250.59 feet
to the Southwest Corner of Deed Book 97, Page 239, thence
N89°08'53"E along the South Line of said Deed Book 97, Page
239 a distance of 159.49 feet, to said West right of way of
U.S. Highway 281, thence S00°34'15"W along said West right
of way a distance of 1310.07 feet, thence S04°11'16"W a
distance of 304.60 feet to the point of beginning,
containing 10.02 acres more or less, and is subject to any
existing easements or right of way by record.

State of Nebraska } ss.
 County of Webster }

Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 17 day
 of March A.D., 20 23, at 8:36
 o'clock A M. Recorded in Book 2023
 on Page 446-448
Abbey Haig County Clerk
22.00 Deputy
 Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 3-17-23
 \$ 33.75 By AS

Return to:
 Conway, Pauley & Johnson, P. C.
 P. O. Box 315
 Hastings, NE 68902-0315

QUITCLAIM DEED

Evart Barton and Mildred Jane Barton, f/k/a Mildred Jane Rose, husband and wife, David Miller and Teresa J. Miller, husband and wife, Daniel L. Rose and Lara Rose, husband and wife, and Chad Johnson and Alesa J. Johnson, husband and wife, GRANTORS, in consideration of \$1.00 and other valuable consideration, quitclaim to GRANTEE, Ronald V. Rose, a married person, all of their right, title and interest in the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A parcel of land located in the Southeast Quarter of Section 9, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast Corner of Section 9, Township 4 North, Range 10 West, Thence S89°58'07"W (assumed bearing) along the South Line of said Section 9, a distance of 72.90 feet to the West right of way of U.S. Highway 281 as recorded in Deed Book 33, Page 251, and also being the point of beginning, thence S89°58'07"W continuing on said South Line of Section 9 a distance of 337.10 feet, thence N00°08'00"W a distance of 629.81 feet, thence N72°32'45"E a distance of 94.15 feet, thence N01°39'29"E a distance of

235.22 feet, thence N 14°08'32"E a distance of 482.47 feet, thence N00°01'29"W a distance of 250.59 feet to the Southwest Corner of Deed Book 97, Page 239, thence N89°08'53"E along the South Line of said Deed Book 97, Page 239 a distance of 159.49 feet, to said West right of way of U.S. Highway 281, thence S00°34'15"W along said West right of way a distance of 1310.07 feet, thence S04°11'16"W a distance of 304.60 feet to the point of beginning, containing 10.02 acres more or less, and is subject to any existing easements or right of way by record.

Executed Jan 26th, 2023.

Evert Barton
Evert Barton

Mildred Jane Rose Barton
Mildred Jane Barton, f/k/a
Mildred Jane Rose

David Miller
David Miller

Teresa J. Miller
Teresa J. Miller

Daniel L. Rose
Daniel L. Rose

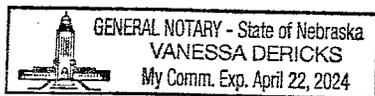
Lara Rose
Lara Rose

Chad Johnson
Chad Johnson

Alesa J. Johnson
Alesa J. Johnson

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

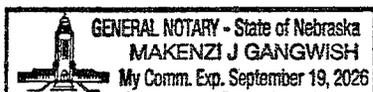
The foregoing instrument was acknowledged before me on Jan 26th, 2023, by Evert Barton and Mildred Jane Barton, f/k/a Mildred Jane Rose, husband and wife.



Vanessa Dericks
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

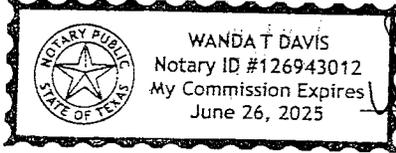
The foregoing instrument was acknowledged before me on Feb. 21st, 2023, by David Miller and Teresa J. Miller, husband and wife.



Makenzi J. Gangwish
Notary Public

STATE OF TEXAS)
)
COUNTY OF Gregg) ss.

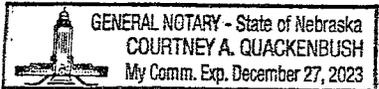
The foregoing instrument was acknowledged before me on February 9, 2023, by Daniel L. Rose and Lara Rose, husband and wife.



Wanda Davis
Notary Public

STATE OF NEBRASKA)
)
COUNTY OF Hamilton) ss.

The foregoing instrument was acknowledged before me on March 2, 2023, by Chad Johnson and Alesa J. Johnson, husband and wife.



Courtney A. Quackenbush
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	463	3/17/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000324900		64		4 06		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133				00	0	20030		010	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
24,995				24,995		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)				A) 2		B) 01		C) 1		D) 1		E) 6		F) 5
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				Cost :						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD; SALE TO THE CITY														
Comments from						Comments:								
000324900 001705701														
(Continue on back)														

Real Estate Transfer Statement

604

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 3 Day 17 Yr. 2023	Mo. 3 Day 17 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Greg W. Auten and Ann M. Auten		Grantee's Name (Buyer) The City of Blue Hill	
Street or Other Mailing Address 3200 W Blue Valley Road		Street or Other Mailing Address	
City Blue Hill	State NE	City	State
Zip Code 68930		Zip Code	
Phone Number 402-756-3028	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address n/a	Email Address n/a		

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Agricultural	
	<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"/> 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 checked="" 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?
\$200,000

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

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

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

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.)
See Attached

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2.

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.

Alex Buschow, Mayor, The City of Blue Hill
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title
Grantee
Phone Number
3/14/2023
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. 3 Day 17 Yr. 23	\$ Exempt #2	BLK 2023, Pg 4103	

Lots One through Ten (1-10) inclusive, Block Four (4), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, AND

Lots One through Ten (1-10) inclusive, Block Ten (10), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, AND

Lots Six through Ten (6-10), Block Three (3), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, AND

A tract of land located in part of the Southwest Quarter (SW1/4) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, and more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter (SW1/4) Section 9-T4N-R10W; thence on an assumed bearing of S89°44'20"W, along the North line of said SW1/4 and also being the South right of way line of York Street, a distance of 969.82 feet to the Northwest corner of Lot 5, Block 3, Sweezy's Addition and also being the Point of Beginning; thence S00°13'25"W, along the West line of said Block 3 a distance of 154.91 feet; thence S00°11'23"W, along the West line of said Sweezy's Addition, a distance of 955.23 feet to the Northwest corner of Lot 5, Block 11, said Sweezy's Addition; thence S89°44'20"W, along an extension of the South right of way of Simpson Avenue, a distance of 89.53 feet; thence N00°12'06"E, parallel to said West line of said Sweezy's Addition, a distance of 1110.08 feet to the Southeast corner of Lot 1, Koepkes Subdivision and also being a point on said North line of said SW1/4 and said South right of way line of York Street; thence N89°41'49"E, along said North line of the SW1/4 and said South right of way line of York Street, a distance of 89.39 feet to the point of beginning.

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 Mar A.D., 2023, at 2:57 o'clock P.M. Recorded in Book 223 on Page 463
Anthony Horig County Clerk
10-00 V. Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-17-23
Extend # 2 By LO

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

WARRANTY DEED

Greg W. Auten and Ann M. Auten, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, The City of Blue Hill, Nebraska, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One through Ten (1-10) inclusive, Block Four (4), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, AND

Lots One through Ten (1-10) inclusive, Block Ten (10), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, AND

Lots Six through Ten (6-10), Block Three (3), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, AND

A tract of land located in part of the Southwest Quarter (SW1/4) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, and more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter (SW1/4) Section 9-T4N-R10W; thence on an assumed bearing of S89°44'20"W, along the North line of said SW1/4 and also being the South right of way line of York Street, a distance of 969.82 feet to the Northwest corner of Lot 5, Block 3, Sweezy's Addition and also being the Point of Beginning; thence S00°13'25"W, along the West line of said Block 3 a distance of 154.91 feet; thence S00°11'23"W, along the West line of said Sweezy's Addition, a distance of 955.23 feet to the Northwest corner of Lot 5, Block 11, said Sweezy's Addition; thence S89°44'20"W, along an extension of the South right of way of Simpson Avenue, a distance of 89.53 feet; thence N00°12'06"E, parallel to said West line of said Sweezy's Addition, a distance of 1110.08 feet to the Southeast corner of Lot 1, Koepkes Subdivision and also being a point on said North line of said SW1/4 and said South right of way line of York Street; thence N89°41'49"E, along said North line of the SW1/4 and said South right of way line of York Street, a distance of 89.39 feet to the point of beginning.

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

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

Executed March 17, 2023.

Greg W. Auten
Greg W. Auten

Ann M. Auten
Ann M. Auten

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on March 17, 2023 by Greg W. Auten and Ann M. Auten, husband and wife.

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

Teresa L. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	472	3/10/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001712800		65		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								
1,393,170		77,305		1,470,475		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			29,860		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:														
CORRECTIVE WD; TRANSFER PROPERTY INTO TRUST														
Comments from							Comments:							
001712800 001713400 001716300 001716900 001717600														
(Continue on back)														

Real Estate Transfer Statement

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 3 Day 10 Yr. 2023		Mo. 3 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) Weslie H. Siebrass, TR, Harlan H. Siebrass & Mildred L.				Grantee's Name (Buyer) Mildred L Siebrass & Wesley H. Siebrass, TR, Mildred L.			
Street or Other Mailing Address Siebrass Liv Trust. 14702 Wilden Dr.				Street or Other Mailing Address Siebrass Marital Trust. 14702 Wilden Dr.			
City Urbandale		State IA		City Urbandale		State IA	
Zip Code 50323		Zip Code 50323		Phone Number (217) 381-2813		Phone Number (217) 381-2813	
Email Address NA		Email Address NA		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"/>	

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"/> ICLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> 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 checked="" type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1,892,140

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
 Weslie H. Siebrass, TR
 14702 Wilden Dr.
 Urbandale, IA 50323

20 Legal Description (Attach additional pages, if needed.)
 SW 1/4 Sec. 20; SW 1/4 Sec 21; NW 1/4 Sec. 28; S 1/2 NE 1/4 & E 1/2 SE 1/4 Sec. 29; and NE 1/4 Sec. 32; all in Township 4 North, Range 10 W of the 6th PM, Webster County, NE

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

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

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

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

sign here

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

Attorney
 Signature of Grantee or Authorized Representative Title Date
 3/16/2023

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 20 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 4	28 Recording Data BK 2023, p 472	

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of MARCH, 2023, at 10:29 o'clock a.M. Recorded in Book 2023 on Page 472
Abbey Hing County Clerk
AD Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-20-23
\$ Exempt # 4 By AD

**CORRECTIVE
WARRANTY DEED**

(Correction is to include the names of both Trustees as the Grantee)

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 MILDRED L. SIEBRASS and WESLEY H. SIEBRASS, Co-Trustees of the MILDRED L. SIEBRASS MARITAL TRUST, created under the Harlan H. Siebrass and Mildred L. Siebrass Living Trust, dated April 20, 2005, GRANTEES, 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 GRANTEES 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 10th day of March, 2023.

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

STATE OF IOWA)
) ss.
COUNTY OF POLK)

The foregoing instrument was acknowledged before me on this 10 day of March, 2023, by WESLEY H. SIEBRASS, Successor Trustee, Harlan H. Siebrass & Mildred L. Siebrass Living Trust, Grantor.

Jodi Lyn Madsen
Notary Public

 JODI LYN MADSEN
Commission Number 837857
My Commission Expires
March 3, 2025

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	481	3/16/2023	Base: 91-0002	Affiliated:	Unified:						
Location ID	Sale Number	Useability & Code #		Parcel Number								
000107400	66	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		014	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,640	9,425	11,065		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 : 1906	Construction Date :
Floor:	Floor Sq. Ft. : 1,168	Floor Sq. Ft. :
Building Cost New:	Cost : 149,635	Cost :
Single Family Style: 101	Residential Condition: 15	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input 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: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" 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; SALE BETWEEN PARENT & CHILD	
Comments from	Comments:
000107400	
(Continue on back)	

Real Estate Transfer Statement

606

• 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>3</u> Day <u>16</u> Yr. <u>23</u>		4 Date of Deed Mo. <u>3</u> Day <u>16</u> Yr. <u>23</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Christi Lewis Street or Other Mailing Address 225 N Seward St City Red Cloud State NE Zip Code 68970				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gwen Lewis Street or Other Mailing Address 1082 DD Road City Lebanon State KS Zip Code 66952			
Phone Number (402) 746-0258		Phone Number (402) 746-0258		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				Email Address			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input 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 checked="" type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

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

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

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

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

14 What is the current market value of the real property?
\$15,445

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
**421 N Cedar St
Red Cloud, NE**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
An undivided 1/2 interest in: Lots Five (5), Six (6), and Seven (7), Block Fourteen (14), Original Town of Red Cloud, Webster County, Nebraska

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

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

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

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

Attorney
Signature of Grantee or Authorized Representative Title Date **3/21/23**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>21</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2023, Pg 481	

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 Mar A.D., 2023, at 2:57
o'clock P M. Recorded in Book 2023
on Page 481
Ashley Harig County Clerk
10.00 LD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-21-23
\$ Exempt # 59 By LD

WARRANTY DEED

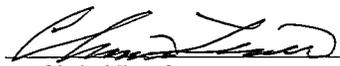
Christi Lewis, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Love and Affection, receipt of which is hereby acknowledged, conveys to Gwen Lewis, a married person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in:
Lots Five (5), Six (6) and Seven (7), Block Fourteen (14), 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 to the real estate against the lawful claims of all persons.

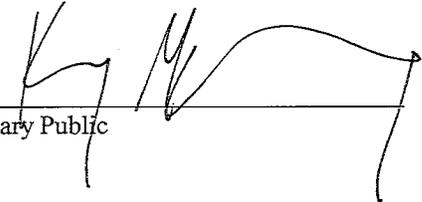
Executed March 16, 2023.


Christi Lewis

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 16, 2023, by Christi Lewis, a single person.

Comm. expires 


Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	482	10/19/2022	Base: 91-0074	Affiliated:	Unified:						
Location ID	Sale Number	Useability & Code #		Parcel Number								
000310400	67	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		023	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
3,315	37,930	41,245		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1925	Construction Date :
Floor:	Floor Sq. Ft. : 922	Floor Sq. Ft. :
Building Cost New:	Cost : 108,950	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:
000310400	
(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.

67

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>10</u> Day <u>19</u> Yr. <u>2022</u>	4 Date of Deed Mo. <u>01</u> Day <u>31</u> Yr. <u>2023</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Autumn Mohiman Street or Other Mailing Address c/o Cody Mohoman, 924 Logan Street City Holdrege State NE Zip Code 68949 Phone Number (402) 937-6967 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeff Kort Street or Other Mailing Address 1287 Road V City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2004 Email Address n/a	
		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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
**405 S Sycamore St
 Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

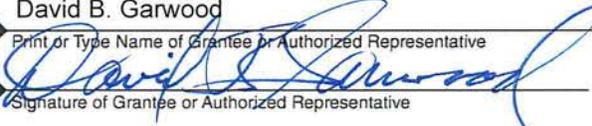
20 Legal Description (Attach additional pages, if needed.)
The South One-half, (1/2) of Lots One (1) and Two (2). and the South Fifty (50) Feet of Lots Three (3), Four (4) and Five (5), all in Block Twenty-three (23), Original Town of Blue Hill, Webster County, Nebraska.

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

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

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
 Signature of Grantee or Authorized Representative Title Date **3-16-23**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>21</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>54.00</u>	28 Recording Data <u>BL 2023, Pg 482</u>

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Mar A.D., 2023, at 2:58 o'clock P. M. Recorded in Book 2023 on Page 482
Abbey Harig County Clerk
10.00 Ko Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-21-23
\$ 54.00 By Ko

WARRANTY DEED

Autumn Mohlman, surviving spouse of Frederick J. Mohlman and still a single person, GRANTOR, in consideration of TWENTY-FOUR THOUSAND AND NO/100 DOLLARS (\$24,000.00) receipt of which is hereby acknowledged, conveys to Jeff Kort, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South One-half, (1/2) of Lots One (1) and Two (2). and the South Fifty (50) Feet of Lots Three (3), Four (4) and Five (5), all in Block Twenty-three (23), Original Town of Blue Hill, Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR:

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

Executed January 31st, 2023.

Autumn Mohlman
Autumn Mohlman

STATE OF NEBRASKA, COUNTY OF PHELPS) ss.

The foregoing instrument was acknowledged before me on January 31st, 2023, by Autumn Mohlman.

Comm. expires 10-22-23

Linda M. Fegter
Notary Public

GENERAL NOTARY - State of Nebraska
LINDA M FEGTER
My Comm. Exp. October 22, 2023

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	484	3/22/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001407501		68		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	17	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
167,350				167,350		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	8.300		11,620				
	1A						1G	13.560		18,980				
	2A1						2G1							
	2A						2G							
	3A1						3G1	7.670		10,740				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	47.540		123,600		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		78.550		167,350				
	3D					Roads		1.000						
	4D1					Farm Sites								
	4D	1.480		2,410		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		1.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001407501	

(Continue on back)

1407501
64027

Real Estate Transfer Statement

18

FORM
521

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

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

1 County Name Webster	2 County Number ADAMS	3 Date of Sale/Transfer Mo. 3 Day 22 Yr. 23	4 Date of Deed Mo. 3 Day 22 Yr. 23
---------------------------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Douglas Chartier Street or Other Mailing Address 116 East 7th St., Apt. 1 City Hastings State NE Zip Code 68901		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard W. Konen and Rosanne Konen, Trustees Street or Other Mailing Address 362 Hwy 78 City Guide Rock State NE Zip Code 68942	
Phone Number N/A		Phone Number 402-257-4035	
Email Address N/A		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address N/A		Email Address N/A	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$240,000

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 **Linda Chartier** No

18 Address of Property

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The West Half of Northeast Quarter (W 1/2 NE 1/4) of Section Seventeen (17), Township One (1) 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	\$	240,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	240,000.00

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

Richard W. Konen
Print or Type Name of Grantee or Authorized Representative

Richard W. Konen
Signature of Grantee or Authorized Representative

Grantee
Title

402-257-4035
Phone Number

3-22-2023
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 23 Yr. 23	27 Value of Stamp or Exempt Number \$ 540.00	28 Recording Data BK 2023 Pg 484

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/23/23
\$ 540.00 By AS

State of Nebraska }
County of Webster } ss. Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of March A.D., 2023, at 08:31
o'clock AM. Recorded in Book 2023
on Page 484
Abbey Blair County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

Return to: Prairie Title, Inc., P.O. Box 309, Hastings NE 68902-0309

WARRANTY DEED

DOUGLAS CHARTIER, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to **RICHARD W. KONEN AND ROSANNE KONEN, TRUSTEES OF THE RICHARD W. KONEN AND ROSANNE KONEN LIVING TRUST**, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

The West Half of Northeast Quarter (W ½ NE ¼) of Section Seventeen (17), Township One (1) North, Range Ten (10) West of the 6th P.M., 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 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: March 17th, 2023.

Douglas Chartier
DOUGLAS CHARTIER

STATE OF NEBRASKA)
) SS:
COUNTY OF ADAMS)

The foregoing warranty deed was acknowledged before me on 3-17-, 2023, by Douglas Chartier

RANEE B DILLMAN
General Notary - State of Nebraska
My Commission Expires Mar 23, 2026

Ranee B Dillman
Notary Public Ranee B Dillman

My commission expires: 3/23/26

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	486	3/23/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001714800		69		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	24	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
326,070				326,070		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	8.690			12,165				
1A						1G	24.360			34,105				
2A1						2G1								
2A						2G								
3A1						3G1	6.640			9,295				
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1	15.320		39,830			Shelterbelt/Timber								
1D	34.590		89,935			Accretion								
2D1						Waste								
2D	10.310		23,555			Other								
3D1	45.350		103,625			AG LAND TOTAL	153.580			326,070				
3D						Roads	3.950							
4D1						Farm Sites								
4D	8.320		13,560			Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL	3.950							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; ADDING SPOUSE TO DEED	
Comments from	Comments:
001714800	
(Continue on back)	

1748
66975

Real Estate Transfer Statement

69

• 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. 3 Day 23 Yr. 23		4 Date of Deed Mo. 3 Day 23 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dennis L. & Zola R. Johnson Street or Other Mailing Address 206 N Juniper Ave City Davenport State NE Zip Code 68335 Phone Number (402) 364-2547 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dennis L. & Zola R. Johnson Street or Other Mailing Address 206 N Juniper Ave City Davenport State NE Zip Code 68335 Phone Number (402) 364-2547 Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No			

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

(A) Status	(B) Property Type				(C)
<input type="checkbox"/> Improved <input 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"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
--	---	---	---	---	--	--------------------------------------

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No Undivided 1/3 interest

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input 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?
\$147,900

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
Neil Johnson
502 SW Railway Street
Blue Hill, Nebraska 68930

18a No address assigned 18b Vacant land

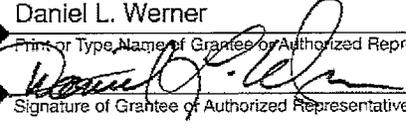
20 Legal Description (Attach additional pages, if needed.)
Undivided 1/3 interest in the NW 1/4 24-4-10

21 If agricultural, list total number of acres transferred in this transaction 157

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 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.

sign here  Daniel L. Werner
Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Title

Attorney at Law

Phone Number (402) 768-6109

Date 3/23/2023

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 23 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt #5a	28 Recording Data BK 2023, pg 486	

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/23/23
\$ 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 23 day
of March A.D., 2023, at 11:30
o'clock AM. Recorded in Book 2023
on Page 486
Abbey King County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

JOINT TENANCY WARRANTY DEED

DENNIS L. JOHNSON and **ZOLA R. JOHNSON**, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable considerations received from GRANTEES, **DENNIS L. JOHNSON** and **ZOLA R. JOHNSON**, 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):

An undivided one-third (1/3) interest in the Northwest Quarter (NW ¼) of Section Twenty-Four (24), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

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

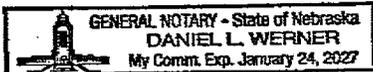
Executed this the 23rd day of March, 2023.

Dennis L. Johnson
Dennis L. Johnson

Zola R. Johnson
Zola R. Johnson

STATE OF NEBRASKA)
) ss.
COUNTY OF THAYER)

The foregoing instrument was acknowledged before me on this the 23rd day of March, 2023, by Dennis L. Johnson and Zola R. Johnson, husband and wife.



(SEAL)

Daniel L. Werner
Notary Public

When recorded, return to: Daniel L. Werner, P.C., L.L.O.
429 Lincoln Avenue
P.O. Box 28
Hebron, Nebraska 68370
(402) 768-6109

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	487	3/13/2023	Base: 01-0123			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002412800		70		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4247	3	12	18	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
457,635		128,415		586,050		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		22.870		124,415		GRASSLAND 1G1		17.710		24,795				
1A						1G								
2A1						2G1		15.760		22,065				
2A						2G								
3A1						3G1								
3A						3G								
4A1		14.040		70,060		4G1								
4A		17.500		87,325		4G		24.730		24,730				
DRYLAND 1D1		0.470		1,220		Shelterbelt/Timber								
1D						Accretion								
2D1		2.700		7,020		Waste								
2D						Other								
3D1						AG LAND TOTAL		150.850		418,795				
3D						Roads		2.010						
4D1		12.520		20,410		Farm Sites		1.000		13,840				
4D		22.550		36,755		Home Sites		1.000		25,000				
						Recreation								
Dwellings				122,995		Other								
Outbuildings				5,420		Non-AG TOTAL		4.010		38,840				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; EXCHANGE BETWEEN BROTHER & SISTER	
Comments from	Comments:
002412800	

(Continue on back)

Real Estate Transfer Statement

10

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. 03 Day 13 Yr. 2023	4 Date of Deed Mo. 03 Day 13 Yr. 2023
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael L. Hall and Brenda Hall Street or Other Mailing Address 210 SW Railway City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-2664 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Linda S. Williams Street or Other Mailing Address 1676 Rd 100 City Campbell State NE Zip Code 68932 Phone Number (402) 746-0023 is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	
--	--	---	--

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

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> 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"/> Mineral Interests-Nonproducing
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Producing
			<input type="checkbox"/> State Assessed
			<input type="checkbox"/> Exempt

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> 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 checked="" 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 **13.74 ac**

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

14 What is the current market value of the real property?
\$116,987

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
Linda S. Williams
1676 Rd 100
Campbell, NE 68932

18a No address assigned 18b Vacant land

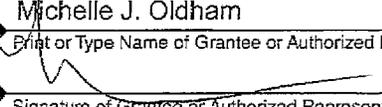
20 Legal Description (Attach additional pages, if needed.)
The NW1/4 of Section 18, Township 3 North, Range 12 West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction **37.85**

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

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

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  **Michelle J. Oldham** Attorney
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative Title
(402) 462-0300 Phone Number
3/23/23 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 23 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2023, Pg 487

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	488	3/13/2023	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002412800		71		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4247	3	12	18	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
457,635		128,415		586,050		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		22.870		124,415		GRASSLAND 1G1		17.710		24,795				
1A						1G								
2A1						2G1		15.760		22,065				
2A						2G								
3A1						3G1								
3A						3G								
4A1		14.040		70,060		4G1								
4A		17.500		87,325		4G		24.730		24,730				
DRYLAND 1D1		0.470		1,220		Shelterbelt/Timber								
1D						Accretion								
2D1		2.700		7,020		Waste								
2D						Other								
3D1						AG LAND TOTAL		150.850		418,795				
3D						Roads		2.010						
4D1		12.520		20,410		Farm Sites		1.000		13,840				
4D		22.550		36,755		Home Sites		1.000		25,000				
						Recreation								
Dwellings				122,995		Other								
Outbuildings				5,420		Non-AG TOTAL		4.010		38,840				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; EXCHANGE BETWEEN SISTERS	
Comments from	Comments:
002412800	

(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		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>13</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>03</u> Day <u>13</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Patsy D. Hall Street or Other Mailing Address 1427 W. Hewitt City Hastings State NE Zip Code 68901 Phone Number (402) 463-0383 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Linda S. Williams Street or Other Mailing Address 1676 Rd 100 City Campbell State NE Zip Code 68932 Phone Number (402) 746-0023 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> 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"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	<input checked="" type="checkbox"/> Warranty
<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 checked="" 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 type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input checked="" type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$158,648

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
Linda S. Williams
1676 Rd 100
Campbell, NE 68932

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
All of my interest in and to the NW1/4 of Section 18, Township 3 North, Range 12 West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 51.33

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

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

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.

Michelle J. Oldham (402) 462-0300
Print or Type Name of Grantee or Authorized Representative Phone Number

Michelle J. Oldham Attorney
Signature of Grantee or Authorized Representative Title

3/23/23
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>23</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ Exempt #5a	28 Recording Data BK 2023/2 488

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	489	3/13/2023	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002412801	72	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000	3	12	18	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
508,195		508,195		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: PIVOT / WELL				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG			ACRES:	LCG			ACRES:	VALUE:				
IRRIGATED	1A1	34.090	185,450	GRASSLAND	1G1	23.760	33,265					
	1A				1G	21.440	30,020					
	2A1				2G1	24.760	34,665					
	2A	7.710	40,325		2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A	36.530	182,285		4G							
DRYLAND	1D1			Shelterbelt/Timber								
	1D			Accretion								
	2D1			Waste			4.370	2,185				
	2D			Other								
	3D1			AG LAND TOTAL			152.660	508,195				
	3D			Roads								
	4D1			Farm Sites								
	4D			Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings			Non-AG TOTAL								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; EXCHANGE BETWEEN BROTHER & SISTERS	
Comments from	Comments:
002412801	
(Continue on back)	

Real Estate Transfer Statement

72

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>03</u> Day <u>13</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>03</u> Day <u>13</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) see attached addendum Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Patsy D. Hall Street or Other Mailing Address 1427 Hewitt			
City		State		City		State	
				Hastings		NE	
Zip Code		Zip Code		Phone Number (402) 463-0383		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
		68901				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Phone Number				Email Address n/a			

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

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

8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 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 checked="" 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 type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input checked="" type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$317,296

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
**Patsy D. Hall
1427 Hewitt
Hastings, NE 68901**

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The NE1/4 of Section 18, Township 3 North, Range 12 West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 102.66

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

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

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.

Michelle J. Oldham (402) 462-0300
 Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney
 Signature of Grantee or Authorized Representative Title Date 3/23/23

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>23</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ Exempt #5a	28 Recording Data BK2023, Pg 489	

Addendum to Real Estate Transfer Statement, Line #5:

Linda S. Williams, f/k/a Linda Pierce and Roland Williams

1676 Rd 100

Campbell, NE 68932

Phone: 402-756-8580

Email: n/a

and

Michael L. Hall and Brenda Hall

210 SW Railway

Blue Hill, NE 68930

Phone: 402-984-2664

Email: n/a

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/23/23
\$ Ex05a By AS

Bk 2023, Pg 489

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 March A.D., 2023, at 01:02 o'clock AM. Recorded in Book 2023 on Pages 489-490

Abbeyding County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

Return to: Michelle J. Oldham, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68901

WARRANTY DEED

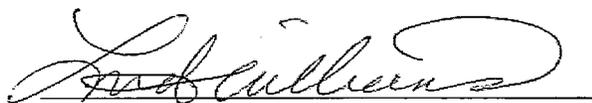
Linda S. Williams, f/k/a Linda Pierce and Roland Williams, Wife and Husband, and Michael L. Hall and Brenda Hall, Husband and Wife, GRANTORS, in consideration of exchange of real estate, receipt of which is hereby acknowledged, hereby conveys to Patsy D. Hall, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

The NE1/4 of Section 18, Township 3 North, Range 12 West of the 6th P.M., Webster County, Nebraska

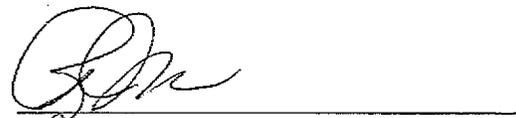
GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that GRANTORS:

- 1) are lawfully seised of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any;
- 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: March 13, 2023.


Linda S. Williams, f/k/a Linda Pierce

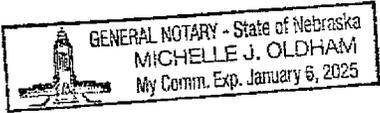

Michael L. Hall


Roland Williams


Brenda Hall

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on the 13 day of March, 2023 by Linda S. Williams and Roland Williams, Wife and Husband.

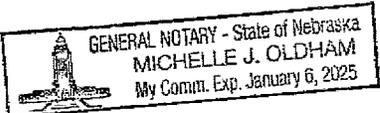


[Handwritten Signature]

Notary Public - Michelle J. Oldham

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on the 13 day of March, 2023 by Michael L. Hall and Brenda Hall, Husband and Wife.



[Handwritten Signature]

Notary Public - Michelle J. Oldham

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	491	3/23/2023	Base: 91-0002	Affiliated:	Unified:						
Location ID	Sale Number	Useability & Code #		Parcel Number								
000139400	73	1		GeoCde	Twon	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		006	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,640	152,040	153,680		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 : 1914	Construction Date :
Floor:	Floor Sq. Ft. : 1,993	Floor Sq. Ft. :
Building Cost New:	Cost : 270,765	Cost :
Single Family Style: 102	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input checked="" 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: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" 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:
000139400	
(Continue on back)	

Real Estate Transfer Statement

73

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. 3 Day 23 Yr. 2023		4 Date of Deed Mo. 3 Day 17 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Stephen G. Wilson and Janet L. Wilson Street or Other Mailing Address 1411 Watson St City Fremont State NE Zip Code 68025 Phone Number 402-746-4052 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Britt N. Carr and Melinda M. Carr Street or Other Mailing Address 641 N Chestnut St City Red Cloud State NE Zip Code 68970 Phone Number 402-460-7852 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"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
			<input type="checkbox"/> Sale	<input type="checkbox"/> Other (Explain)

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

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

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

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

14 What is the current market value of the real property?
\$168,000

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 North Shore Real Estate No

18 Address of Property
641 N Chestnut St
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

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

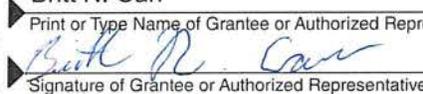
Lot One (1) and the North Half (N1/2) of Lot Two (2), Block Six (6), LeDuc's Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	168,000.00
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	\$	168,000.00

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  Britt N. Carr
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title
 Grantee
 Phone Number
402-460-7852
3/23/2023
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 24 Yr. 23	27 Value of Stamp or Exempt Number \$ 378.00	28 Recording Data BK 2023, pg 491

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	510	3/17/2023	Base: 65-0005		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001307400	74	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	15	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
380,810		380,810		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG			ACRES:	LCG			ACRES:	VALUE:				
IRRIGATED	1A1			GRASSLAND	1G1	181.190		253,665				
	1A				1G	18.180		25,450				
	2A1				2G1	53.220		74,510				
	2A				2G							
	3A1				3G1	18.660		26,125				
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1			Shelterbelt/Timber								
	1D			Accretion								
	2D1			Waste			2.120	1,060				
	2D			Other								
	3D1			AG LAND TOTAL			273.370	380,810				
	3D			Roads			7.450					
	4D1			Farm Sites								
	4D			Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings			Non-AG TOTAL			7.450					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; SALE BETWEEN BROTHERS	
Comments from	Comments:
001307400	
(Continue on back)	

13074
63045

74

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		2 County Number 91		3 Date of Sale/Transfer Mo. 03 Day 17 Yr. 2023		4 Date of Deed Mo. 03 Day 15 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Eugene A. Hoelting and Christina R. Kile, Co-Trustees of The Lyle and Joan Hoelting Revocable Trust Street or Other Mailing Address PO Box 186 City Lawrence State NE Zip Code 68957				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rick Hoelting and Marie Hoelting Street or Other Mailing Address * 17006 POPPLETON CIR City * OMAHA State * NE Zip Code * 68144			
Phone Number NA				Phone Number 402-426-2111		Is the grantee a 501(c)(3) organization? <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 type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

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

9 Was 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"/> Foreclosure	<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"/> Irrevocable Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Trustee to Beneficiary
			<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 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 checked="" type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$659,930.00

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

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

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

18 Address of Property
, NE

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Rick Hoelting and Marie Hoelting
*** 14006 POPPLETON CIR**
OMAHA, NE, 68144

20 Legal Description
The Northwest Quarter (NW1/4) and the West Half of the Southwest Quarter (W1/2SW1/4) and the West Half of the East Half of the Southwest Quarter (W1/2E1/2SW1/4) of Section 15, Township 4 North, Range 9 West of the 6th P.M., EXCEPT that part deeded to Webster County, Nebraska, for road purposes, as recorded in Book 1, Page 82 and in Book 74, Page 848; records of Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	659,930	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)	\$	659,930	00

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

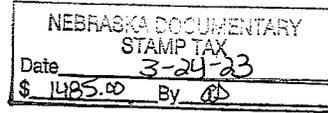
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here	<p>▶ Rick Hoelting and Marie Hoelting Print or Type Name of Grantee or Authorized Representative</p> <p><i>[Signature]</i> Signature of Grantee or Authorized Representative</p>	<p>402-426-2111 Phone Number</p> <p>March 17, 2023 Date</p>
	<p>Grantee or Authorized Representative Title</p>	

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 24 Yr. 23	27 Value of Stamp or Exempt Number \$ 1485.00	28 Recording Data BK 2023, pg 510

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 MARCH A.D., 2023, at 1:53 o'clock P.M. Recorded in Book 2023 on Page 510-511
Abby Haring County Clerk
16.00 Deputy
 Ind Comp Assessor Carded



AFTER RECORDING RETURN TO:
 Charter Title & Escrow Services, Inc.
 747 N. Burlington Ave, Ste G208
 Hastings, NE 68901

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

Rick Hoelting and Marie Hoelting, husband and wife, as joint tenants with right of survivorship,

the following described real estate in Webster County, Nebraska:

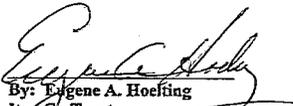
The Northwest Quarter (NW1/4) and the West Half of the Southwest Quarter (W1/2SW1/4) and the West Half of the East Half of the Southwest Quarter (W1/2E1/2SW1/4) of Section 15, Township 4 North, Range 9 West of the 6th P.M., EXCEPT that part deeded to Webster County, Nebraska, for road purposes, as recorded in Book 1, Page 82 and in Book 74, Page 848; records of Webster County, Nebraska.

subject to easements and restrictions of record.

- GRANTOR covenants with GRANTEES that GRANTOR:
- (1) is lawfully seized of such real estate that it is free from encumbrances
 - (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 March, 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 17th day of March, 2023 by Eugene A. Hoelting, Co-Trustee of The Lyle and Joan Hoelting Revocable Trust.

Kelli Cunningham
Notary Public

My Commission expires 10-1-24
Kelli Cunningham

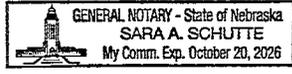


STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 17th day of March, 2023 by Christina R. Kile, Co-Trustee of The Lyle and Joan Hoelting Revocable Trust.

Sara A. Schutte
Notary Public Sara A. Schutte

My Commission expires 10/20/2026



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	512	3/24/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000135400	75	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		001	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,640	5,800	7,440		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 : 1900				Construction Date :				
Floor:				Floor Sq. Ft. : 1,550				Floor Sq. Ft. :				
Building Cost New:				Cost : 189,625				Cost :				
Single Family Style: 101				Residential Condition: 10				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input checked="" 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:						
000135400												
(Continue on back)												

Real Estate Transfer Statement

75

• 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. 3 Day 24 Yr. 2023		Mo. 3 Day 23 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Michael A. Hasty and Patricia Hasty				Grantee's Name (Buyer) Troy Schmitz and Monica Schmitz			
Street or Other Mailing Address 2912 N 173rd St				Street or Other Mailing Address 429 N Walnut St			
City Omaha		State NE		Zip Code 68116		City Red Cloud	
						State NE	
						Zip Code 698970	
Phone Number (402) 670-8227		Phone Number (402) 746-4209		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a		Email Address n/a				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> 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?
 \$13,750

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

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

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

18 Address of Property
 413 N Walnut St
 Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 Lots Seven (7), Eight (8) and Nine (9), Block One (1), LeDuc's Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$ 13,750.00
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	\$ 13,750.00

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 **Troy Schmitz**
 Print or Type Name of Grantee or Authorized Representative

Troy Schmitz
 Signature of Grantee or Authorized Representative

Grantee
 (402) 746-4209
 Phone Number
 3/24/2023
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 27 Yr. 23	27 Value of Stamp or Exempt Number \$ 31.50	28 Recording Data BK2023, Pg 512	

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	513	3/27/2023	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002407800		76		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4247	3	12	15	4	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
304,550				304,550		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	26.790		37,505				
	1A						1G	15.740		22,035				
	2A1						2G1	16.080		22,510				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	48.210		125,345		Shelterbelt/Timber								
	1D					Accretion								
	2D1	0.560		1,455		Waste								
	2D	27.040		61,785		Other								
	3D1	0.590		1,350		AG LAND TOTAL		154.990		304,550				
	3D					Roads		3.970						
	4D1					Farm Sites								
	4D	19.980		32,565		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:	
JTWD; SALE BETWEEN PARENT & CHILD	
Comments from	Comments:
002407800	
(Continue on back)	

24078
72130

Real Estate Transfer Statement

76

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. 3 Day 27 Yr. 2023		4 Date of Deed Mo. 03 Day 23 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Winston and LaVona Henkel Street or Other Mailing Address P.O. Box 177 City Campbell State NE Zip Code 68932 Phone Number (402) 756-8632 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bryan W and Julie A Henkel Street or Other Mailing Address 483 Road T City Campbell State NE Zip Code 68932 Phone Number (402) 756-8118 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input 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	<input type="checkbox"/> 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 type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
			<input type="checkbox"/> Other (Explain)	

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

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

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

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

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

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

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

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

18 Address of Property
Rural Webster County, Nebraska

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Southeast Quarter (SE 1/4) of Section Fifteen (15), 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 160+-

22 Total purchase price, including any liabilities assumed	22	\$	63,200.00
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	\$	63,200.00

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

Bryan Henkel
Print or Type Name of Grantee or Authorized Representative

Bryan Henkel
Signature of Grantee or Authorized Representative

Farmer
Title

402-469-9672
Phone Number

3-23-2023
Date

Register of Deeds Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 27 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2023, Pg 513

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 MARCH A.D., 2023, at 10:52
o'clock A.M. Recorded in Book 2023
on Page 513
Abbey Hanig County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-27-23
\$ Exempt By AS

JOINT TENANCY WARRANTY DEED

Winston Henkel and LaVona Henkel, husband and wife, GRANTOR, in consideration of SIXTY-THREE THOUSAND TWO HUNDRED DOLLARS (\$63,200.00) receipt of which is hereby acknowledged, convey to Bryan W. Henkel and Julie A. Henkel, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) of Section Fifteen (15), Township Three (3) North, Range Twelve (12), 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 roads and highways, easements and restrictions of record; (2) have legal power and lawful authority to convey the same; (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed March 23, 2023

Winston Henkel
Winston Henkel

LaVona Henkel
LaVona Henkel

STATE OF NEBRASKA, COUNTY OF WEBSTER:

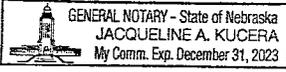
The foregoing instrument was acknowledged before me on March 23, 2023, by Winston Henkel and LaVona Henkel, husband and wife.

Comm. expires 12/31/2023

[Signature]
Notary Public

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

Ph/Fax (402) 746-3613 Page 1 of 1 pages
DAVEFAWP4800HENKLWIN.BRY.3/2023



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		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>27</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>03</u> Day <u>24</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kristopher Snyder and Lara VanWey Street or Other Mailing Address 2323 Bellwood Dr, Trailer #70 City Grand Island State NE Zip Code 68801				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dakotah Brown Street or Other Mailing Address 930 N Franklin St City Red Cloud State NE Zip Code 68970			
Phone Number (402) 303-0895		Phone Number (402) 746-0614		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				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$23,670

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
526 N Cedar 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.)
See attached

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

22 Total purchase price, including any liabilities assumed	22	\$	12,000	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	\$	12,000	00

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

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

sign here

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

Attorney 03/27/2023
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>27</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>27.00</u>	28 Recording Data <u>BK2023 Pg 524</u>	

Lots Seventeen (17) and Eighteen (18), Block Six (6), Original Town of Red Cloud, 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 27 day of March A.D., 2023, at 11:40 o'clock A.M. Recorded in Book 2023 on Page 544
Abbey Tonia County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-27-23
\$ 27.00 By AD

WARRANTY DEED

Kristopher Snyder and Lara Snyder f/k/a Lara VanWey, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Dakotah Brown, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seventeen (17) and Eighteen (18), Block Six (6), 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, **EXCEPT the 2022 Real Estate taxes in the amount of \$414.64, which are Grantor's sole responsibility;**
- (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 March 24, 2023.

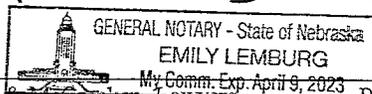
[Signature]
Kristopher Snyder

[Signature]
Lara Snyder

STATE OF NEBRASKA, COUNTY OF Hall) ss.

The foregoing instrument was acknowledged before me on 24 March, 2023, by Kristopher Snyder and Lara Snyder, husband and wife.

Comm. expires April 9 2023 [Signature]
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	530	3/27/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000321300		78		1		GeoCde	Twon	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20020			003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
7,050		38,000		45,050		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) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1890				Construction Date :						
Floor:				Floor Sq. Ft. : 1,207				Floor Sq. Ft. :						
Building Cost New:				Cost : 108,785				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:														
JTWD														
Comments from						Comments:								
000321300														
(Continue on back)														

Real Estate Transfer Statement

78

• 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. 03 Day 27 Yr. 2023		4 Date of Deed Mo. 03 Day 24 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David A. Klein Street or Other Mailing Address 1789 Rd 1800 City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-2393 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David H. Berens & Laura J. Hargis Street or Other Mailing Address 680 W Oak Ridge Rd City Hastings State NE Zip Code 68901 Phone Number (402) 984-1026 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 rocchoc_ku@yahoo.com			

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

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

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

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

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

14 What is the current market value of the real property? \$32,460	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 510 S Williams St	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots 8-12 Block 3 Moreys Addition City of Blue Hill, Webster County, Nebraska except a tract of land

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

22 Total purchase price, including any liabilities assumed	22	\$	20,000.00
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	\$	20,000.00

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 A. Klein (402) 469-2393
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Title Date
 Owner 3.27.23

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 27 Yr. 23	27 Value of Stamp or Exempt Number \$ 45.00	28 Recording Data BK 2023, pg 530

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

191602
69040

Real Estate Transfer Statement

79

• 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>03</u> Day <u>29</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>03</u> Day <u>29</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donald A. Mullen and Tami L. Mullen Street or Other Mailing Address 541 N. Walnut St. City Red Cloud State NE Zip Code 68970 Phone Number 719-600-8543				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Erasmio Rivero and Mayra Alonso Zamora Street or Other Mailing Address 1136 Highway 136 City Red Cloud State NE Zip Code 68970 Phone Number (308) 930-9819 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 mullenct0713@gmail.com			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$165,000

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

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

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

18 Address of Property
**1136 Highway 136
 Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	165,000.00
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	\$	165,000.00

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.

Danielle L. Kelley (402) 463-4198
 Closing Dept. Manager
 Phone Number
03-29-2023
 Date

Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>30</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>371.25</u>	28 Recording Data BK 2023, Pg 547	

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

Exhibit "A"

County Surveyor's Lot Fourteen (14) in the Southwest Quarter (SW¼) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing 380 feet west of the Southwest corner of Case & McNeny's Addition to Red Cloud, Nebraska, running thence west 190 feet; thence south 760 feet to the center of the town line between Township 1 & 2, Range 11 West; thence east 190 feet; thence North 760 feet to the Place of Beginning.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/30/23
\$ 371.25 By AS

Bk 2023, Pg 547

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of March A.D., 2023, at 12:49 o'clock PM. Recorded in Book 2023 on Pages 547-548

Abigail King

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

The Grantors, **DONALD A. MULLEN AND TAMI L. MULLEN, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **ERASMO RIVERO AND MAYRA ALONSO ZAMORA, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

County Surveyor's Lot Fourteen (14) in the Southwest Quarter (SW¼) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing 380 feet west of the Southwest corner of Case & McNeny's Addition to Red Cloud, Nebraska, running thence west 190 feet; thence south 760 feet to the center of the town line between Township 1 & 2, Range 11 West; thence east 190 feet; thence North 760 feet to the Place of Beginning.

GRANTORS covenant with GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) 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.

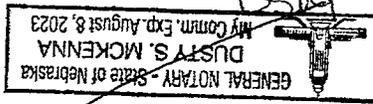
Executed 3-29-2023

Donald A. Mullen
Donald A. Mullen

Tami L. Mullen
Tami L. Mullen

STATE OF NEBRASKA }
COUNTY OF WEBSTER } ss

On this 29th day of March, 2023, before me personally appeared **Donald A. Mullen** and **Tami L. Mullen**.



Dusty S. McKenna
Notary Public - Dusty S. McKenna

